Sacramento Real Estate Transactions.

Below we give a summary of the real estate sales made in Sacramento city and county from October 26th to November 25th, inclusive :

Total-City and County sales last month. . 53 value, \$133,734.

The total sales made in Sacramento city and county-last

month show a falling off, as compared with the previous one, of fourteen in number, but an increase of \$47,639 in amount. The following list embraces the bona fide city sales, which had a value of over \$3,000, and the county sales which had a value of

North side J street, bet. Sixth and Seventh. 20x160..........\$ '6,500. North side K street, bet. Fourth and Fifth, 30x160, known as the Undivided half northeast corner Twelfth and J streets, 120x160.

West side Third, bet. K and L, 40x80, on the low grade.

Four square miles of land on the south side of the Cosumnes

River, portion of the Hartwell grant. Lot 172x235, in the town of Sutterville, on which there is a One hundred and seventeen acres of land on the banks of the
Sacramento river, about 12 miles from Sacramento...... 4,500

During the month first mentioned above, the following mortgages and releases were recorded: Private individuals,...13, value mortgages \$16,970. Releases 28, \$25,900 Sac. Savings Bank....38, "69,920. No releases.

Oakland and Alameda County Real Estate Sales.

From October 26th to November 25th, inclusive, 138 deeds were recorded to real estate in Oakland and Alameda county, repsenting a value of \$425,340. The above figures show an increase over those of the previous month of twenty-one in number, and of \$115,778 in amount. Each sale, last month, had an average value of \$3,082; the previous month, the average value of each was only \$2,645. During the past month, 70 mortgages were recorded, of the value of \$164,670. Each had an average value of \$2,352. The month before, 31 mortgages were recorded, amounting to \$82,970. These figures show that the sales increased largely last month; and that the mortgages were double those of October.

Santa Clara County Real Estate Transactions.

The following sales of real estate were effected in Santa Clara county from the 26th of October to the 25th of November: San Jose City, sales...... 32 Value...... \$ 56,364
Santa Clara County, sales..... 113 Total..... \$213,068 The average value of each city sale was \$1,761, while the average value of each county sale was \$1,387. MORTGAGES.—To private individuals.. 108 Value...... \$117,200 To San Jose Savings Bank 3 '...... 2,300

Total...... \$119,500

One sale had a consideration of \$13,000. Fourteen sales had a value of over \$3,000; ten of which were over \$5,000.

REDEMPTION OF SAN FRANCISCO BONDS. Holders of Bonds of the City and County of San Francisco, of the issues named below, are hereby notified that the Commissioners of the Sinking Fund of said Bonds will receive Sealed Proposals for the snrrender of any portion thereof, at the office of the Treasurer, San Francisco, until 12 o'clock, noon, of WEDNESDAY, February 10th, 1869. The following amounts will be applied to the redemption of bonds, viz: Six per cent. Bonds of issue of 1855, \$32,000; six per cent. bonds of Issue ef 1858, \$45,000; seven per cent. Bonds of issue of 1863-64, \$46,000; S. F. & S. J. R. R. Bonds, \$28,000; Ten per cent. School Bonds of 1860, \$30,000; ten per cent. School Bonds of 1861, \$13,000; seven per cent. School Bonds of 1866-67, \$15,000. Total. \$209,000. Bidders will state at what rate they will surrender their Bonds for payment in U. S. gold coin, less coupons due. Each proposal must be accompanied by a deposit of ten per cent. of the Bonds offered, or their equivalent in coin or certified checks; and should the Bonds tendered not be presented in five days after the award, the next lowest bid will be accepted. No proposals above par will be entertained. Communications to be endorsed; "Proposals for Surrender of Bonds, issue of —." By order of the Commis-OTTO_KLOPPENBURG, Treasurer.

A. S. GOULD, LATE SECRETARY OF THE SOUTH SAN FRANCISCO HOMESTEAD ASSOCIATION, may be found until further notice, at the office of HENRY F. WILLIAMS & CO., No. 407

San Francisco, November 10, 1868.

PIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, 8. W. corner California and Sansome streets. Organized April 25th, 1863 Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin.

D. J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DUTTON, Vice President.

THE REAL ESTATE ASSOCIATES. TNCORPORATED SEPTEMBER, 1866. OFFICE, 214 Montgomery street (opposite the Russ House). CAPITAL STOCK, 3240,000. Buy and sell improved and unimproved business and residene property in the city and county of San Francisco.

OFFICERS:—C. M. Plum, President; Sidney M. Smith, Vice President; Wm. Hollis, Secretary, Treasurer and Business Manager; H. K. Moore,

Directors;—Chas. M. Plum, Sidney M. Smith, Edward Barry, J. W. Jordan, Geo. R. Spinney, J. L. Jones, J. Palacho, David Hewes, F. A. Rouleau, William Hollis, J. A. Eaton.

NOTICE.—THE COPARTNERSHIP WHICH, PRIOR TO THE first day of May, 1868, existed between the undersigned, under the firm name of GOULD & LOVELL, has been dissolved by mutual consent. E. C. LOVELL.

The business of Homestead Secretaries and Real Estate Agents, at present carried on under the firm name of GOULD, LOVELL & FISHER, will for the future be conducted by the undersigned, under the firm EDWARD C. LOVELL

GEORGE W. FISHER. Real Estate Agents, 415 Montgomery street (up stairs),

near Wells, Fargo & Co.

POULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU, SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Washington Street, next door to Maguire's Opera House, San Francisco. Search-

PARMING LANDS FOR SALE IN LOS ANGELES COUNTY. known as the "Abel Stearns Ranchos," early selections mostly under Grants from Mexico in 1781; distant 6 miles east of the San Pedro and Los Angeles Railroad new being constructed, 10 miles east from Witningto Port, 12 miles southeast from Los Angeles, 6 miles from Anaheim Landing where the steamers regularly deliver and receive cargo. The river New San Gabriel runs along the west side, the Santa Ana on the east, and the Pacific Ocean forms the southern front. This large tract, nearly level, with a gentle slope southward toward the Ocean, comprises a variety soil, rich, and fertiles well adapted to wheat, barley, oats, potatoes, etc., and choice tracts for the culture of the orange, lemon, blive, fig. mulberry, grape, and tropical and northern fruits generally, also hops, castor-bit beans, hemp, tlax and tobacco. The large southern portion consists of bottom lands of rich, alluvial, and sandy loam, with water 3 to 7 feet under and moistening the surface—especially appropriate for the cultiva-tion of corn on a large scale, without irrigation, from which land 80 to 100 bushels per acre may be produced. The famous German settlement "Analicin" is on these lands. For health and comfort the climate is excellent, as is well known. Maps showing the advantageous location, the sections and quarter sections, and the line of the proposed railroad from Anaheim Landing through these lands, to San Bernardino, are ready for inspection at our office. These lands are now for sale at \$10 to \$1 per acre; 14 cash, balance in 1, 2, and 3 years, with interest at 10 per cent. E. F. NORTHAM and C. B. POLHEMUS, 434 Montgomery street, Sau Francisco, Or to CAPT. E. B. FRINK, Los Angeles.

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, 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 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.

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.

It. B. SWAIN & CO., Agents for the Pacific Coast,

CERMAN SAVINGS AND LOAN SOCIETY.-GUARAN-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 Loans made on Real Estate and other collateral securities, at currates of interest.

C. F. MEBIUS, President.

MARC DE KIRWAN.

N. LANDRY, late with Abel Guy,
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. 24 Montgomery street, opposite Lick House, San Francisco. Business hours from 9 A. M. to 4 P. M.

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

PACIFIC LAND, REAL ESTATE, AND COMMISSION AGENCY. WAKELEE & PEEL, OAKLAND REAL ESTATE, FOR SALE BY E. C.

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

PEGULATIONS 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 Bank. Interest allowed from date of deposit, which will be repaid in U. S. gold coin en notice. Reports, etc., may be had of the undersigned THOMAS MOONEY, President, California st., near Sansome.

NOTICE TO CLAIMANTS. CLAIMANTS TO SALT. MARSH filed their motives with the Board of Tide Land Commissioners, as proviled in section 5 of an Actentitled "An Act to survey and dispose of certain Salt, Marsh and Tide Lands, belonging to the State of California," approved March 30, 1868, are hereby notified that the Board will hold daily sessions, (Sundays excepted.) at their office, southwest corner of Clay and Kearny streets, Room-No. 12-from 12½ o'clock, P. M. to 20'clock, P. M., commencing WEDNESDAY, November 18, 1838, during which time claimants are requested to appear, for the purpose of establishing their right to purchase at private sale, aggording to appear any hydrochemical private sale. at private sale, according to appraisement by the Board. By order of the BOARD OF TIDE LAND COMMISSIONERS.

WM. S. BYNNE, Secretary. CENTRAL PACIFIC RAILROAD. ON AND AFTER

THURSDAY, November 5th, 1808, until further notice, the trains of the Central Pacific Railroad will run daily, Sundays excepted, as follows: GOING EAST—Passenger train will leave Sacramento at 6.30 A. M.; Colfax at 9.50 A. M.; Reno at 4.14 P. M.; Winnemucca at 3.20 A. M.; and arrives at Argenti at 8.25 A. M. OING West-Passenger train leaves Argenti at 10.10 A. M.; Winnemuc

at 3.20 P. M.; Reno at 3.40 A. M.; Colfax at 9.50 A. M.; arrives at Sacramento at 1 P. M. Second Class Cars accompany Freight Trains, on which passengers are

conveyed at reduced rates.

The 6.30 A. M. passenger train connects at Junction with the cars for Marysville and all points of Northern California and Oregon.
At Auburn with stages for Yankee Jim's, Forest Hill, Michigan Bluffs,

At Colfax with stages for Grass Valley, Nevada, Jan Juan, Camptonville, Forest City, Downieville and Iowa Hill. At Dutch Flat with stages for Little York, You Bet, Red Dog and Nevada. At Reno with stages for Virginia, Gold Hill, Silver City, Dayton, Carson,

Washoe City and all parts of the State of Nevada. At Winnenneea with stages for Paradise Valley, Camp Scott, Camp McDermitt, Silver City, Owyhee, and all points in Idaho Territory. And at Argenti with overland-stage for Austin, Salt Lake City and the tlantic States.

C. CROCKER, General Superintendent.

SUNNYSIDE HOMESTEAD ASSOCIATION, SAN Francisco. The above is the title of a new Homestead Association, which is located in Visitacion Valley, and has a large frontage on the Bay of San Francisco, and on the San Brune road, six miles from the City Hall. The property is divided into 600 lots; size, 45 feet by 105%. Price of each Lot, \$250, payable in monthly installments of \$10, without interest. The first installment is \$20; 23 months are thus given to purchasers to pay for their lots. The title is United States Patent. In the above enterprise an unexcelled opportunity is offered to parties in the interior to secure a large and desirably located Lot, cheap, in the Commercial Emporium of the Pacific.

JOHN WIELAND, President.

THOMAS MAGEE, Secretary. Office, 610 Mcrchant street. Agent for Sacramento, Phil. Caduo.

PROPERTY FOR SALE BY CHARLES D. CARTER.

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

in the annexed list.) Lot on Ellis between Taylor and Jones. . Lot 112 % x 137 %, northwest corner Taylor and Lombard; street improved, view fine, neighborhood first class. 12,000

House and lot on Tehama, between Fourth and Fifth 3,000 House and lot on Natoma, near Second . Lot 50x80, with house of ten rooms, and fine grounds, on Tehama. and the cars; ground dry.

Lot 128x192, eor. Clay and Devisadero, fine view, structs improved
Threesstory brick house, and lot, on Sacramento, west of Montsome residence with lot 31 feet front by 54 in rear and 13734 in depth, on Bush street above Mason.

Lot 25x137 & on Taylor street near Eddy.

Lot 25x87 & with first class two-story house, on Geary street, near 70x1093; feet, on Van Ness avenue, between Tyler Fifty-vara on Oak street, near Market, double frontage, both Mission, hear Fourth; one of the finest places and neighbor-Lot 20x60 feet to rear alley, on Montgomery, near Pacific......

Two and a-half story house on Perry, near Fourth. Lot 75x75 feet, corner Bryant and Garden, six houses renting for Water lots on Clay and Commercial streets. Full 50-vera corner Hyde and Tyler streets.. Half 50-vara and s-half on Harrison and Clary streets, near Fourth,

on line of Montgomery street extension.

House and lot and large lot corner Sacramento and Jones..... Large lot corner Clay and Powell streets..... Lot 46x120 corner Jones and Union streets... Large house of 14 rooms, beautiful view, corner lot, 28x71 feet on Clay street, near Powell.
Fifty-vara on Greenwich Street, near Jones.

Lot 75x100 feet, corner Jones and Greenwich streets 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.....

streets; view fine.
Lots 27 %x137 %feet, on Fell street, near Steiner, Each..... dsome lot on Laguna street, near Geary..... Large lots on California street, near Baker, each.

Two acres in West End Homestead Association, near the new SanJose road and West End Hotel; soil fine; ground level,

Lots on Hampshire street, and Serpentine avenue, near Twentyfifth street, very cheap.

Lots, 25x116 feet each, on Eric street, near Mission and 13th, each

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 Chattanooga, near Dolores and Twenty-fourth.....
Lot 100x115, on north side 16th street, near Noe......

Country Property. House and four acres of the best land on the San Pablo road, about

five miles from Oakland. A creek affords water for irrigation all the year. Very cheap 160 acres of the best wheat and prehard land in Santa Clara Val ley, 216 miles this side of the town of Santa Clara. All

fenced, with large house and barn ... Ranch of 160 acres in Santa Clara County, on the San Jose Rail-tload, near Mountain View. 70 acres of grain, grape, or gar-den land, balance wooded with live oak. A beautiful stream of water runs through the land, sufficient for irrigating of manufacturing purposes. Fine house and out-buildings. The cheapest ranch in the country 20 acres beautiful land at Menlo Park, between the Railroad and

240 acres of land in the Itancho San Pedro, San Mateo County ... 600 acres of the best agricultural land in San Itanion Valley, Contra Costa County, with fences, houses, stock and all fixtures

202 acres eight miles from the Railroad depot, San Mateo County, half is first class agricultural, and the remainder good tim-

HENRY MCKENTY, DEALER IN REAL ESTATE, SAN FRANCISCO, California. Will buy and sell on Commission City and Co Property, Ranches, locate Land Warrants, Agricultural College and State Scrip on the rich Wheat Fields of California, and valuable Timber Lands of Oregon and the Territory of Washington. Office, 304 Montgomery

NOTICE.—DISSOLUTION OF COPARTNERSHIP. THE COPART-nership hereiofore existing between H. F. WILLIAMS, E. W. O'NEIL and R. C. PAGE has, this 21st day of November, A.D. 1868, been dissolved by mutual consent, and the affairs of the late firm will be settled up b H. F. WILLIAMS. E. W. O'NEIL intends opening an agency in New Yor city about the first of January, 1869, for the sale of California Lands, and II. F. Williams will be his correspondent in San Francisco. H. F. WILLIAMS, E. W. O'NEIL,

THE REAL ESTATE BUSINESS WILL HEREAF-ter be conducted by HENRY F. WILLIAMS and ROBERT C. PAGE, at the same place, 407 California street, under the old firm name of H. F. WILLIAMS & CO. HENRY F. WILLIAMS, WILLIAMS & CO. HOBERT C. PAGE,

R.R NCH SAVINGS AND LOAN SOCIETY, 533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Director.

Printed by Joseph Winterburn & Co., 417 Clay St.

Chas D. Carter's Real Estate Circular

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

Vol. III.

FOR THE MONTH OF DECEMBER, 1868.

[SINGLE COPIES, 10 CTS.

No. 2.

REMOVAL NOTICE.

CHARLES D. CARTER'S REAL ESTATE OFFICE HAS DEEN

REMOVED TO 410 CALIFORNIA STREET, (Two doors west of the Bank of California)."

THE above establishment is one of the most spacious and convenient in the city, and the facilities in it for the transaction of all business pertaining to real estate are now unsur-

MORTGAGES, AND RELEASES.

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

By whom taken or released.		RTGAGES.	RELEASES.		
By whom taken or released.	No.	Amount.	No.	Amount.	
Private Individuals	78	\$229,488	81	\$206,612	
Hibernia Sav. and Loan Socie	etv 46	193,400	12	19,230	
Clay St do. do.	50	70,850	8	23,582	
French - do. , do.	3	46,587	4	23,312	
Germania do. do	> 13	64,990	2	-7,500	
Odd Fellows' do.	7	21,750		.,	
Building and Loan Society	- 8	4,850	29	21,758	
San Francisco Savings Union	1. 12	18,500	3	1,428	
Firemsn's Fund Insurance C	o 3	27,200	1	4.000	
Occidental do.	1	4,000	2	2,300	
Pacific do.	1)	2,500	1	2,500	
Union do.	. 6	48,500		_,_,_,	
California do.				*****	
City Bank of S. L. and Discou	int 13	7.300		1	
California Trust Co			• •		
1.	- 221	\$730,915	143	\$312,22	

SALES FOR THE MONTH OF DECEMBER.

Table showing the Number and Value of Sales of Real Estate

Section.,	No. Sales.	Amount.
Fifty Varas	78	\$309,888
One Hundred Varus	70 -	631,750
City Slip and Water Lots	8	109,505
South Beach	-8	11,571
Potrero	411	- 52,160
Mission Addition	110	169,415
Western Addition	121	257,156
Homestead Associations	14	25,990
Outside Lands	20	39,214
Tax, Blackmail and Skeleton Titles	3	110
	484	\$1,606,759

SAN FRANCISCO, Jan'y 1st, 1869. The real estate sales made in December were greater in numnumber and the decrease in value to \$7,037 in amount. But for the recording last month of the deeds to property located on the line of the new extension of Montgomery street, (which property was purchased at various times last year), the total value of the real estate transactions of December would have been smaller by \$390,562 than those effected in the previous month. Thirtythree deeds to property located on the extension were recorded on the 25th ult. These deeds represented a value of \$383,525. The deduction of these figures from the total sales of last month would reduce their number to 373 and their total value to \$1,-

The recording of the decds named aided very greatly in swelling up sales in the 100-varas section. Outside of the extension deeds, but 37 sales, amounting to \$248,225 were made in that section last month. We refer to this strange falling off, in our annual summary. All other sections of city property exhibited about an equal falling off last month, as compared with the previous one, Western Addition property alone excepted. The sales there showed an increase in December of 41 in number, and \$37,115 in amount. In the beginning of December sales. were very dull, but since the late rains, a decided improvement is notigeable in the market. Buyers are more plenty, and the very highest prices in all sections are fully maintained; indeed, in many cases advances are noticeable. The duliness of transactions now is as much attributable to the small amount of property offered for sale as to anything else. There never was less land offering to purchasers.

Santa Clara County Real Estate Transactions.

During the month elapsing between the 26th of November and the 25th of December last, one hundred and fifty-one deeds were recorded in Santa Clara County, the total value of which was \$229,467. The average value of each transfer was \$1,720. Fifteen deeds had considerations of over \$4,000; one of which was fer \$8,000, and one for \$20,000. In the same period seventyeight mortgages to private individuals were recorded, of the total value of \$79,347; average value, \$1,017 each. Fourteen mortgages were given to the San José Savings Bank, the value represented by which was \$9,225; average value of each, \$658

Extension of Montgomery Street:

An extension of Montgomery street, from Market as far south as Howard, is now certain of accomplishment, upon a different line from that proposed by the first extensionists. The new street will run parallel with Second street, and will be wider than the present Montgomery street, but how much wider has not yet been decided. Of course, as the streets south of Market street are laid out different from those north of it, the new street will not be upon an exactly parallel line with the old one, but will face the present street more directly than Third does Kenrny street. The parties who are to make the extension have purchased the larger portion of the property involved in it. The Market street frontage by a depth of 275 feet was held before by one of the projectors. Some of the property along the line of the new street could not be bought, and in such cases long leases were secured. As will be seen, some of the land was purchased as far back as last March, although the majority of the deeds were only recorded on the 29th ult. Notice has already been given to many of the tenants of the houses along the line of the new street to quit, it being the intention of the extensionists to push the improvement through immediately. A number of deeds to property along the line of the new street, representing a value of about \$50,000, have not yet been recorded. - Annexed will be found a full list of the property purchased, so far as recorded. Its value is \$656,220, to which should be added the \$50,000 mentioned, making a total of \$706,220, paid ont by the extensionists, on a line 1,100 feet long-\$612 per front foot.

March 4, 1868, south side Natoma, 155 feet west of Second, 50x80 9,00 June 8, 1868, south side Mission, 48% feet west of Jane, 58%x80... 19,000 April 24, 1868, southwest corner Mission and Jane, 34 feet northwest from corner Minna and Jane, 48%x80 and 20x80 on

April 21, 1868, north side Howard, 75 feet east of Jane, 30x80.... March 13, 1868, north side Howard, 48 feet east of Jane, 27x80.... July 23, 1868, north side Howard, 25 feet east of Jane, 23x80... March 26, 1868, north side Jessie, 217 % feet west of Second, 57 % x69 10,000 April 29, 1868, north side Minna, 54 feet west of Jane, 20x80..... 5,600 April 7, 1858, southwest corner Jane and Minna, 40 14x70. March 17, 1868, north side Jessie, 157% feet west of Second, 40x69
March 17, 1868, north side Natoma, 200 feet west of Second, 20x61

July 31, 1868, west side Jane, 92 feet north of Mission, 22 1/4 x 57 1/4 ... July 31, 1868, south side Market, 275 feet west of Second, 68%x218% 147,500 (Deed of last described property was recorded in June last, and published in the CIRCULAR.)
October 8, 1868, north side Mission, 57 % feet east of Jane, 40x80.. 20,000

December 8, 1868, south side Jessie, 37 ½ feet west of Jane, 20x45 ; 8,500
December 18, 1868, north side Natoma, 160 feet west Second, 40x81 15,000
December 19, 1868, north side Howard, 86 feet west of Jane, 40x90 20,000 cember 22, 1868, east side Jane, 46 feet south of Mission, 23x57 1/2 December 22, 1838, north side Jessie, 19732 lect West of Second

October 5, 1868, southwest corner Jane and Mission, 48% x60.... 40,00

Agricultural Mistakes.

Within the past six weeks many a farmer who is heavily in debt, in consequence of staking his all on wheat, has been in a state of nervous anxiety over the prospects of a dry winter and the general failure of that crop which it would entail. We have not yet had enough rain to dissipate these fears entirely. While, if the senson should prove a dry one, our farmers generally never were so well able to sustain its losses, it is still true that many of them would be ruined if we failed to have sufficient rain to mature the crops. Wheat has paid largely for three seasons, and forgetting the possibility of its failure or of a fall in prices in the great markets of the world, our farmers, like gamblers, have staked everything upon it. Many of those who had large farms have gone heavily in debt to buy more land, and other persons, seeing the late success of agriculturists, have invested all their money in purchasing ground at \$40 to \$120 per acre, giving, where they could not pay all cash, mortgages for the remainder. Money is now worth 11/4 to 11/2 per cent. in the interior-a rate of interest which is rapidly ruinous to a farmer with dry weather, a baked soil and idle ploughs before him.

Some months ago we deprecated the rage for wheat land and wheat raising, and spoke of the disasters which a dry winter or a fall in wheat would entail. We recommended farmers uot to risk everything upon one product—even though a staple one—while they have all such abundant opportunity to profitably vary the articles raised. Varied production, too, gives the land 'rest," which it needs greatly,-the system of raising wheat on it constantly being rapidly destructive to its life-giving quali-

ties; turning a fruitful land into barrenness in a decade. Late events must have impressed the fact strongly upon the minds of our agriculturists that disaster sooner or later must overtake those who risk all they have to raise one kind of grain, which a dry season will cause to fail, or a fall in prices render unprofitable to those who have paid extreme rates for their land, and who are bearing heavy interest burdens.

OUTSIDE LANDS.—In their report filed lately, the Outside Land Committee of the Board of Supervisors place the total value of the outside lands at \$12,087,306; and the reservations

r public purposes, as follows;	0 2	_
	-Acres.	-Value.
Main Park	. 1,013,99-	\$801,593
Hight Park		88,250
Public Squares	15.53	12,025
Cemetery		-127,465
Mountain Lake	19.93	19,950
County Hospital	9.54	68,607
County Jail	1.37	2,750
City Hall and Library	2.92	35,425
Asylum for Foundlings		6,600
Home for Veteran Soldiers	00	1,462
Home for Inebriates	00	2,100
Woman's Hospital		5,500
Ladies' Relief		1,283
Academy of Sciences		3,200
School Lots		115,077
2 Engine Lots		5,760
Total -	1.376.55	\$1.297.027

The rate of assessment for compensation is 10 73-100ths per cent. on each \$100 of valuation.

Real estate in the southern counties, particularly in the counties of Los Angeles and San Diego, is in great demand. This is true both of farming land and of town lots. The prices of both have advanced to figures which would have been deemed fabulous a very short time ago. In the vicinity of the city of Los Angeles real estate has advanced one hundred to two hundred per cent, within the last year. The demand for building material far exceeds the supply, in consequence of the many improve-ments going on both in the towns and county. There are at present a large number of practical farmers settling on farms in a southeasterly direction from Los Angeles; upon the tract known as the Abel Stearns Rancho. The soil is a rich loam, and water is easily obtained. This fact has been demonstrated by the boring of artesian wells. Water was found at a depth of 102 feet, even on the rolling land. Railroad facilities are now in course of construction, and the contemplated railroad from the Bay of San Pedro to San Bernardino, will run through a portion of the finest land in the State, up through the Santa Aña Valley. Many of the ranchos southeast of the Santa Aña River will be divided up into farms and occupied by thrifty and energetic settlers, who will produce fine crops of cereals and fruits, such as the soil and climate are adapted to corn, wheat, oats, barley, the grape, olive, mulberry, fig, lemon, orange, &c., &c. So far, abundant rain has fallen, and the prospects of a favorable year for the farmers in the southern counties are favorable. A weekly line of steamers (leaving this city each Saturday) now connects Santa Barbara, San Pedro, Anaheim Landing and San Diego with our port. The steamers carry freight at low rates. We believe that arrangements can

sailing vessels.

Change in the Name of The Circular.
Several real estate publications have lately appeared, which are attempting to imitate the circular published by us, and which have led to a confusion of names. In consequence of this confusion we have changed the name of our sheet from The San Francisco Real Estate Circular to that of CHARLES D. CARTER'S REAL ESTATE CIRCULAR, under which title it will in future

be made for the carriage of native products at \$3 per ton, on-

SALE OF THE COSMOPOLITAN HOTEL.—The Cosmopolitan Hotel, together with the corner 50-vara lot on which it stands, fronting 1371/2 feet on the west side of Sansome street by 1371/2 on the south side of Bush street, has been sold for \$375,000. The deed has not yet been recorded. It is rumored that the 50-vara lot adjoining the Cosmopolitan Hotel on the south (corner of Sutter and Sansome streets), known as the Dooley property, has been sold for \$122,000.

OAKLAND AND ALAMEDA COUNTY REAL ESTATE SALES. - From the 26th of November until the 26th of December inclusive, 95 deeds, of the value of \$203,696, were recorded in Alameda County. During the same period, 44 mortgages, of the value of \$117,093, were placed on record.

SOUTHERN COUNTY RANCH—FOR SALE CHEAP.—We have for sale a ranch of 845 acres near San Bernardino, which for soil, location, and water facilities for constant irrigation, is unsurpassed. A full description of it is given in another column.

SACRAMENTO STREET-A BARDAIN.-We offer a lot and three story brick house on Sacramento street, above Montgomery, at a bargain. Property rents for \$225 per month, and can easily be made to yield a higher rate.

SIXTH STREET PROPERTY—AN INVESTMENT. - Wo have for sale a large lot on the west side of Sixth street, with firstclass buildings, renting for \$210 per month. A good chance

LEASE. -South Beach block sixteen, bounded by Berry, King, and Fourth and Fifth streets, has been leased for thirteen years from September 1st, 1868. The lessee pays \$250 per month for the first five years, and \$500 per month for the remaining eight

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM NOVEMBER 26th-to DECEMBER 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 lesirous of learning the value of improvements can do so by an inspec-

	tion. None but bona fide sales are given.]	and Iron
	North of Market Street.	•
	East side Sansome, 156% feet south of Bush, south, 20x79%	C19 75
	East side Dupont, 69 feet north of Jackson, north 38x55	12,00
,	Southeast corner Stockton and Broadway, south 60x63, with	14,00
	brick buildings.	22,00
	East side Stockton, 57 % feet south of Sacramento, south 20x57 %;	44,00
	Bold January, '67, for \$2,500; now resold for same price	2,50
	East side Powell, 132% feet south of Lombard, south 5x8712	
	Southwest corner Taylor and Sacramento, 112% on Taylor by 76	35
	on Sacramento, with two large L's in rear; sold January last	
	for \$6,025; now resold for	7 00
	East side Taylor, 11216 feet south of Ellis, south 25x13716, sold	7,00
	inst Spring for \$2 000, now resold for	0.0=
7	iast Spring, for \$3,000; now resold for	3,250
	West side Hyde 111 k feet porth of Deet morth 22 62137 16	3,500
	West side Hyde, 111% feet north of Post, north 26x68%; lot sold	0.00
	February 27, 1867, for \$1.125; house and lot now sold for	3,500
	West side Hyde, 65 feet south of Union, south 20x60.	1,050
	East side Larkin, 1131/2 feet south of Pine, south 24x821/3; house	
	and lot.	-3,500
	North side Francisco, 22% feet east of Powell; east 45% x68%	2,650
	South side Chestnut, 206% feet west of Mason, west 22%x137	2,27
	South side Chestnut, 40 feet cast of Leavenworth, cast 40x137 3	2,000
	South side Green, 200 feet east of Leavenworth, east 25x120 (house	
	and lot)	2,500
	and the broadway, 87% leet east of Hyde east one	720
	South side Broadway, 117% feet west of Leavenworth, west 20x60	700
	North side Broadway, 74 % feet east of Montgomery, east 40x11434,	
	WITH DOLL CARL III LEBL. XXXXXX	6,500
	AND THE PICE PACIFIC, 3/26 THEE PAST OF HAVE PAST ADVENTAGE	1,565
	boutheast corner Washington and Wetmore Place that Powell and	
	Mason), east 28102 %	3,600
	Dodaw Blue Clay, of feet west of Front west been	10,000
	South side City, 49% feet west of Magon west 22v52	2,200
	South Blue Bacramento. Sti fret east of Stockton east 90 v57 L	7,000
	Total Blue Fine, 13726 feet West of Taylor west 95v13712	11,250
	Southeast corner Dush and Dupont, east on Bush-69 feet. Co feet	
	or this from tage has a depth of 100 feet the other nine a depth	
	or to reer, with brick building	70,000
-		.,
,	Larkin) west 30x3432 North side Geary, 87 % feet west of Hyde, west 25x137 %.	3,000
4	North side Geary, 87% feet west of Hyde, west 25x137%	6.750

Southeast corner Bush and Dupont, east on Bush 69 feet; 60 feet	
of this frontage has a depth of 100 feet theatherning a depth	-
of 60 feet, with brick building.	70,000
bouth side Fost, 20 feet West of Meachain Place that High and	10,000
THERITI WEST SUXDASS	3.000
and deary, of 20 feet west of Hyde west 95v137 L	6,750
Northeast corner O'Farrell and Hyde. east 25x90	
North side Eddy, 1831/4 feet west of Mason, west 23x1371/4	8,900
Northwest side Market 200 feet market as 136	5,125
Northwest side Market, 290 feet southwest of Fifteenth, south-	
West 50x115; sold October 15th last for \$3,000; now resold for	3,200
East side Main, 1833 feet south of Market, south 45 10-12x13734	18,000
	12,200
South of Market and East of Ninth.	
Feet side Third 75 feet month of m	15,000

East corner Fifth and Shipley, south 50x100; sold March, 1868, for \$13,500; July 24th, for \$16,000; now resold for. Northeast corner Fifth and Jessie, north 75x100, with old frame Undivided two-thirds same as last described. 27,000 West side Seventh, 150 feet south of Bryant, south 25x80; sold March 8, 1837, for \$2,500; now resold for.

Southwest corner Eighth and Natoma, south 75x75.

ject to mortgage. Mission Addition and beyond, Northwest side Howard. 140 feet southwest of Eleventh, southwest 25, northwest, 76%, northeast 25, southeast 76%.
East side Folsom, 25 feet south of Twenty-third, south 30x90; sold East side Folsom, 170 feet south of Twenty-first, south 15x1221/2... South side Eighteenth, between Guerrero and Dolores, west 25x100 South side Twentieth, 125 feet west of Guerrero, west 30x114: sold October 22, 1867, for \$525; now resold for..... North side Twenty-first, 325 feet east of Guerrero, east 52x230, to Liberty street....
North side Twenty-fourth, 100 feet east of Vicksburg, east 50x114: 100 feet sold March 21st, 1867, for \$1,040; February 24th, 1868, for \$1,100; 50 feet now sold for......

Northwest corner Twenty-fourth and Church, west 50x114; sold 17th, 1867, for \$800; May 29th, 1868, for \$1,000; now North side Twenty-fifth, 240 feet west of Diamond, west 80x114... North side Twenty-fifth, 80 feet west of Diamond, west 80x114.... -1,000-South side Twenty-fifth, 240 feet west of Noe, west 80x114. Northeast corner Twenty-sixth and Shottwell, east 115 feet to au East side Valencia, 120 feet north of Twenty-sixth, north 65x117½; sold September 3d. 1867, for \$1,950; now resold for East side Dolores, 100 feet north of Twenty-sixth, north 50x125... One-half interest east side Dolores, 110 feet south of Twenty-fifth, south 25x250, back to Fair Oaks street.... West side Noe, 30 feet north of Seventeenth, north 100x120... West side Potrero avenue, 250 feet south of Twenty-second, south West side Potrero avenue, 160 feet north of Twenty third, north West side Potrero avenue, 185 feet north of Twenty-third, north

Western Addition. Southeast corner Van Ness avenue and Post, east 109%x120; sold at Beldeman sale, July, 1867, for \$7,550; October 15th, 1867, for \$8,300; now sold for. East side Van Ness avenue, 70 feet south of McAllister, south Undivided one-half block 119, bounded by Franklin, Gough, Broadway and Vallejo..... West side Gough, 68% feet north of Grove, north 34 4%-12x137%. East side Buchanan, 87% feet north of McAllister, north 25, east 83½, southwest 27, west 72½..... East side Fillmore, 55 feet south of Ellis, south 821/4 x71.. Northeast corner Fillmore and Green, north 85 by an average

Undivided one-half southeast corner Potrero avenue and Sixteenth.

East side Vicksburg, 65 feet south of Twenty-third, south 25x117 1/2

Northeast corner York and Twenty-third, north 32 1/2 x100.....

West side Capp, 260 feet south of Nineteenth, south 15x1221/2

south 137 % x100...

depth of 81.
Undivided one-quarter southwest corner Steiner and Pacific, south on Steiner 275 to northwest corner Steiner and Jackson, west on Jackson 131 714-12, northeast to south line Pacific, east on Pacific, 101 11-12.

Southwest corner Beach and Devisadero, 50-vara..... 3,000

Southwest corner North Point and Franklin, west 275x137 1/2; salo made in October last.... Same as last described resold for..... Southwest corner Filbert and Laguna, west 87 kx215. South side Broadway, 100 feet east of Van Ness ave., east 23x137 1/2, 300 North side Pacific, 207 feet west of Fillmore, west 68x127 814-12,

North side Sacramento, 137% feet east of Franklin, east 39%x North side Sacramento, 1973, 1974, 1 North side Bush, 811/2 feet east of Fillmore, east 25x1273/2; sold

May 5th; 1867, for \$300; December 2d, 1867, for \$575; November 16th, 1868, for \$1,000; now resold for: Northeast corner Sutter and Franklin, east 110x120; sold at Beide-nan sale, July, 1867, for \$5,650; now resold for... North side Sutter, 137 1/2 feet east of Pierce, east -55x137 1/2; sale made seme time ago.

North side Geary, 165 feet west of Franklin, west 55x120......

North side Geary, 80 feet west of Larkin, west 30x60; sold October-1st, 1868, for \$3,000; now sold for ... South side Geary, 100 feet east of Van Ness avenue, east 82 120. 7,700 North side Geary, 65 feet east of Broderick, east 30x125.

North side Ellis, 100 feet west of Laguna, west 25x120. South side Ellis, 103 4 feet east of Buchanan, east 254x120; sold December 5th, 1867, for \$625; new sold for South side Ellis, 684 feet east of Steiner, east 3444-12x1374; sold

April 9th, 1868, for \$700; November 19th last for \$1,400; now North side Eddy, 82 feet west of Gough, west 55x120; sale maco South side Turk, 109 feet east of Van Ness avenue, east 27 kx120...

North side Turk, 154 5-12 west of Buchanau, west 25 11-12x120; lot double this size sold September 10th, 1867, for \$1,500; resold March 10th, 1868, for \$1.700; one half now sold for..... South side McAllister, 120 feet east of Buchanan, east 27 12120; sold September 16th last for \$1,575; now resold for.
Southwest corner McAllister and Webster, 50-vaira.
South side Fulton, 50% feet east of Octavia, cast 25x87%.
South side Fulton, 75% feet east of Octavia, cast 25x87%.
South side Fulton, 75% feet east of Octavia, cast 25x87%.

in rear on west, 124(x884); same lot, full size, sold April 9th, 1867, for \$1,700; now sold, subject to mortgage, for Northwest corner Fulton and Webster, north 274(x80). South side Grove, 66% feet west of Polk, west 92 front, south 80, east 58, northeast 87. South side Grove, 66% feet west of Polk, west 44, south 80, east South side Groye, 110% feet west of Polk, west 24x80. South side Grove, 158% feet west of Polk, west 48x50.....

South side Grove, 2062; feet west of Polk, 24 front by 59 in width in rear, by depth of 102 on east line, and 821, on southwest Northea-t corner Grove and Webster, 50-yara..... South side Hayes, 55 feet west of Buchanan, west 27 1/2 x120, to ust 14th last, for \$1,300; now resold for.

North side Haight, 137 % west of Fillmore, west 137 %x176. Miscellaneous Sales. West side Oak Grove avenue, 175 feet south of Harrison, south Lots 14, 15, block 161; lots 10,11, block 189; lots 1, 16, block 206,

South San Francisco.

Lots 4, 5 and 6, block 425, South San Francisco.

Lot 41, block 156, and lot 63, block 209, Central Park Homestead...

Lots 14, 15, block 161; lots 10, 11, block 189, lots 1, 16, block 206; 40 5-10 acres Rancho Rincon de las Salinas. Southwest side Seventeenth avenue, 200 northwest of R street. northwest 50x200, Haley tract.... Lots 923 to 935, Gift Map 2; also, lots 5 to 10 and 30 to 34, Gift One aere lot 67, Outside Lands...

North side Tenth avenue, 250 feet west of Q street, west 50x100, North side Natoma, 37214 feet east of Third, east 20x70..... Lots 747 to 751 and 753 and 755, Gift Map No. 3..... Lots 73s to 746 inclusive, Gift Map No. 3. 150 South side Clementina, 105 feet east of Second, east 25x75. 2,900 East-side-Jersey, 175 feet south Solano, south 25x100.: Water Lots 8 and 9, block 469, Golden City Homestead.....

Lots 149, 152 and 153, Academy tract. Northeast side Ritch, 175 feet southeast of Folsom, southeast 25x East side Second avenue, 236 feet north of Seventeenth, north 21 x120.... Northwest corner, California avenus and lot 100, 80x100, Precita

Undivided one-half lot 171, Precita Valley tract..... West side Railroad avenue, 25 feet north of Fifteenth avenue, Lots 15 and 16, block 151 and lot 2 block 311, South San Francisco 4,000 Lots 46, 47 and 48, block 225, O'Neil and Haley tract... Lots 35, 37, 39, 41, 43 and 45, Gift Map No. 3... East side Sherman, 112 feet north of Eighteenth, north 37x125...

East side Whitney, 275 feet north of Randall, north 50x125, Fair-East side Mississippl, 100 feet south of Nevada, south 50x100.... 1,000 North side Oregon, 65 feet east of Front, east 30x10..... North side Perry, 275 feet east of Third, east 25x75.....

West side Douglass, 110 feet north of Eighteenth, 150x36....... South side Henry, 205 feet east of Castro, east 35x115..... Commencing at a point 150 feet southwest of Grove and 1211/4 feet west of Polk, northeast 63, west 103, south 22, southeast 90 3 1/2. East side Second avenue, 188 feet north of Seventeenth, north

North side Minna, 125 feet west of Seventh, west 25x75...... Lot 4, block 291, O'Neil and Haley tract...... Lot 5, block 288, South Sau Francisco Homestead Association.... Lofé 81, 83, 85 and 87, Gift Map 3..... Lot 190, Gift Map 3. South side Clementina, 150 feet west of First, west 25x80... Southwest side Fourteenth avenue, 275 feet southeast of L street, southeast 25x100. South San Francisco outh side Clementina, 105 feet west of Fourth, west 25x80...... South side Clementina, 175 feet case of Ninth, cast 25x75......

North side Everett, 275 feet east of Fourth, east 23%x80..... Vest side Illinois, 75 feet south of Napa, south 25x100... West side Jersey, 345 feet north of Twenty-third, north 25x100; sale made in August last... East side Boardman Place, 250 feet north of Brannan, north 25x

South side Vernon Place, 199 feet west of Second, west 24 1/2 x 90 1/2 3,000 Lots 3 and 4, block 2, San Mignel City. 500 North one-half lot 6, fourth purchase San Francisco Homestead Lofs 23 to 25, block 372, Haley tract. South side Natoma, 337 feet east of Sixth, east 25x70. East side Vicksburg, 65 feet south of Twenty-third, south 25x117 % East side Berlin, 125, feet north of Burrows, north 25x120, Univer-

Lots 51, 83, 85 and 87, Gift Map 3.

Lots 517 and 548, Gift Map 1

East side Second ave., 221 feet north of Seventeenth, north 12x120

Lots 338 to 407, Gift Map 3, and lots 523, 525, 527, 529, 531 and 532,

Gift Map 2 Gift Map 2. East side First avenue, 205 feet north of Sixteenth, north-40x85, subject to mortgage.

Lot 60, West End Homestead Association. Lots 5 and 6, block 191, and lot 3, block 389, South-San Francisce Lot 95, West End Homestead Association

South side Jersey, 240 feet west of Diamond, west 80x114; lot 11, block X, Pacific Savings Homestead. Lot 327 and south portion of 328, Precita Valley lands

Property Sold at Auction.

On the 16th ult., Manrice Dore & Co. (II.-A. Cobb. and tioneer) sold the following real estate at auction : Administrator's sale of water lot No. 339, situated on the south side of Mission Ol feet east of First, 45 10 12x1374, \$18,750. The folcowing was also sold; Lot 3, block 440, Golden City Homestead Association, \$100; and lot 12, block 217, for \$225; lot 178x1061/2, on the northwest corner of Hanover and Humboldt streets, sold for \$332; two-story and basement brick house, of nine rooms, with the lot 221/2x80, on the north side of Clemen. tina street, 145 feet east of Second, sold for \$3,050; lot 55x1371/2 on the north side of Ellis street, 137 1/2 feet east of Scott, sold at \$1,700, or at the rate of \$31 per front foot (\$4.250 per 50-vara). The middle 50-vara lot on the south side of Bush street, between Gough and Octavia streets, sold for \$6,400, or at the rate of about \$18 per foot. This lot was extremely cheap at the price named. Lot on the southeast corner of Fifth and Shipley, 50 feet on Fifth by 100 on Shipley, with a large frame building, upon which fine improvements have lately been made, sold for \$18,500. This property sold in March, 1863, for \$13,500; and and in July last for \$16,000. The seller pays for the improve ments which have lately been made upon the building. Lot on east line of Fifth, 80 feet north of Harrison, 40x80 to a 121/2 feet alley in rear, sold for \$10,150. This lot sold in July last for \$5,900. On the 23d ultimo, the same auction firm sold the following property: Lot south side Folson, 75 feet east of Ninth, 50x90, \$6,000, or \$120-per-front foot. This is a high price. Previously to this sale \$112 per front foot was the high est price which land in that vicinity brought. Lot on southeast corner of Twenty-sixth and Valencia streets, S5 teet on Valencia by T25 on Twenty-Sixth, \$4,200 This lot was sold in April, 1863, for \$3,500. It is on the grade and fenced in. Lot southwest -corner Twenty-third and Chattanooga streets (a ti0-feet street between Dolores and Church), 125 on Twenty-third by 110 on Chattanooga, \$3,000; sold for one-third cash, balance on time at ten per cent, interest. Lot east line Mission, 180 feet north of Nineteenth, 30x1221/2, together with the hard finished one-story cottage and stable thereon, worth about \$300, sold for \$3,200 Lot south side Folsom, 137 /2 feet east of Fourth, 20x80, with the improvements thereon, worth about \$300, sold for \$4,600. Lot west line of Third, 125 feet south of Brannan, 25x30, with old one and a half-story cottage, sold for \$3,025, and is considered very cheap at that price.

The following street work was ordered by the Board of Super visors, during the month of December, a portion of which is under contract:

GRADING .- Gough street, from Sacramento to Clay; Decetur street, for 275 feet south from Bryant; Franklin Street, from Bush to Sutter; Hayes street, from Scott to Devisadero; Grove street, from Scott to Devisadero; Devisadero street, from Grove to Hayes; 'Larkin street, from Bay to North Point street; Guerrero street, from 14th to 15th; Shotwell street, from 14th to 15th; Fillmore street, from Tyler to Turk; Myrtle avenue, from Laguna to Octavia streets; Linden avenue, from Laguna to Bachanan streets; Webster street, from Haight to Page, and the crossings of Gough and Sacramento, Gough and Clay, and Mont-

gomery and Chesthut streets. MACADAMIZING .- Sutter street, from Octavia to Laguna; Franklin street, from Bush to Sutter; Haves street, from Scott to Devisadero; Grove street, from Scott to Devisadero; Devisadero street, from Grove to Hayes; Shotwell street, from 14th to 15th; Fillmore street, from Tyler to Turk; Webster street, from Post to Ellis, and Linden avenue, from Laguna to Buchan-

an streets. PAVING .- With Stow foundation pavement, Vallejo etreet, from Battery to Front; repaving Geary street, from Stockton to Powell.

PLANKING .- Russ street, from Howard to Folsom; Greenwich street, from Mason to Taylor; also, the crossings of Fifth and Folsom, and Genry and L-avenworth streets; replanking Eighth street, from Folsom to Howard.

SIDEWALKS .- On Laguna street, from Broadway to Pacific; Franklin street, from Hayes to Turk; McAllister street, from Larkin to Franklin, and from Franklin to Steiner; and on Howard street, from Beale to Main.

BRICK SEWERS .- In McAllister street, from Fillmore to Stein. er; in Larkin street, from O'Farrell to Geary, Geary to Post, Post to Sutter, Eddy to Ellis, Ellis to O'Farrell, and from Sutter to Bush streets; and in the west side of Seventh street, to connect with the sewer to be constructed in Stevenson street; also, in the crossings of Larkin and O'Farrell, Larkin and Genry, Larkin and Post, Larkin and Turk, Larkin and Eddy, Larkin and Ellis, Larkin and Sutter, and Larkin and Bush streets.

REDWOOD SEWER in Stevenson street, from Seventh 550 feet CURBING .- Vallejo street, from Battery to Front; McAllister street, from Larkin to Franklin, and from Franklin to Steiner

streets. CHOICE 50-VARAS AT NORTH BEACH. - We have on hand & number of the choicest 50-vara lots at North Beach, on streets that are improved and upon which first class improvements exist

TABLE-SHOWING THE TOTAL SALES OF REAL ESTATE.

Made in all Sections of the City and County during the year 1868; also, the Total Sales made during the years 1867 and 1866.

MONTHS.	5()-VARAS.	10	0-VARAS.	CITY 8	3. AND W. L.	sour	II BEACH,	PO	OTRERO.	Miss	SION ADD.	WEST	ERN ADD.	HOME	ST'D ASSOC.	1'		1	•	1	FOR EA.MO.
1868.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount,	No. Sales.	Amount.	No.	Amount.	No. Sales.	Amount.		*	No	Amount	No.	
January	70	\$ 706,550	- 80	\$ 393,961	14	\$ 126,300	6	\$ 40,038	33.	\$ 64,105				-		<u>-</u>			SHACE.	-	эщев.	-
February	- 95	-753,388	103	676,830	12°	214,857	10	62,103				\$ 129,653		\$ 193,805	41	\$ 25,177	372	\$ 28,791	, 12	5 . 5,594	433	\$1,713,997
March	120	735,177	[14]	859,023	- 9.		16	55,775		118,748		230,074	117	394,725	. 55	30,327	118	176,136	23	12,681	614	2,669,875
April	120	819,725	101	500,231	-12	297,750	6	17,800	-	73,339		335,791	118	-449,864	_50	_28,368	56	127,956	4	2,750	731	2,825,943
- May	58	386,522	71-	435,850	20.	327,338	13-	64,100		81,265		236, 545		176,300	63 /	49,567	79	137,894	47	18,190	693	2,365,267
June,	92	540,111	75	669,166	- 13	213,000	- 3			25,135		349,254	. 60	162,096	50	48,444	34	281,277	81	27,267	522	2,107,283
July	90	560,721	85	526,482	. 11	243,400		4,726		59,620		- 201,961	81-	- 310,477	- 8	- 4,300	33	141,315	15	3,275	484	2,148,071
August	105	481,758	83	489,235	16	436,150	5	7,500		104,767		322,745	94	410,353	7	8,308	27	74,681	- 21	6,610	506	2,265,567
September	93	865,507	108	863,228	- 16	121,755	. 0	35,505	- ' '	346,840		345,390		404,810	13	- 5,583	22	27,885	- 26	7,215	603	2,583,371
October	86	492,675	- 76	505,861	- N	75,400	- 1	27,960		60,872		314,476	114	398,867	18	13,640	39	134,175	20	4,915	632	2,805,395
November	66	512,190	142	167,502	8	150,450		64,454		98,085		- 593,222	110	561,802	15	8,558	42	108,419	34	. 3,223	616	2,511,702
December	78	309,888	70	631,750	8	109,505	đ	4,680		71,924		253,474	83	220,011	36	25,186	21	171,895	7	451	406	1,613,796
	-							11,571	49	52,160	-110	169, 415	124	257,156	14	25,990	20	39,214	3	110	484	1,606,759
Grand Totals	107:3	\$7,227,212	1035	\$6,719,125	146	32,479,805	91	\$396,238	545	\$1,156,860	1600	\$3,482,000	1155	\$3,940,296	370	2 070 500	-					
Total for 1867	917	5,107,000	815	3,583,813	172	2,567,847	41 *	82,103	223	390,704		1,801,562	1	2,418,579		\$ 273,538		\$1,449,668	296	\$ 92,281	6724	27,217,026
Total for 1866	991	4,868,719	753	2,630,270	202	2,491,392	90	167,899	251	264,578		1,028,323			853		- 251	1,017,469	319	206,134	5556	17,640,367
C		*					1	- 1	-		1		010	979,050	787	417,264	172	461,122	474	358,071	5162	13,666,688

SAN FRANCISCO, January 1st, 1869.

The year 1868 was a very eventful one in real estate. From the opening of the year up to about the latter portion of April the market was in a very excited state, and all descriptions of city property, but business and suburban lots especially, advanced in price with unprecedented baste. So great was the excitement that we felt compelled to caution buyers to keep cool and exercise some discretion in their purchases. From April till nearly the close of October the rise in the value of properly was steady, and a more healthy tone pervaded transactions than existed inthe Spring. Then came the earthquake, the election and betting, stringency in the money market, and the White Pine excitement, all of which-but perhaps the first more than anyupset the market. Buyers ceased operating, fully expecting a fall, and owners, because of this feeling, stopped offering their property for sale, being determined, where their means allowed, not to sell at a decline. And this is the present state of the market. Buyers insist, though by no means with the persistency of a few weeks ago, that a fall is at hand, and as owners will not part with their land but at the highest rates, there is duliness in transactions. .. This duliness is not expected to last, however. The Pacific Railroad will be completed within a few months, and this prospect acts like a bulkhead in sustaining prices. Were it not for the proximity of the opening ofthe great through road, prices might perhaps decline a little, especially in view of the fact that many persons will go, and much money will be taken over to the White Pine mining region in the Spring. As it is, however, the prospects at present are that, renewed activity and advancing prices will come within the next three months. If enough rain talls to supply the agricultural wants of the State, there is little doubt but that sales will be very brisk.

More than once during the year we cautioned purchasers against getting excited and paying extravagant prices for lots, especially on prospective business streets. The wisdom of this advice was not probably seen at the time, and we received little thanks for giving it; but its soundness has since been perceived. Had we encouraged speculation in the early portion of the year, we believe that it would have raged even more than it did, and the present reaction would have been correspondingly stronger. The fact must be recognized, that inflating business of any kind finally injures it and all concerned in it. A temporary bencht may result at first, but a greater and more prolonged injury

The annexed fable shows the number and value of the sales of real estate for each of the four quarters of last year:

First quarter.	1000	Value.	
Third quarter	1741	6,620,621	
Totals	6724	\$27,217,026	

As will be seen above, the activity of the market culminated in September, at the close of the third quarter. The fall for the last quarter, as compared with the previous one, was nearly \$2,000,000 in amount; and yet, despite the prevalent dullness, nearly \$6,000,000 changed hands by real estate sales in the three closing months of last year. The stiffness of prices is a feature of the market that astorishes many. The rates which prevailed in September were then the recently made ones of a rising market; and yet, despite the inactivity which followed, those rateshave been generally sustained-indeed, in many instances they have been advanced. . . .

As compared with 1866, the number of sales made in 1868. shows an increase of over 30 per cent. in number, and of over 100 per cent, in value. The sales of last year show an increase in number of nearly 20 per cent., and in amount of 54 per cent., over those of 1867.

Up to the occurrence of the earthquake, both actual and prospective business property in all sections of the city was in the strongest demand, especially on the numbered streets. And this demand is still strong, except for lots on low or " made " ground, for which, since the shake, there is very little inquiry. And yet, strange to sny, sales of city-slip and water lots have not fallen off so much lately as those of property in the lower portions of the one hundred varas section. A com-

plete stagnation has been noticeable in this class of property the past two months. The earthquake caused this partially, and the prevalence of small-pox has probably done the rest. De ficient sewerage or entire want of it has had very much to do with bringing the pestilence upon us, and the ground in the section named, it is well known, because of its low nature, is not and cannot be well drained until the grades are raised.

Actual and prospective business property has advanced in value from 30 to 100 per cent. during the year. The advances in the case of the last described class of real estate, were and are to a great extent unjustifiable. There is yet no good reason, for instance, why land on such a street as Seventh street, should sell for \$75 to \$100 per front foot more than land on Mission or Howard street, in the same vicinity. For residence purposes a house on Mission or Howard will rent fully as well as one on Seventh. As yet there is no demand for stores upon the latter street, and it is by no means certain that there ever will be. The prospect of such a demand justifies higher prices than those prevailing for private house property, but it does not justify the great difference mentioned. These remarks apply to Fifth, Eighth, and Ninth streets, as well as to Seventh.

Well located lots for residence purposes have been in strong demand all over the city, but especially in that portion of it lying between Pine and Market, and Powell street and Van Ness Avenue. Property lying within these bounds is worth from \$100 to \$200 per front foot. Very little, indeed, can be purchased at the former figure, while from \$150 to \$200 per foot are the ruling rates from Powell to Leavenworth. Rents have advanced from ten to twenty-five per cent. within the past six months, and, of course, the advance of rents entails a corresponding in-

crease in the value of land. Extensive improvements were made during the past year in the Western and Mission Addition sections, both in the grading of streets and lots, and in the erection of dwellings. Fifty-vara lots out in the vicinity of Lone Mountain Cemetery, which sold for \$2,000 to \$2,500 a year ago, are now held at \$3,500 to \$4,500. The highest price for which the best fifty-vara lots in the Western Addition sold at the Beideman sale in July, 1867, was \$8,000 to \$9,000, and people generally then said that the purchasers were fools. Now the same lots sell for \$11,000 to \$13,000, with every prospect of rapid advance. The same is true of outside Mission property. Lots which could have been purchased for \$600 to \$900 one year ago, sell for \$1,000 to \$1,500 now, with very little offering in the market. The maximum has not by any means been reached either, and holders know it. The northern portion of the Western Addition, in the direction of the. Presidio road, has advanced in value greatly within six months. A number of very fine dwellings have been erected, the streets are being opened up, and the extension of the Polk street railroad line to Fort Point will soon be completed and in running order.

Potrero and South Beach property is dull of sale—the first because of conflicting titles, and the second because of insecure foundations and unhealthy location. Still the value of the latter class of property has greatly appreciated during the year, and little is being offered for sale. Where the titles are satisfactory, outside land sells readily at \$500 to \$1,500 per acre. \$200 to \$800 per acre were the rul-

ing price one year ago. Streets have been laid out, and reserva-

tions set apart in the outside lands by the Board of Supervisors.

Business Streets Extending.

Within the past year or so, business has crefit up Bush and Sutter streets to Dupont; up Post to Kearny, and up Geary to Dupont. Of course the stores upon these streets are mostly second and third class ones, but their character and that of the business transacted on them, will be constantly improving, and in a couple of years or so they will probably be first class business streets. Bush street, between Montgomery and Kearny, is now such a street, and the building of a new theatre on it, between Kearny and Dupont, will give that block a decided impetus. Within five years or so, probably all of the streets from Sutter to Ellis, between Market and Powell, or even Mason, will have business upon them. The streets in the bounds mentioned are now among the most desirable places in the city for first class private residences, but the latter will have to give way when business calls, which it will do, we believe, within the time we have mentioned.

MORTGAGES AND RELEASES OF 1868.

Tuble showing the total number and value of Mortgages given and Releases made by private individuals and societies during the year 1868; also the total transactions of 1867:

	Pli	IVATE IN	DIVI	DUALS.	LOAN SOCIETIES AND IN- SURANCE COMPANIES.					
1868.	Мо	RTGAGES.	RI	ELEASES.	MO:	RTGAGES.	RELEASES.			
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.		
January	73	\$203,068	97	\$228,603	132	\$608,220	71	8101.05		
February.	102	284,206		263,063			71	\$191,250		
March	121	317,462		271,900		607,806 587,500	88	344,25		
April	101	410,075		260,523		622,903	91	226,59		
May	70	210,274	96	319,708		786,296	102	278,940		
June;	90	187,819	95	298,600		825,726	81	275,19		
July	80	412,495	99	273,489		961,455	79	136,049		
August	70	. 252,610	102	184,231	179	581,589	87	212,709		
Septemb'r	87	264,138	91	240,524	188	861,247	70	363,099 131,859		
October	85	349,104	67	159,100		660,650	56	180,25		
November	78	348,400	.44	88,070		365,750	58	152,187		
December	78	229,488	81	206,612	143	510,427	62	103,610		
G'd totals	1033	3,472.139	1071	2,794,423	1971	7,979,568	925	2,597,998		
Total, 1867	1189	3,478,330	909	3,285,331	1619	6,515,858	580	2,482,198		

The above table is an exhaustive exhibit of the mortgages given and releases made by private individuals, loan societies, and insurance companies during the year 1868. As compared with 1867, the releases made in 1868 show an increase of 507 in number, but a decrease of \$375,102 in amount. The mortgages ast year show an increase of 196 in number, and of \$1. 457,519 in amount over those of 1867. Thus the releases have increased largely in number, which is matter for congratulation, while the increase of the mortgages has not by any means kept pace with the great increase in the number of the sales of last year. As compared with 1867, the sales made in 1868 show an increase in value of 54 per cent., and in number of 20 per cent. The same comparison of years shows that the mortgages increased only about 141 per cent. in value, and but per cent. in number. This is an unexpectedly gratifying-

exhibit, for a year in which credit sales were very numerous.

The facts relative to the mortgages will probably be made plainer by saying that one purchaser in three mortgaged the property he bought last year, and that in the total number of purchases made, three dollars in cash were paid down for every dollar which was left unpaid and secured by mortgage. These figures show that real estate buyers here more closely approximate to a cash trade than those engaged in mercantile pursuits generally do.

At the opening of the year, and for some seven months afterwards, money was very plenty. In consequence of this, 10 per cent. per annum became the ruling rate charged to borrowers of sums over \$5,000. An even lower rate was fully anticipated at one time, but in October the market became tight, for reasons, fully set forth in our last issue. It is anticipated that borrowers of large sums will very soon be accommodated again at

Buying from Divorced Persons.

Purchasers of real estate are not generally aware that, where a man and wife are divorced, the woman is entitled to receive a full half interest in all of her late husband's real estate, provided he was not divorced from her for adultery on her part. In such case, she receives nothing. If the husband committed adultery all of his real estate becomes the property of his wife. Those who are about purchasing real estate should see that it is kept free of incumbrances arising from the above cause. We have heard of several cases here where a divorced wife, who was not aware that she had any interest in her husband's property, was approached by persons who were posted upon the law. They gave a plausible excuse for wanting a deed from her and obtained it for a trifle, and thus secured half of the husband's real estate.

Sacramento Real Estate Transactions.

Annexed we present a summary of the Sacramento city and county real estate sales effected during the month ending De-

Sacramento city sales	value,	-\$45,738 31,516
Total city and county sales last month85 Total city and county sales previous month, 53		\$ 77,254 153,734

As compared with the previous month, the above figures show that the total real estate transactions of Sacramento city and county fell off last month 32 in number, and \$77,254 in amount. The following list contains the chief sales:

Twelve acres in the Tivoli Gardens. \$3,000

Four hundred acres on Sherman Island. 3,200

North side J. street, 40 feet east of Third, 20x80. 6,000

Undivided half of Goss & Lambard's foundry and machine shop, aituated on I street, between First and Second. 10,000

During the month ending on the 25th ult. the following mortgages were given and releases made in Sacramento city and

	No. Mortgages.	Value.	No. Releases.	Value
Private individuals Sacramento Savings I	3ank20	\$30,035 -30,250	16	\$13,700 5,000
Total Total previous month	40	\$60,285 86,890	22 28	\$18,700 25,900
			- C 1a	an all an

The above figures show that the amount of money leaned on mortgages was increased last month by over \$26,000, while the amount released from mortgage was \$7,200 less than in Novem-

Stockton Real Estate Sales.

The sales of real estate in Stuckton for the first eleven months of the current year amount to \$927,500, against \$720,000 same time last year and \$406,500 same time in 1866.

RANCH NEAR SANTA CLARA .- There is at present upon our boards, a ranch of 160 acres of the best wheat and orehard land in the State, near Santa Clara, on the county road, with spacious and elegant mansion, barn, granary, artesian well, five-rail fence.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint,

J. B. Scotchler, President; Jabez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in Marine In-

PACIFIC MUTUAL

LIFE INSURANCE COMPANY OF CALIFORNIA,
Nos. 37 and 39 Second Street, Sacramento. Leland Stanford, President: H. F. Hastings, Vice President: Joseph. Crackban, Secretary:
Schrieber & Howell, General Agents. San Francisco Office, southwest
corner Montgomery and Bush streets, rooms 11 and 12 (up-stairs). Issue
all desirable kinds of life endowment and children's endowment policies,
on most favorable farms, and at some rates as those of any other first. all desirable kinds of life endowment and children's endowment policies, on most favorable terms, and at same rates as those of any other first-class company in the United States. Policies in this company are Non-FORFEITABLE, and by the laws of California exempt from execution. The premiums received remain here, and are all invested in this State, at the regular rates of interest, and as they bring a larger profit than if sent East, as is done by Eastern companies, so will the dividends on the policies be greater.

PEOPLES' INSURANCE COMPANY—FIRE AND MARINE.
Office, northeast corner of Pine and Montgomery streets. This company issues policies on all first-class fire and marine risks, on the most favorable terms. Directors: Milton'S. Latham, D. D. Colton, Ed. F. Beale, B. C. Horn, A. Jacoby, H. W. Bradley, D. Murphy, B. Mendessolle, Arthur W. Jee, Robert Haight, C. E. Johnson, C. F. McDermott, John H. Wise, Philip Meagher, C. W. Kellogg, Eberhart, John Flanagan, Wm. Fishel, James E. Damon, John R. Hite, J. Ivancoylch, E. J. Delaney. C. F. McDermot, President; John H. Wise, Vice President; John Fowler, Secretary: A. E. Mylott, Surveyor. FOWLER, Secretary; A. E. MYLOTT, Surveyor.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Depos-\$12,247,422.18. Deposit in Camorina (according to har), on the field in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin.

WILLIAM H. TILLINGHAST, WILLIAM H. TILLINGHAST,

General Agent for the Pacific States and Territories.

CALIFORNIA STREET PROPERTY! AND MARKET STREET PROPERTY.—To let, the splendid warehouse now being erected on California street, 45 feet east from southeast corner of Davis street, and running through to Market street, having same front on both streets, viz: 45 10-12x250 feet deep, and being two stories and basement, making one of the most eligible locations and commodious storesment, making one in the city of San Francisco. Will be rented as a whole or in four stores of 22x125, two on California and two on Market streets. This property will be ready for occupancy iff forty days. The foundation of this building is good; brick building standing alone on this ground was absolutely unaffected by the earthquake of October 21st. For further pariculars apply to apply to 7 and 8 Fireman's Insurance Building.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy, Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamura, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at ONE PER CENT. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, tate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 A. M. to 3 P.M., daily; Saturday evenings, from 7 to 9 P. M. evenings, from 7 to 9 P. M.

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

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

GEO. W. CHAPIN, REALESTATE AGENT, 338 MONTGOMERY Street, San Francisco. Real Estate of every description bought and sold.

REGULATIONS OF THE CALIFORNIA BUILDING AND SAV-of Federal taxes, allowed on all deposits which shall be thirty days in the 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.

CENTRAL PACIFIC RAILROAD. ON AND AFTER THURSDAY, November 5th, 1858, until further notice, the trains of the Central Pacific Railroad will run daily, Sundays excepted, as follows:
GOING EAST—Passenger train will leave Sacramento at 6.30 A. M.; Colfax at 9.50 A. M.; Reno at 4.14 P. M.; Winnemucca at 3.20 A. M., and arrives at Argenti at 8.25 A. M.

GOING West—Passenger train leaves Argentiat 10.10 A.M.; Winnemucat 3.20 P.M.; Reno at 3.40 A.M.; Colfax at 9.50 A.M.; arrives at Sacramento at 1 P.M. Second Class Cars accompany Freight Trains, on which passengers are

conveyed at reduced rates. The 6.30 A. M. passenger train connects at Junction with the cars for Marysville and all points of Northern California and Oregon.

At Auburn with stages for Yankee Jim's, Forest Hill, Michigan Bluffs,

Coloma, Oreenwood and Georgetown.

At Colfax with stages for Grass Val'ey, Nevada, Jan Juan, Camptonville,
Forest City, Downieville and Iowa Hill.

At Dutch Flat with stages for Little York, You Bet, Red Dog and Nevada.

At Reno with stages for Virginia, Gold Hill, Silver City, Dayton, Carson,

Washoe City and all parts of the State of Nevada.

At Winnemucca with stages for Paradise Valley, Camp Scoit, Camp McDermitt, Silver City, Oyyhee, and all points in Idaho Territory.

And at Argenti with overland stage for Austin, Salt Lake City and the Atlantic States.

C. CROCKER, General Superintendent.

Fraucisco. The above is the title of a new Homestead Association, which is located in Visitacion Valley, and has a large frontage on the Bay of San Francisco, and on the San Bruno road, six miles from the City Hall. The property is divided into 600 lots; size, 45 feet by 105%. Price of each Lot, \$250, payable in monthly installments of \$10, without interest. The first installment is \$20; 23 months are thus given to purchasers to pay for their lots. The title is United States Patent. In the above enterprise and desirably located Lot, cheap, in the Commercial to secure a large and desirably located Lot, cheap, in the Commercial Emporium of the Pacific.

Thomas Magee, Secretary.

TROMAS MAGEE, Secretary. Agent for Sacramento, Pint. Capuc. Office, 610 Merchant street.

NOTICE TO CLAIMANTS. CLAIMANTS TO SALT, MARSH and Tide Lands, in the City and County of San Francisco, who have filed their notices with the Board of Tide Land Commissioners, as provided in section 5 of an Actentitled 'An Act to survey and dispose of certain Salt, Marsh and Tide Lands, belonging to the State of California," approved March 30, 1868, are hereby notified that the Board will hold daily sessions, (Sundays excepted,) at their office, southwest corner of Clay and Kearny streets, Room No. 12, from 12½ o'clock, P.M. to 2 o'clock, P.M., commencing WEDNESDAY, November 18, 1868, during which time claimants are requested to appear, for the purpose of establishing their right to purchase at private sale, according to appraisement by the Board.

By order of the BOARD OF TIDE LAND COMMISSIONERS. WM. S. BYRNE, Secretary.

WM. S. BYRNE, Secretary. San Francisco, November 10, 1868.

REDEMPTION OF SAN FRANCISCO HONDS.—
Holders of Bonds of the City and County of San Francisco, of the issues named below, are hereby notified that the Commissioners of the issues named below, are hereby notified that the Commissioners of the Sinking Fund of said Bonds will receive Sealed Proposals for the surrender of any-portion thereof, at the office of the Treasurer, San Francisco, until 12 o'clock, noon, of WEDNESDAY, February 10th, 1869. The following amounts will be applied to the redemption of bonds, viz: Six per cent. Bonds of issue of 1855, \$32,000; six per cent. bonds of issue ef 1858, \$45,000; seven-per cent. Bonds of issue of 1863-\$44, \$46,000; S. F. & 1858, \$45,000; seven-per cent. Bonds of issue of 1860-\$44, \$46,000; S. F. & 1858, \$45,000; seven-per cent. School Bonds of 1860, \$30,000; ten per cent. School Bonds of 1860, \$30,000; bends of 1866-67, \$15,000. Total, \$209,000. Bidders will state at what rate they will surrender their Bonds for payment in U. S. gold coin, less coupons due. Each proposal must be accompanied by a deposit of ten per cent, of the Bonds offered, or their equivalent in coin or certified checks; and should the Bonds tendered not be presented in five days after the award, the next lowest bid will be accepted. No proposals above par will be entertained. Communications to be endorsed; "Proposals for Surrender of Bonds, issue of—." By order of the Commissioners.

Otto Kloppenburg, Treasurer.

San Francisco, November 10, 1868. San Francisco, November 10, 1868.

FIRE AND MARINE INSURANCE. 'THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets.' Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin.

D. J. STAPLES, President.

CHAS. R. BOND, Secretary.

HENRY DUTTON, Vice President.

THE REAL ESTATE ASSOCIATES. INCORPORATED SEPTEMBER, 1866. OFFICE, 214.
Montgomery street (opposite the Ituss House). CAPITAL STOCK,
\$240,000. Buy and sell improved and unimproved business and residene property in the city and county of San Francisco.
OFFICERS:—C. M. Plum. President; Sidney M. Smith, Vice President;
Wm. Hollis, Secretary, Treasurer and Business Manager; II. K. Moore,
Attorney.

ttorney.

DIRECTORS :- Chas. M. Plum, Sidney M. Smith, Edward Barry, J. W. Driectors, F. A. Spinney, J. L. Jones, J. Palacho, David Hewes, F. A. Iordau. G Rouleau, William Hollis, J. A. Eaton.

NOTICE.—THE COPARTNERSHIP WHICH, PRIOR TO THE first day of May, 1868, existed between the undersigned, under the firm name of GOULD & LOVELL, has been dissolved by mutual consent.

The business of Homestead Secretaries and Real Estate Agents, at present carried on under the firm name of GOULD HOVELL & FISHER, will for the future be conducted by the undersigned, under the firm name of LOVELL & FISHER. name of LOVELL & FISHER. GEORGE W. FISHER,

Real Estate Agents, 415 Montgomery street (up stairs), near Wells, Fargo & Co.

TROULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU, SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 626 Washington Street, next door to Maguire's Opera House, San Francisco, Searches made in other Countles.

DIONEY 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, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasurer,
Edward Martin: Attorney, Bishard Tobin.

McAran, Gustave Touchard, T.J. Broderick, Peter Bolkande. 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 !! A. M. to 3 P. M.

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
it. B. SWAIN & CO., Agents for the Pacific Coast,

224 California Street.

GERMAN SAVINGS AND LOAN SOCIETY.—GUARANtee Capital, \$200,000. Office, 513 California St., south side, between
Montgomery and Kearny streets. To 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. WEBIUS, President. G. WETZLAR, Secretary.

PROPERTY FOR SALE BY CHARLES D. CARTER.

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

in the annexed list.	and given
Fifty-vara corner Eilis and Hyde; location unsurpassed and sur-	24 000
rounding improvements first class Let-north side Mission, near Sixth, 25x85; street sewered; lot on	4,000
grade; neighborhood first class Taylor street	4,000
Two fine houses and lot on Hyde near Eddy	7,000
Lot on Ellis between Taylor and Jones	
fall for drainage; Market street cars a few steps on only	,
Three houses and large lot west side Sixin, near bryant.	- 4
Fifty-vara and line house on Precita Avenue, near Hampshire Houses and lifty-vara lot on Pine street, above Dupont	
House and lot 25 \(\frac{1}{2}\) x127 \(\frac{1}{2}\) on Vallejo, near Mason	
Three-story brick house, and lot, on Sacramento, west of Mone- egomery; rents for \$225. "Handsome residence with lot 31 feet front by 54 in rear and 137%	21,000
. in James on thick chroat above Mason,	12,000
Lot 1121/4x13716, northwest corner Taylor and Lomoard; street	1 14 000
House and lot on Tehama, between Fourth and Fitth	3,000
near Second	8,000 ,15,000
Let 80x125, corner Townsend and Clarence streets, near Third	11,000
50 Vara corner Taylor and Chestnut; streets in good order; garden soil; location and view unsurpassed.	\$12,000
Lot 25x87 & with first class two-story house, on Geary street, near	
Jones. House and lot on Howard street, near Fifth.	6,000
Corner lot, 70x100% feet, on Van Ness avenue, between Tyler and Turk. Fifty-vara on Oak street, near Market, double frontage, both	
STRUCTURE AND MONORAL CONTRACTOR OF THE PROPERTY OF THE PROPER	,000
Choice 50-yara, with handsome view, corner Jackson and Franking Lot 20x50 feet to rear alley, on Montgomery, near Pacific.	4,000
House and lot on Tenana street, near Fifth	3,800
Three first class solid two story houses with lot 55 x 51, on similar	9,000
Paratiful lot 50 feet front by 37 in rear and 122 6 deep, on wes	t
side Folsom near 22d	1
handle by the city	. 10,000
Lot 75x75 feet, corner Bryant and Garden, Six houses letting to	15,00
Water lots on Clay and Commercial Streets	. 15,00
Half 50-vara on Stockton, nearly opposite washington Square	
on line-of Montgomery street extension	•
Lorge house of 14 rooms, beautiful view, corner lot, 28x71 fee	
on Clay street near Powell	0,00
Fifty-vara on Greenwich street, near Jones. Lot 75x100 feet, corner Jones and Greenwich streets.	5,00
Lot 30x120 feet, with double two-story houses renting for \$60, 0	0
feet wide and street in order. Tries only	. 2,00
Three large lots on west side Steiner street, near Hayes. Each Lot 80x239 feet, in Belle Roche City. Desirable corner lot in University Mound Survey, 100x140 feet	
TEL TELEGRAPHICATION OF CHIEF TELEFIELD IN THE A	
Lot 82x145 feet, corner 19th and Hartford streets	10
new San Jose road, Lake Geneva and the Industrial Series	v.
Lot 25x114 feet, corner Jersey and Chattanooga, near Dolores and	7
Lots 27 %x137 % feet, on Fell street, near Steiner. Each	1,0
man a construct Kind Homostond Association, near the new Se	N.L.S
with house. Price for all only	Ag .
Country Property.	
House and four acres of the best land on the San Pablo road, abo five miles from Oakland. A creek affords water for irrig	400
tion all the year. Very cheap	
160 acres of the best wheat and orenard land, in Santa Clara.	All
fenced, with large house and barn the Railroad at	nd .
600 acres of the best agricultural land in San Ramon Valley, Co tra Costa County, with fences, houses, stock and all fixture	
first class the Italirond depot, San Mateo Count	ty,-
with improvements; with or without stock. A Belmont. O	ne
half is first class agricultural, and the remainder good to ber land, with improvements	111-
and witnessed in S	ian -

ber land, with improvements
A ranch of 845 acres, of the very best wheat land, situated in San

Hernardino County, ten miles from the town of San Bernar-dine; six hundred and eighty-five acres are surrounded by a good rail fence, with partition fences. There are two dwelling houses and three-barns on the property; with sixty thousand bearing vines nine years old, and a large orehard A fine stream of water runs through the center of the ranch, and irrigating ditches have been erected in such a manner that ever acre of the land may be irrigated.

There is abundant timber in the invalidate resistable and the control of the conditions of the cond

that ever acre of the land may be irrigated. There is abundant timber in the imediate neighborhood. Rust has never yet attacked wheat in the above locality.

82 acres of land in Anaheim County (62 acres of which is vineyard, of 60,000 vines, all bearing, with fine dwelling house, wine press, stable for six horses, barn, outhouse, grape roller and still, well-pump and windmill, 3,000-gallen tank, two wagons, three horses, ploughs, 100 pipes, thirteen large fermenting vats, wine pump, cooper and carpenter tools, walnut, lemon, and other fruit trees. and other fruit trees......

NOTICE.—DISSOLUTION OF COPARTNERSHIP. THE COPARTnership heretofore existing between H. F. WILLIAMS, E. W. O'NEIL
and R. C. PAGE has, this 21st day of November, a.D. 1868, been dissolved
by mutual consent, and the affairs of the late firm will be settled up by
If. F. WILLIAMS. E. W. O'NEIL intends opening an agency in New York
city about the first of January, 1869, for the sale of California Lands, and II. F. WILLIAMS.

II. F. Williams will be his correspondent in San Francisco.

II. F. Williams will be his correspondent in San Francisco.

II. F. WILLIAMS, **

E. W. O'NEIL,

R. C. PAGE.

ter be conducted by HENRY F. WILLIAMS and RODERT C. PAGE, at the same place, 407 California street, under the old firm name of H. F. WILLIAMS & CO. HENRY F. WILLIAMS, WILLIAMS & CO. ROBERT C. PAGE.

THENCH SAVINGS AND LOAN SOCIETY,
533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Director.
Loans made on real estate and other collateral securities at current rates

Printed by Joseph Winterburn & Co., 417 Clay St.

Chas A. Cinter's Real Estate Circular

FOR THE MONTH OF JANUARY, 1869.

[SINGLE COPIES, 10 CTS.

No. 3.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. Vol. III.

REMOVAL NOTICE.

CHARLES D. CARTER'S REAL ESTATE OFFICE 11AS BI LS

REMOVED TO 110 CALIFORNIA STREET.

(Two doors west of the Bank of California).

The above establishment is one of the most spacious and convenient in the city, and the facilities in it for the transaction of all business pertaining to real estate are now unsur-

MORIGAGES AND RELEASES

Table showing the number of Mortgages taken and Peleuses made by Loan Societies, Insurance Companies and Private Indiriduals, during the month of Among, 1-69.

The Arms dally many	21()1)	(1 GAG1,8,	RELEASUS.		
By whom taken or	recarre.	No.	Amount.	No.	Amount.
Private Individuals.			\$601,121		\$256,219
Hibernia Say and L		53	234,650	29	160,593
Clay St. do.	do .	30	-6.95 to	12	31,619
French do.	do	3	tio,500	1	60.2.11
German do.	do	10	21.100		
Odd Fellows'			22,660	1	1,500
Building and Loan S			7 225	-3-3	34, 400
San Francisco Savu		5	10,17.5	c p = 3	10,960
Fireman's Fund Ins	urance Co	- ti	15,500	1	2,000
Pacific		1	7.(31)	1	1,200
Union	do.	i	7,000	٠.۶٠	21,000
People's		1	1,11cm		
City Bank of S. L. a.			1,0751		
California Trust Co.		- 2	11,000		
Farmers and Mech		1	3,000		

210 -1.1-5.221 | 157 | \$5-8 960 |

The mortgages given in January show an increase over the value of those of December of \$145,276. The releases of last month were also larger, by \$276,038 than those of the previous one. A harve amount of property was sold last nonth upon the credit system. The number of these sides was 75, and the amount left unpeal by them and secured by mortgage, was \$710,353. The increased number of mortgages last nonth was given to private individuals. The business of the loan societies did not in rease much in January; and as the most of them have farge surpluses of eash on hand, the probability is still stead, that a reduction of rates to ten per cent. per annum with sombe made. If this reduction takes place it will stimulate building in the Spring. Judging from present. indications, we are inclined to behave that more houses will be erected in the coming Spring and Summer than were ever before built in one year here.

SALES FOR THE MONTH OF JANUARY.

Table showing the Number and Vales of Silves of Road Estate made in all Sections of the City and County, in January, 1869.

Section.	No. Sales.	Amount.
Fifty Varas	1)-	\$1,195,134
One Hundred Varas	62	525, 150
City Slip and Water Lots		167,250
South Beach		22 631
Potrero	52	73,525
M1881on Addition	121	250,667
Western Addition	81	312,609
Homestead Associations	2-4	39, 172
Outside Lands	::7	127,555
Tax, Blackmail and Skeleton Titles	1	100
	198	82,716,523

SAN PRANCISCO, Pebruary 1st, 1509. The sales of last month were conspicuous for the number of transfers made of valuable business, property. More sales of this class of property were made in December than for a long time past. Two of these transfers, that of the Cosmopolitan Hotel and of the half fifty varia and improvements adjoining it on Bush street, were consummated in December, but the deeds vere not recorded and the amounts not included in our table. until January. These two transactions increased the total value of last month's deeds, \$530,000; but even with this deduction, January's sales show an increase over the transacions of the previous month of 8 in number, and of \$550.064 II amount.

Real estate of almost all kinds is in active demand. Business property in the southern part of the city; lots in the Mission Adlition, between Seventeenth, and I wenty-sixth, streets, and inthe Western Addition, between Bush and Hayes, and Larkin and Fillmore streets, are especially sought, at higher prices than ever prevailed before. But for the rain of last month the sates would have been greater.

So far, the anticipation that the White Pine excitement would have the effect of throwing a large amount of property pon the market, and reducing prices, has not been realized A few pieces have been sold by persons who are about migrating to the region named, but they experienced no difficulty in getting the ruting rates for their land.

MORTGAGES AND RELEASES OF 1868.

Toble showing the number of Mortgages taken and Releases made by Lorin Societies, Insurance Companies and Private Individmds, during the year 1868.

				M0	ORTGAGES.	R	ELEASES.
	1868. Private individuals			No.	Amount.	No.	
-					. ,		
	Hibernia Say, and				3,621,010	-271	1,080,821
	Clay street	£ 6	4 6	383	-1,503,311	-152	428, 124
	French	6.6	6.4	- 61	591,553	- 31	159,703
	Chamian 6	h-h	i a]()6	378.186	7	14,985
1	Odd Pellows "	6.6	4	- 66	286,300	9	24,400
1	Bailding	6.5	h	279	222,936	-274	313,900
	San Francisco Savi	ngs Un	ion	158	426,500	-72	136,211
	Tireman's Fund In			3]	158,600	19	127,000
1	Occidental	6 +		21	82,650	26	82,315
	Pacific	h s		54	272,101	33	,
	Union	b 6		19	=215,600	5	
	California	4.4		10	67,000	5	37,500
	'San Francisco	6.6		13	28,600	()	22,050
	Mer. Mut. Marine	4.6		1	8,500		
	Pacific Bank			ō	54,500	1	33,000
1	City Bank of S., L	. & Dis		66	52,692	õ	5,090
	California Trust Co			2	6,500		
	/1 1/11/1/1			2001	11 171 709	1000	25, 200, 100

Grand Totals.......... 3004-11,451,708-1996-85,392,422 $^{\circ}$ The German Savings and Loan Society commenced business in April, and the San Francisco Insurance Company closed business in June.

Above will be found a table made up from our book of statistics, which shows the total number of real estate mortgages taken and releases made by private individuals and our savings banks and insurance companies, in 1863. It will be seen that the Hibernia Bank did more than double the basiness of any other, and that the Clay-street Savings and Loan Society, in its turn, did more than double the business of any of the rest of the banks. The French Society comes third; the German Society (it has been only nine months in existence) fourth; the Savings Union fifth; the Odd Fellows Bank sixth; the Pacific Insurance Company seventh; the Building and Loan Society eighth; and the Union Insurance Company ninth; the Fireman's Insurance Company tenth; the Occidental Insurance Company eleventh; and the California Insurance Company tweltth. The number of depositors has been increased 3,800 during the past six months, and 6,000 during the year. The following table shows the number of depositors at present having open accounts with the above institutions, and the average amount due to each:

1	depositors.	Average.	
California Building, Loan and Savings	-1.900	\$ 426	
Farmers and Mechanies' Savings	332	456	
French Savings and Loan Society	3,500	870	
German Savings and Loan Society		480	
Hibernia Savings and Loan Society	, , 14,060	695	
Odd Fellows Savings Bank	739	45~()	
San Francisco Savings Umon		715	
Savings and Loan Society		1,044	
Totals	99.893	\$748	
TORAIS		4.4.30	

The dividends lately paid to depositors by the Savings Banks ranged from 912 to 11 per cent, per annum.

Seward, the Great Real Estate Buyer.

On New Year's day, during a lull among the callers at Secretary Seward's, he introduced the subject of new domain for the United States, and remarked that while the work of disintegration was going on through all the adjacent territories on this continent, the fragments were all gravitating toward the United States, "The work," he added, "goes on very rapidly. Why," he continued, "to-day we can buy St. Thomas for far less than we could one year ago. The Danish Government evidently views with alarm the movements in the various West India Islands." Before Mr. Seward concluded, he gave free expression to his views, and spoke of the action of Congress as niggardly in preventing him from buying up all the tracts that can

The probability is that the incoming of Grant's administration will displace Seward from his chair as Secretary of State. Mr Seward appears to have a mania for real estate operations, a mania which he cannot, perhaps, better gratify anywhere than here. We therefore invite him to commence operations in San San Francisco. He will find purchases here much more profitable than that of Alaska is ever likely to prove.

No More Extensions. The prospects are not encouraging to those who have street extension schemes in view. The success of the Montgomery street extension will probably be the certain deleat of like speculations. Parties owning property that is centrally located in the large blocks extending south from Market street, are holding at extreme prices, based on the possible contingency of being favorably located for street extensions. A quietus will soon be placed on the talked of Sansome street extension, by the crection of a costly block of buildings, now being constructed on the middle hundred vara lot fronting on Market street, between First and Second. The cost of the whole, when completed, will not fall short of \$200,000. We predict that in the tuture no more "opening" of new streets in the business portions of the city will be made, except by legislative enactment.

Loan Societies and their Benefits.

An article lately appeared in the Morning Call, in which the writer took the ground that "it was open to doubt whether savings banks do not produce as much evil, by confining their loans to city lots and inducing inflation of prices, as they do good, by being a reliable place of deposit and of profit for the savings of the working-classes. We agree with the Call that the usefulness of these banks is greafly restricted by the rule which compels the loaning out of their funds almost exclusively upon city real estate. Occasionally money is loaned with very large margins upon ranch property, but not more probably than two per cent. of the deposits are thus let out. In THE CIRCULAR for April, 1867, we had the following remarks upon this subject: "The real estate of this city has far too much capital for loaning purposes offering to it, while our manufactories, the farmers, and many other legitimate interests, which would greatly benefit the coast if fostered with monetary aid, are calling loudly for help. The law which limits the operations of loan societies to city property might, we think, be profitable not be incompatible with perfect security for the depositors' interests. As it is, the rate of interest carned and profits accruing to the latter class are on the decline, while a change such as we have mentioned would aid the State's progress, and add to the profits of depositors also."

We are still of the opinion expressed then and quoted above. Loan societies have, however, even in their present limited sphere, been of incalculable public advantage. By their aid, a man owning a lot is enabled to erect a house upon it, become his own landlord, and use the money he had been in the habit of paying out for rent in freeing his house and lot of debt. This is the chief public benefit derived from loan societies. That by means of the money which can be borrowed from them upon vacant lots inflation has been stimulated, is undoubtedly true; but this is but an ounce of evil, where the other benefit mentioned is a pound of good. Real estate here will keep at what many will call inflated prices, although every loan society in the city ceased lending money upon it to-morrow. The way to check further inflation is to do away with centralization. Let our loan societies extend the field of their operations by lending more largely upon interior securities and upon manufactories in this city or configuous to it. Let the rule be adopted of not loaning more than one-third or one-fourth the value of the ranch or manufactory, and thus a sufficiently broad margin will be kept for the complete safety of the money loaned.

The Call says that the banks charge borrowers more than the current rate of interest, by means of premiums and other charges. This is not so. Premiums, at least by the chief banks, are no longer charged; and the rate of interest is always lower, and a borrower's risk of foreclosure much smaller, in dealing with a savings bank than when borrowing from a private individual. One of the most beneficent features of the savings societies is the monthly instalment system, under which a borrower can have from four to six years to pay back his loan. This arrangement can seldom be made with a private lender; and where it can be, he charges a much higher rate of interest than the banks, and, in addition, he frequently closely watches and takes the first opportunity to foreclose and sell the delinquent borrower out. Banks never do this but in the most extreme cases. Foreclosure is resorted to only when there is no other possible means of resort. Our savings bank system may not be perfect, but the industrious classes-both depositors and borrowers-could ill do without these institutions.

The Pina Grant-Cheek and Chlcanery.

An attempt is now being made to revive the Pina claim, which was one of the most baseless and impudent that ever was set up even here. It was promptly defeated by the U.S. Commissioners, and has slumbered in oblivion and disgrace ever since. An effort is now being made to resurrect it, and upon the principle that it is better to be hung for the stealing of a sheep than a lamb, the schemers have nearly doubled the extent of their claim. Originally their modesty would have been content with the Government Reserve; but now they want not only that, but vast tract of outside land adjoining it, extending to the ocean and running south of and including the Cliff House road, and land contiguous. This claim has not the shadow of a chance of success, so far as the recovery of the land is concerned, and this its originators well know; but then there are a great many fools a the world, and it is believed that a number of them own outside land, and will "come down" when blackmail calls.

FOLSOM, NEAR TWENTY-FIRST .--- We offer for sale cheap lot 250x125, with two corners, on Folsom street, near Twenty-first.

CHOICE KEARNY STREET PROPERTY FOR SALE.-We have now for sale two of the choicest pieces of property on Kearny street. Each yields a lirst-class income, and each will be sold reasonably, if disposed of immediately.

SANTA CLARA COUNTY ITEMS .- From the San José Mercury of December 24th, we glean the following:

"We are gratified to learn that the agent of the University of the Pacific has sold a sufficient number of lots in the University tract to pay for the entire tract, with \$1,000 to spare. There s, hesides the University site, about 140 acres of land left, which will readily sell at \$75,000. It is expected that work will be commenced upon the building early next spring. The location, about half-why between this city and Santa Clara, is without doubt the finest in the State for College purposes."

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM DECEMBER 26th, 1868, to JANUARY 25th, 1869, 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 bong fide sales are given. North of Market Street. East side Front, 25% feet south of Washington, south 204-6 x 120; Northwest corner Front and Pine, north 60x9212. West side Sansome, 43 6 feet south of Lombard, south 41x137 5... Southeast corner Dupont and Commercial, south 65x 38 1, with a two-story brick building, formerly California Hotel.

West side Stockfon, 119% feet south of Lombard, south 48x137%. East side Stockton, 90 1-6 feet north of Pacific, north 18 2x68.... East side Stockton, 45 feet north of California, north 15x98 5. Vest side Stockton, 82 \(\frac{1}{2} \) feet south of O'Farrell, south 27 \(\frac{1}{2} \times 137 \) \(\frac{1}{2} \) = 12.500 East side Mason, 80 feet north of O'Farrell, north 20x6). East side Taylor, 112 % feet south of Ellis, south 25x137 bg; sold last Spring for \$3,000; December 24th, for \$3,250; resold for ... 4,000 July 19, 1868, for \$4,300; now resold with two frame houses Northeast corner Jones and Sacramento, north 60x68..... March 7, 1868, for \$67 per foot; now resold for \$80 per foot...

Southeast corner Union and Leavenworth, 50-yara
North side Union, 45 feet west of Jones, west 461, x1.3712 North side Green, 240 feet west of Hyde, west 20x120 South side Vallejo, 160 feet west of Stockton, west 227 x x 137 12; sold October 26, 1867, for \$000 North side Broadway, 137 ½ feet west of Leavenworth, west 23x137 ½ 1,750 Southeast corner Clay and Battery, east 85x29 at with L in rear on Bouth 25x291.... East side Clay, 93% feet west of Pike, west 30 ', x103; sold February 9, 1867, for \$10,000, and Qctober 8, 1868, for \$11,000 ... North side Sacramento, 60 feet east of Taylor, east 20x46; lot sold Southwest corner Bush and Sansome, 50-vara, Cosmopolitan South side Bush, 52 \(\gamma\) feet west of Powell, west 30x112 \(\gamma\)....... South side Bush, 112 2 feet east of Hyde, east 25x137 South side Bush, 2063; feet west of Hyde, west 68 (ALET) North side Sutter, 1611 feet west of Jones, west 25x13712...... Northeast corner Sutter and Mason, east 37 5 x87 5 7,675 North side Sutter, 123 feet west of Sansome, west 122x137 5 feet. 122.500 North side Post, 100 feet west of Powell, west 36x137 2, with L in

North side Post, 112 2 feet east of Leavenworth, east 25x137 2.... South side O'Farrell, 37 is feet east of Jones, east 22 is x75...... South side Ellis, 82% feet east of Jones, cast 97%x137%...... North side Eddy, 200 feet west of Powell, west 25x62 2

 Southeast corner Taylor and Hyde, 50-yara
 15,690

 South side Taylor, 2033, feet west of Hyde, west 25x137
 2,100

 South side Market, 200 feet west of Third, west 50x100
 60,500

 South side Market, 425 feet west of Third, west 25x100, and 20x100 South side Market, 450 feet west of Third, west 25x100, and lot 20x70 in room on Statement property, and a lot in the rear on Stevenson street, 80 feet front by 70 in depth, was sold February 26, 1868, for \$25,900 - 26,500 South side Market, 250 feet west of Sixth, west 25x90. 12,500. House and lot northwest corner Market, and Van Ness avenue, lot 28's on Market, north 55's on Oak, east on Oak 23 to Van ss, south on Van Ness 39 1-6; lot sold April 15, 1867, for

North side Market, 76% feet east of Haight, northeast on Market 33 10 %-12, south 67% to Rose street, west on Rose 27%, south about 70 to Market ... Northwest side of Market, 310 feet northeast of Noc. northeast 50x -115; sold November 19, 1868, for \$3,000. West side Steuart, 229 1-6 south of Mission, south 157_{6} x1.37 1 2.... Northeast corner Fremont and Folsom, 50-yara, with frame baild- 1 ings, renting for \$450 to \$500 per month; sold last Spring for \$55,000.

South of Market and East of Ninth. West side Third, 125 feet south of Folsom, south 25x80....... \$18,000 West side Third, 125 feet south of Brauman, south 25x80; sold Southeast corner Fifth and Clary, south 10x80 to alloy; sold-Au, East side Fifth, 80 feet north of Harrison, north 19x80. Southeast corner Sixth and Minne, south 30x75.
East side Sixth, 275 feet north of Howard, north 25x75. West side Sixth, 100 feet south of Bryant, south 50% 55, with three three-story new buildings worth about \$5,000. The lot sold January 23, 1868, for \$76 per toot, and on June 42, 1868, for \$120 per foot: land now sold at the rate of \$190 per foot ... 17 000 Southwest corner Seventh and Mission, south 30 ys0 feet, also, south side Mission, 80 ft. west of Seventh, west 20x55. The Seventh street lot sold September 8, 1868, for \$8,950, and the Mission

street lot November 4, 1868, for \$2,500 -\$11,450 for both now resold for East side Ninth, 90 feet north of Folsom, west 25x75... North side Mission, 75 feet east of Sixth, east 50x160 to Jessie, with three frame buildings on Jessie, and one larger one and stable on Mission, the whole renting for 200) permonth, and worth about \$10,000 ... Lot north side Mission, 205 feet west of Sixth, sold February 24, 1868, for \$2,500, and May 2, for \$2,700; now resold for...... South side Folsom, 75 feet east of Ninth, east 50x90. North side Harrison, 225 feet west of First, west 50x73 1-6. South side Harrison, 400 feet cast of Third, east 25x160 to Clary... North side Harrison, 275 feet east of Courth, east 50x160 to Clary... North side King, 137 of feel west of Fourth, west 137 of North side Channel, 137% feet east of Sixth, east 45% x137%

North corner Channel and Sixth, northeast 45 ax137 \(\gamma : \) also, north side Channel, 91\(2 \gamma : \) feet east of Sixth, east 45\(\gamma : \) x137\(\gamma : \)...... Mission Addition and beyond.

North side Thirteenth, 196 feet west of Mission, west 21 by a venue, cast 143, southeast 25, southwest 145, northwest 25...... South side Seventeenth, 100 feet east of Eureka, east 25x75 Southwest corner Eighteenth and Eureka (a 60-fee) street between Diamond and Douglas), south 75x125. South side Eighteenth, 431 feet cust of Dolores, south 100, easi 30, North side Twentieth, 180 feet west of Guerrero, west 50x114; sold February 29, 1868, for \$500. South side Twenty-first, 95 feet west of Folsom, west 32 \(\frac{1}{2} \text{x} 95. \). Southwest corner Twenty-third and Chattanooga, west 125x110... East side Mission, 50 feet north of Fourteenth, north 25x80; sale Twenty-sixth street), northeast 90x200.... East side Howard, 120 feet north of Nineteenth, north 60x1221/2; sold October 19, 1868, for \$3,200...... Northeast corner of Howard and Nineteenth, north 60x1221/2 feet; sold July 13, 1868, for \$5,750.....

West side Folsom, 3017s feet north of Twenty-fourth, 50 front by 33.1-6 in rear and $122.{}^{6}{}_{9}$ deep; sold November 21, 1868, for \$1.500; and December 29, 1868, for \$2,000; now resold for ... East side Valencia, 222 feet south of Thirleenth, south 71x80..... East side Valencia, 245 feet south of Nineteenth, south 30x137 %;

117%; sold March 30, 1868, for \$23 per foct; new resold for \$35 per foot..... West side Guerrero, 80 feet south of Fifteenth, south 25x100; sold September 23, 48/8, for \$750. Southeast corner Dolers 8 and Eighteemth, south 30x110; sold September 4, 1868, for \$750 East side Church, 78 feet north of Twenty-secon I, north 25x125; sold September 3, 1858, for \$125.... Northwest corner Noe and Beaver, north 100x110 feet; sold April 3, 1868, at the rate of \$14 per foot -\$1,400 in all; now resold in two subdivisions at the rate of 35 per foot. East side York, 208 feet north of Twenty-fourth, north 26x100, with

ld August last for \$650; now resold for.. East side York, 240 feet south of Twenty-fifth, south 60x200 to lampshire street, on which it also fronts 60 feet........... West side York, 130 feet south of Twenty-third, south 26x100; sold July 7, 1868, for \$600; and November 17, 1868, for ... West side Alabama, 100 feet south of Twenty-fifth, south 40x100... West side Mahaner, 95 feet south of Twenty-second, south 30x100 West side Capp, 195 feet south of Twenty-fourth, south 65x115... West side Capp. 100 feet north of Seventeenth, north 25x105, with house,

Western Addition. Block 27 bounded by Larkin Polk, Lombard and Greenwich. Southwest corner Larkin and Olive ave. (left, O'Farrell and Ellis)

Southwest corner Polk and Clay, south 21xsi. Northwest corner Van Ness avenue and California, north 1373av. 117 %; also, quitelaim deed to lot on north side California, 117% west of Van Ness ave., 20x137%, with Lin rear 20x 22% Southeast corner Franklin and Oak, south 59x97 (; sold April last for \$2,875... East side Steiner, 87% feet south of Ellis, south 50x65%; sold July 10, 18 S, fer \$1,000; December 26, 1868, for \$1,150, and now resold for . outheast corner Devisadero and Clay, south 27 ', x8U₄.,...... uthwest corner Filbert and Octavia, west on Tilbert 412 to feet to Lagrang by 137% on Octavia and Lagrana: also north side Filbert, 137% west of Octavia, west 275 to Laguna by 275 or

Laguna and 275 on Greenwich; four corner and three middle 50-yara lets; these lets were sold March 3, 1868, for \$13,000; in rear 25x25; the full 50-vara in which this lot is situated was sold January 16, 1868, for \$3,000 South side California, 112% feet east of Polk, cast 25x(37%..... Southeast corner California and Franklia, cast 95x137 \$ South side California, 68% feet east of Steiner, half 50-yara..... Same as last described, resold for... South side California, 137% feet west of Scott, 50-yara; sold January 26, 1867, for \$1,200.

North side California, 110 feet east of Baker, cast 55x13232; sidd June 8, 1868, for \$800..... South side Pine, 185, feet west of Polk, west 23 [x120] to Austin: sold September, 1863, for \$275, and about July, 1861, for

\$600; now resold for.

North side Pine, 51 by to et east of Sleiner, cast 51 by x110; sold June, 1867, for \$11 by for foot; September, 1867, for \$16 by per foot; North side Bush, 99 feet east of Franklin, east 25x60; sold January 14, 1868, for \$700 South side Bash, 110 feet east of Gough, east 27 \x120; sold at Beidemen sale, Jane, 1867, for \$1,150. South side Bush, 137% feet cast of Gough, cast 27%x120; lef sold at Beideman sale, July, 1867, for \$1,200.

North side Bush, 1061, feet west of Webster, west 25x1271...... North side Bush, 137% feet west of Scott, west 27%x137%...... North side Bush, 165 feet west of Scott, west 25x137 1 ... North side Sutter, 157 by feet west of Polk, west 40% x120; sold May

last for \$5,500. Northeast corner Sutter and Webster, 50-yara; sold May 11, 1867, for \$2,000; streets improved since. South side Post, 220 feet west of Larkin, west 25x120; sold April October 3, 1868, for \$115; per foot; new resold for \$55 per ft. South side O'Farrell, 150 feel east of Laguna, east 25x120; sold South side Ellis, 165 feet west of Octavia, west 27 \(x\) 137\\ 2; \(80\) id July, 1867, for \$800. North side Ellis, 125 feet east of Lagrana, east 25x120. Same as last described, resold for ... South side Ellis, 137% feet east of Laguna, east 27% x120 1,100

North side Turk, 190 - feet west of Buchanan, west 26x120. North side Tyler, 137% feet west of Larkin, west 137% x120; sold July, 1867, for \$4.250. 11,000 North side Tyler, 110 feet east of Scott, east 27%x120; sold May, 1868, för s600 North side McVlhster, 147% feet west et Polk, west 68% x120..... North side McMlister, ILC, feet cast of Van Ness avenue, east Southwest corner Mc Mlister and Pierce, 50-yara: sold May, 1867.

North side Ellis, 1, 8% for t west of Webster, west 15x120; sold May

for \$1,500 North side Fulton, 27% feet west of Webster, west 27% x80..... South side Grove, 15s , feet west of Polk, West 48x80; sold Dec. 9, 1868, for \$2,300.

South side Grove, 182% feet west of Polk, west 24x80; sold Dec. 9, 1868, for \$1,150, and July 15, 1869, for \$1,750. 1868 for \$2,300. Southeast corner Haves and Laguna, cast 27 5x120...

Southwest corner Fell and Octavia, west 821 x120 feet. The entire 50-yara in which this lot is was sold Dec., 1865, for \$5,000,... Southwest corner of Page and Buchanan, west 275x120...... Northwest corner Haight and Gough, 50-yara; sold February 12. 1sos, for \$10,000......

Miscellaneous Sales.

North side Dorland, 320 feet west of Church, west 25x113...... Lot 6, block 337, South San Francisco Homestead. West side Tennessee, 150 feet north of Solano, north 50x100.... North side Dorland, 320 feet west of Church, west 33x113..... Lot 8, block 21, University Homestead ... Lot 2, block 87, University Homestend..... Lot 5, block 291, and lot 8, block 362, Golden City Homestead.... I'wo acres in lots 1, 2 and 3, block 18, Long Branch. Lot 4, block 255, and lot 1, block 358, Golden City Homestead....

Lot 4, block 255, Golden City Homestead, resold for.......... North side Seventh Avenue, 120 feet east of L street, east 30x100, Central Park Homestead.

North side Minna, 65 feet east of Eighth, east 20x80......

West side Oak Grove Avenue, 125 feet south of Harrison, south 25x112. West side Oak Grove avenue, 150 feet south of Harrison, south 25x112. Lot 5, block 296, lot 10, block 362, Golden City Homestead......

North side Army, 280 feet from Sauchez, west 40x114.....

North side Army, 240 feet from Sanchez, west 40x174:..... Sume as last described resold for.

West side Downey, 146 feet south of Bryant, 23x75,
East side Pern avenue, 100 feet north of Eddy, north 50x90. -5.000East Side Clinton, 250 feet south of Bryant, south 25x75.... South side Stephenson, 75 feet east of Ninth, east 100x75...... Lot 124, Gift Map 1. North side Bernard, 200 feet east of Leavenworth, east 20x60... Lots 398 to 407 inclusive, and lots 523, 525, 527, 529, 531, 532, Gift North side Natoma, 205 feet east of Slxth, east 32 6x80

Lot 19, block 349, South San Francisco Homéstead... East side Moss, 100 feet south of Howard, south 25x75.... Lots 952 and 954, Gift Map 2. Lot 4, block 493, Golden City Homestead, . . North side Haven, 1144 west of Leavenworth, west 23x683; outh side Parker, 100 feet west of California avenue, west 25x100 Lot 3, block 267, South San Prancisco Homestead Lot 119, block 140, Central Park Homestead . . . East side Ritch, 175 feet south of Folsom, south 25x80...... Lot 10, block 11. Fairmount tract.... South side Parker, 75 feet west of California avenue, west 50x100. South side Jessie, 275 feet east of Sixth,east 25x70 East side Lafayette, 104% ft. south of Brunswick, south 106%x178 North si le Freelon, 250 feet east of Fourth, cast 25x80..... East side Hawthorne, 225 feet north of Harrison, north 25x112½. East side Washington avenue, 375 feet south of Precita Place,

s of the 25x110.

Lot 16, West End Homestead. Block 18. West End Map 1.7. Southwest corner Ninth avenue and Justreet, west 175, south to north line South San, Francisco Homestead tract, east to west line of J street; north 65 4. Central Park Homestead... - 1,700

North side Stevenson, 195 feet west of Third, west 20x70 12,000 Lot 1, block 25, Fairmount tract,..... Lots 226 to 229, Gift Map 2 South side Tehama, 130 feet east of Ninth, east 21, v80 North side Minna, 74 feet éast of Second, cast 22xc0. of 20 West End Homestead North side Tenth avenue, 190 feet west of L street, west 50x100, Central Park Homestead... North side Hunt, 200 feet cast of Third, east $27 \log x 55$ North side Jussie, 210 feet west of First, west 25x(0)
Lots 8, 9, 10, 39, 40, block 8, tract A, People's Homestend.

Lots 87 to 96 inclusive, Gift Map 4...

Lots 10, 39, fract A. People's Homestead. Lot 5, block 191, South San Francisco Homestead Lats 56 and 58, Gift Map 3. Southwest side of Nevada, 382 % feet southeast of Folsom, southeast 10x60 Lot 9, block 30, West Fnd Map 1. Lot 12, block 312, South San Francisco Homestead East side Tennessee, 250 feet north of Sierra, north 50x100...... Lots 1 to 15 inclusive, Gift Map 1 South side Malvina Place, 97% feet west of Mason, west 20x60.... 10500 South side Clary, 231 feet west of 15tch west 20x80.
Undivided one quarter east line Phelan and Vantine tract, 450.

feet north of Point Lobos road, west 294, north 9 deg. 13 min , west 350, east 291, south 350.
Undivided one-half 13 31-100 acres, commencing center line West Twenty-fourth street and neghline Point Lobos road; north 11637, south 81 deg., west 571 24-12, south 94 deg., east 1110¹), north 86³, deg. east 155 11-12...

Lots 6, 7, 9, 10, Pacific Savines and Homestend. Lot 1, block 368, Golden City Homestead North side Natoma, 125 feet east of Ninth, east 25x75. 3.005 West side Jersey, 225 feet south of Twenty-second-south 25x100, 500-La Huerta Vieja at Misslon Doleres.

Northwest side California avenue, 110 feet north of Eugenia, north
60, west 160, north 60, west 20, south 60, west 40, south 60,

east 220 Lets 28 and 29, block 394, Haley tract. Same as last described resold for

1 home 23 | -23

How to make Private Residence Property Pay.

Instead of building one house upon twenty-five feet, or two upon fifty feet, we have frequently shown land owners that there is abundant room and much more profit in building two houses upon thirty-five feet, or three upon fifty. As an example of the truth of this, two houses have lately been erected upon O'Farrell street, east of Mason, upon a lot 321% by 871% feet in size These houses were built upon a first-class plan, which did not allow of any waste of space. In fact, space was so much economized, that we are sure there is as much room and as many conveniences in each of them as there are in many houses having a frontage of twenty or twenty-two feet. The houses alluded to are two-story ones, with large and spacious ground cellar and wash-room cornecting with the yard. The first floor consists of front and back parlor and kitchen. There are four rooms and bath-room upstairs. The stairs lead directly to the second story, without turn of any kind. Each house has seven spacious closets, hot and cold water, and gas arrangements, marble mantels, cornices, inside blinds, patent water closets, and drain connecting with the street sewer. They are, in fact, first-class residences, in which small families can make as great a show as in larger houses, without the extra carpeting and furniture which a large dwelling would require. There is less cleaning required, too, and a servant can be dispensed with, if the wife wishes. The cost of these honses was nearly \$6,000. The land cost \$4,000. Each house leases for \$65 per month-\$130 in all. Thus they yield a better net rate of income than the most of business property, for which there is such a rage. W. H. Bayless, architect, drew the working plans, and superintended the con struction of these houses. He performed his duties faithfully and for a very reasonable compensation. Nicholas Campbel was the builder, and the houses are a standing certificate of recommendation for him. Our object in speaking of these dwellings is to show that what we previously pointed out in theory, through the columns of THE CIRCULAR, can be profitably carried out in fact, when rightly set about.

A great Street Rallroad Company. The annual report of the Third avenue line, New York, read in November, shows that twenty-two millions of passengers have been carried during the past year, an increase of two millions over 1867. The company employs 1,475 horses and 186 cars running at intervals of one minute during the day; it uses 475 bushels of corn and ten tons of hay per diem, grinding and cutting the whole upon its premises, and it has recently purchased the block bounded by Third avenue, Sixty-sixth and Sixty-seventh streets, for increased stable facilities.

The Montgomery Street Extension.

We carefully refrained from expressing any opinion upon the relative merits of the new and old projects for the extension of Montgomery street last month. To adopt a similar course now would seem like a desire to avoid the responsibility of expressing an opinion upon a question of great public interest. While it seemed at all uncertain which project would be successful, we refrained from saying anything that might appear either to favor the one or to injure the other. But the position of affairs has changed. The old extension scheme is a dead thing of the past; the new project is a living one of the present. The old scheme we are not to have; the new one is now in process of being made. So far as our personal wishes are concerned, we would have preferred to see the old project succeed. We aided it in every way that we could; and we believe that our office was the only real estate office in fown where the maps were to be found, showing how the old plen intersecte! the various blocks. But now that the necessity for the first scheme less been anticipated, we feel at liberty to say that viewed in the light of public interests, the new extension is much to be preferred for various reasons. Its chief merit, perhaps, lies in the fact that it does not call in the nid of the law to take one property owner by the throat, compelling him to sell at a fixed price, or to compel another to pay assessments for advantages which he may consider leftshanded ones. No ill-feeling, no reflections upon our Courts and their rulings. upon commissioners, and between property-owners, are engendered, and all of these must have been much stirred up by gengeren, and an or these the old extension project—a project which was bilterly oppose by Third, Fourth, Fifth and Sixth street owners, who formed a league to oppose it, because of the injury which they claimed it would work both to the symmetry and the business of those streets. Not one of these owners, so far's s we are aware, have a word to say against the new extension. It will only enter in a general way into competition with the last named streets. Indeed, it will not enter into-competition with them at all. because the new street; like the old one, will be a thoroughfare for first class business only, while Third, Fourth, and Sixth streets can, at best, only claim to have control of a second

class business. The above are sufficient reasons why the public should prefor the new extension-project. But there are others. A few persons control the land along the new street, and they are menof abundant me dis. They mean to have the most spacious and elegant buildings only-creeted upon it. -Where there are a variety of owners, their means and their-ideas of improvements are also varied. One owner will erect a palace-like structure, while his neighbor adjoining him will keep a rickety frame shanty upon his lot, making a wedding of poverty and affluence, of architectural beauty and squalor, that disfigures the street and makes the improvements most unsightly. For the reasons named, no such unpleasant contrasts will be seen upon new Montgomery street. .

In addition to erecting fine structures, the owners of the extension-promise to have every facility upon and in the new street and buildings which will minister to the convenience and health of both the public and the occupants of the houses. The chief opposition to the last extension appears to love spring from the idea that it was somehow unjust for a few persons to make the enormous amount of money that they will by the opening of the new street. Our ideas on this subject agree with those of most people. We think it is an outrage that we did not get a slice of such a rich pie. If we had obtained a share we should feel much better satisfied. But as it is, no injustice has been worked to any one. Had the prime movers in the scheme come forward originally and told all the property owners along the new line that if they would unite and give up a portion of their land for an extension of Montgomery street, they would make over two millions of dollars, hey would have listened, but they would not have moved in the matter. Property owners can come forward and voluntarily extend Sansome or Dupont streets, and make a large amount of money by the operation; but who supposes that they will make the altempt, or that, if they did, they would remain from those bickerings and divisions which would crush the project? The simple fact is, there are only two modes by which a street extension can be made, viz.: either by the plan which the owners of the new extension pursued, or by an order from the Courts on the plea of public necessity. As regards this extension, the projectors paid the owners of the land an average of 60 per cent, more than its market value, and if they, by turning it to n use to which under no other circumstances it would have been devoted, have made over two millions of dollars, we cannot see that they are indebted to

anybody but themselves for such a smart move. Land on the best portions of Kenrny street is worth about \$1,500 per foot, while choice lots on Montgomery street are worth \$3,000 per foot, with little or none for sale even at that figure. We estimate that lots on new Montgomery street would sell for about \$2,000 per foot; and under this estimate the owners of it will make nearly two millions and a-half of dollars. Whether it sells for even more will burgely depend upon the owners themselves. The surest way to make the most of the position, and to gain public favor, is for them to keep their promises to make the new street as much an ornament as it will be a convenience to the city.

MARKET STREET,-Four-inch planking has been laid upon Market street from Sixth to Ninth-a most desirable and much needed improvement. The rest of the street, however, from Ninth to the railroad depot, is still in very bad order. It is ankle-deep in mad in rain, and deep "chack-holes" are plenty upon it. We are informed that a sewer is about to be built in Market, from Ninth to Twelfth. When that is done, either Nicolson pavement or planking will be laid on the street out to

THANKS .- We return our sincere thanks to the Commercial Herald for appropriating our real estate figures and facts for 1868, in its annual summary, without a word of credif. The theft was made so coolly that we had no fime to think of the injury; but were lost in admiration at the self-possession of the thief. Our commercial friend will please come again.

The Circular and the Montgomery Street Extension.

of playmentaries with the state of the state

An irresponsible paper published in this city lately uttered some maticions and barefaced untruths about us, in connection with the new extension of Montgomery street. In our last issue We studiously refrained from expressing any opinion about the relative merits of the old and new extension project. That this may be made clear, we annex the chief portion of qur remarks from the December number of THE CHCULAR. It read "An extension of Montgomery street, from Market as far south as Howard, is now certain of accomplishment, upon a dif-

ferent line from that proposed by the first extensionists. The new street will run parallel with Second street, and will be wider than the present Montgomery street, but how much wider has not yet been decided. Of course, as the streets south of Market are laid out differently from those north of it, the new street will not be upon an exactly parallel line with the old one, but will face the present street more directly than Third does Kearny street. The parties who are to make the extension have purchased the larger portion of the property involved in it."

In using the words "wilt" and "will be," which are italicized above, we had not the slightest intention of implying that the consummation of the new extension was not open to the usual uncertainty which attends all projects that are unfinished. But with wilful perversion, the sheet alluded to endeavors from these words to extension. ins, nowever, was the smallest outrage. It says:

"On referring to the purchases recently made on the proposed new line of the extension, it is, to say the least of it, very singular that we should find this gentleman's name appearing as that of one of the largest buyers."

The statement made above, that our name appears as one of the largest purchasers in the new extension, is a falsehood made out of whole cloth. Our name appears nowhere on the records in any manner, directly or indirectly, in connection with it. We never were consulted, employed, paid or visited at any time, or under any circumstances, by those who are interested in the new extension project. And that we never aided them, and were never employed by them in any way to secure any of the property, any and all of the various sellers will testify. Their names are on record, and they can easily be consulted in support of the foregoing assertions. The Circular has now been published over two years. Since it first appeared we think we have been sufficiently outspoken in our opinions. We have frequently given offense unintentionally in what we said, but never until now have we been charged with using it covertly to aid a scheme in which we were interested. The baselessness of this charge we have shown above. We have been repeatedly approached by those who wished to grind private axes in our sheet, but they have never succeeded in their attempts. We commenced its publication with the object of legitimately aiding our business, by spreading before the public all interesting real estate facts Previously to its appearance there was no fixed standard of valnes, because no one knew what property was or was not changing hands by bond side sales. But now each buyer knows what he ought to pay, jund each seller what he ought to receive. Every operator knows that, in consequence of the information we give, they can no longer take advantage of an owner's ignorance, and buy his land at half or two-thirds its vaine. We have honestly endeavored to give impartial justice to buyer and seller in all our remarks, and have the satisfaction of believing that our efforts have been appreciated by those whose good opinion we value. Our readers will bear us witness that we are not given to saying much on personal matters. What we have said above was forced from us by the impudent falsehoods of the sheet referred to.

Santa Clara County-The Rallroad to Gilroy, etc.

From a gentleman who has recently been through Santa Clara County, and who is a large landholder there, we learn that of the twenty-two miles of railroad necessary to connect San Jose with Gilroy, eighteen miles are built, and the remai ing four will be completed within six weeks. When this road is in running order, a ton of grain can be carried from Gilroy to San Jose for about one dollar. The present cost by teams is about five dollars-the saving, therefore, will be four dollars per ton. The fare, per stage, between the two towns, has generally been about three dollars; by the railroad it will be only about one dollar. When the latter is finished, a person can leave Gilroy about six o'clock in the morning, reach San Francisco at ten, have six hours here to attend to business; leave again at halfpast four, and reach Gilroy about eight o'clock at night. Before the advent of the road, two days were consumed and much additional way expense incurred in visiting the city.

More than half of the bottom land, and much of the rolling land, in Santa Clara County, has been plowed by the farmers. The seed in the rolling land was dry sown in anticipation of a dry winter. Much of the last described land has this season been turned by a plow for the first time. All dry sown seed is doing well. In some places it has sprouted up to a height of two

Rolling or stock land, eight to ten miles below San Jose, which was dull of sale at five dollars per acre three years ago, is now in active demand at twelve to fifteen dollars per nore. Valley land which was then worth twenty-five to thirty dollars per nere, now sells for forty-five to sixty dollars per acre.

We are told that the old make-shift farm-houses of past days are disappearing in Santa Clara County, and that substantial and comfortable dwellings are taking their places. Insting improvements of all kinds are being rapidly made. Formerly lwellings were erected with no expectation that they would last or be needed for more than a few years. But now the fact has become appreciated that farming nowhere pays better than in. It is a pernicious and dangerous one, and should be stopped. California, and that, if the farmer wills it, he can make his home as easy and as happy as the neatest in all of New England. It was high time for this conviction, for in the past our farm-houses, as a rule, have been pictures of shiftlessness and discomfort.

Some of those persons who think that there is more money in real estate here than in anything else in the State, would find, we think, if they tried, that there is as much profit, and vastly more health, in farming, than can be found in a life devoted to city speculation.

Sacramento Real Estate.

We of this city are apt-to flatter ourselves with the belief that San Francisco is the whole Pacific coast; that no other town in the State is increasing in anything like the ratio that ours-is. This may have been to a certain extent true some years ago, but it is so no longer; and we are glad that it is not. Our prosperity cannot be resting upon a solid foundation unless the interior and its towns share with us. This, both are new doing. Sucramento affords a striking illustration of this fact. Within two years its population has increased about 25 per cent., and the value of its real estate, we are assured, has increased about 40 per cent. This advance is not the result of speculative excitement, but the legitimate result of increase of railroad communication and of manufactories; but especially is it the result of the vast business which the Central Pacific Railroad Company has brought to the town. That company employs hundreds of machinists, blacksmiths, carpenters, carbuilders, etc., etc., in its extensive machine and other shops, in Sacramento-all of which very materially nid the town. Sacramento is situated near the geographical center of the State, and is connected with the country, north and south, by means of the river of the same name. The land, within a radius of thirty miles, is one of the richest agricultural portions of the State, and all pays more or less tribute to the town. Sacramento is destined to be such a railroad center to the Pacific coast as Albany is to the Eastern Atlantic States, or as Chattanooga is to the Southwestern States.

The climate of Sacramento is delightful and equable. The city is not only prosperous but wealthy, and may be said to have rebuilt itself within the last three years. A woolen mill is in successful operation, and a number of citizens are giving their earnest attention to silk culture; and in addition, have now a person traveling in Europe to learn the art of beet sugar-making, for which the soil and climate are admirably adapted. Is it surprising, then, that people should invest in real estate in a city which has such a promising future before it?

Annexed will be found the Sacramento city and county real estate sales, mortgages and releases, recorded between the 26th of December, 1868, and the 25th of January, 1869, inclusive:

Sacramento city sales...... 131 value, \$134,089 Total city and county sales last month.... 163 -- " -\$168,746 Total city and county sales previous month, 85 " 77,254

The above figure's show that the real estate transactions nearly doubled in number and more than doubled in value last month. We append a list of the sales which had a value of over \$3,000: Lot 80x145 feet, in the town of Sutterville, with a brick building

nsed as a brewery.

Lot 80x160 feet, on the northeast corner of Eighth and N streets. Lot 80x160 feet, on south side of H street, 160 feet east of Tenth. | 5,000 Lot 160x160 feet, on the southwest corner of Fifteenth and F.... Lot 20x80 feet, on north side of J street, 40 feet east of Sixth.... Two blocks between D and E and Eighteenth and Twentieth streets; the party owning refuses to make a conveyance of the above blocks and has been sued, to compel her to

Eleventh streets; was offered a month ago for \$4,500.... Dot:80x160 feet, on southeast corner of Thirteenth and H streets. Lot 40x160 feet, on north side of N street, 120 feet west of Seventh Lot 20x140 feet, on south side of J street, 140 feet east of Fifth; improvements, one-story brick building, 100 feet deep ... 7 acres, part of S. E. 14 of section 7, township 6, N. R. 6 E..... The block bounded by K. L. Twentieth and Twenty-first streets. 320x320 feet.... The block bounded by I, J, Twentieth and Twenty-first streets, 320x320 feet, offered one year ago for \$500..... 10 acres in Arrovo Seco Grant Lot 20x80 feet, on north side of J street, between Fourth and Fifth streets, and known as the Wilcoxson property.

Lots 1, 3, 5, 6 and 7, between H and I and Seventeenth and Eightenth streets, each lot being 80x160 feet... No. Mortgages. Value. No. Releases. Private individuals.......29 \$32,070 51,750 Sacramento Savings Bank....37 \$83,820 \$41,215

Record-Your-Deeds,

A case is now pending in one of our courts, in which a plaintiff complains of certain injuries, which he asserts he has sustained by reason of the seller of a piece of property disposing of it a second time. He (the plaintiff) admits that the alleged injury could not have taken place if he had recorded his deed. We have no sympathy with those who do not adopt for their protection the well-known means which the law provides. Every owner of property should remember that the withholding of his deeds fro record places him at the mercy of the person he purchased of The latter may sell a second time, and the title will become valid in the second buyer, so long as he purchased innocently and in good faith. The first buyer then has his remedy in suing the seller, but, as a rule, this remedy is barren of pecuniary results—the first purchaser can find neither money or property to seize upon. The object of a hall of records is to furnish a history of titles and conveyances. Now it is clear that if purchasers neglect to file their papers, the records cease to be reliable indicators of what transactions are taking place. The law makes the person who withholds his deed from record take the risk of his neglect. If he fails to notify the world that he has received a deed to a lot, and a second sale and deed are made of it, the recording of the latter carries with it the title, and leaves purchaser No. I with a useless deed in his hand. To avoid taxation, to escape judgments, to keep their purchases hidden from various persons for various reasons, many buyers here do not record their deeds. The practice is growing more common.

Real Estate Sales in Chicago in 1868."

The Chicago Chronicle shows that 8,174 real estate sales were made in that city in 1868, which had a total value of \$31,843, 272. In San Francisco, during the same period, 6,724 sales were made, amounting to \$27,217,026. But for the earthquake and a number of retarding causes, previously mentioned, our sales last year would have been equal to those of Chicago. That city has a population of at least 100,000 more than San Francisco.

Notaries Neglecting a Necessary Duty.

A short time ago a man was arrested in this city for forgery he having personated and forged the signature of an acquaint, ance, and by this means succeeded in drawing his friend's money from a savings bank. The success of the culprit in this case suggests the ease with which a purchaser of real estate might be defrauded by a person who falsely represented himself to be the owner of it. For instance one John Jones is desirons of raisingmoney, and is willing to run the risk of incarceration in San Quentin in the effort. He knows that his nequaintance. John Smith, owns a piece of land, and that he is out of the city at the time. He (Jones) acting upon this knowledge, goes to a real estate auctioneer or agent who knows neither of the parties. "He tells him that his name is John Smith and that he owns a certain lot which he describes. To ensure a quick sule he asks a little less for the property than it is worth and thus makes an immediate sale. The title is searched, the deed is made out, he signs it as John Smith, and the notary affixes his certificate to the deed, in which he sets forth that the said John Smith was personally known to him to be the person described in and who executed the deed. This statement is attached to the certificate because the law requires a notary to know that a man who signs a deed is really the person he represents himself to be. But this duty—this protection to the buyer—is neglected by notaries. Entire strangers appear before them representing themselves to be certain persons, which, so far as the motary is concerned, they may or may not be. The provisions of the law requiring the notary to satisfy himself of the identity of a person signing a deed before him, as fully as a banker does ere he pays out money to a stranger, should be enforced. Under the present custom any sharper may pretend to sell property which he does not own, and the swindled purchaser may not discorn the fraud until months after he has been duped.

FIFTY-VARAS IN WESTERN ADDITION.-We have now o our board a number of the best middle and corner 50-vara lots in the Western Addition, some of which we can sell in subdi-

FOLSOM STREET LOT FOR SALE.—We now offer for sale cheap a corner lot, about 200x150, on Folsom street, inside of Fifteenth.

Insurance Rates Advanced.

For the purpose of placing the business of underwriting on fire-risks in San Francisco on a paying basis, the Pacific, Union, Fireman's Fund, Occidental, Home, Mutual and People's of the local companies; and of the Eastern companies the Ætna, of Hartford; the Phoenix, of Hartford; Home, of New York; North America, of New York; Manhattan, of New York, and Phonix, of Brooklyn; and of the European companies, the Liverpool and London and Globe, Hamburg-Bremen, North British, Imperial and Northern, have agreed on an advanced tariff of rates, as follows: On first and second class brick, 70 cents: on third class brick, \$1 on the \$100; on warehouses, 75 cents; on detached dwellings, 75 cents. This advance will be from 15 to 50 per cent, the smallest advance being on second class brick, from 60 to 70 cents, and the largest on detached dwell ings, from 50 to 75 cents on the \$100.

NOTICE.—THE COPARTNERSHIP WHICH, PRIOR TO THE first day of May, 1868, existed between the undersigned, under the firm name of GOULD & LOVELL, has been dissolved by nutual consent.

present carried on under the firm name of GOULD, LOVELL & FISHER, will for the future be conducted by the undersigned, under the firm name of LOVELL & FISHER.

EDWARD C. LOVELL, GEORGE W. FISHER,

The business of Homestead Secretaries and Real Estate Agents, at

Real Estate Agents, 415 Montgomery street (up stairs) near Wells, Fargo & Co.

GERMAN SAVINGS AND LOAN SOCIETY.—GUARAN-tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. ** Office hours from 9 A. M. to 3 P. M. Extra hours on Satur only. Loans made on Real Estate and other collateral securities, at current rates of interest.

NOTICE. -DISSOLUTION OF COPARTNERSHIP. THE COPARTnership heretofore existing between H. F. WILLIAMS, E. W. O'NEIL and R. C. PAGE has, this 21st day of November, A.D. 1868, been dissolved by mutual consent, and the affairs of the late firm will be settled up by II. F. WILLIAMS. E. W. O'NEIL intends opening an agency in New York city about the first of January, 1869, for the sale of California Lands, and H. F. Williams will be his correspondent in San Francisco. H. F. WILLIAMS,

R. C. PAGE.

THE REAL ESTATE BUSINESS WILL HEREAFat the same place, 407 California street, under the old firm name of H. F HENRY F. WILLIAMS,

LANDS FOR SALE OR TO LEASE IN NAPA VALLEY, INthe vicinity of Calistoga, on the line of the railroad, within three and a half hours from San Francisco, The undersigned will lease from Ten to Thirty Acres of CHOICE VINEYARD LANDS, to competent parties, for the term of Four Years, they planting the same in Vines, and cultivating them during the said term. At the expiration of the term ONE-HALF OF THE VINEYARD will be deeded the lessor for services. Also, to lease FOUR THOUSAND THREE HUNDRED ACRES of Grazing and Grain Lands, eight miles from Marysville, on the Yuba river, 2,000 acres under fence, on very advantageous terms. Also, a FARM OF THREE THOUSAND ACRES of Grazing Land, 25 miles from Sacramento City, on the Feather river, 1,500 acres under fence. Also, A FARM IN NAPA VALLEY, of 260 acres, on the most reasonable terms and credit. SMALL TRACTS FOR RESIDENCES at and near Calistoga, for sale, one, S. BRANNAN, two and three years' credit. Apply to S. BRANNAN,
420 Montgomery street, Third Floor.

MONEY TO LOAN ON GOOD CITY PROPERTY, BY THE HIBERNIA SAVING AND LOAN SOCIETY. - New Building, northeast corner of Market and Montgomery streets. Presi dent, M. D. Sweency; Vice President, C. D. O'Sullivan. Trustees: M. D. Sweency, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor, I'. 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 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. MERCHANTS' MUTUAL MARINE INSURANCE California street, San Francisco, Capital (paid np) \$500,000. No fire risks

J. B. Scotchler, President; Janez Howes, Vice President; E. W. Bounne, Secretary. This company is engaged exclusively in Marine In-

PACIFIC MUTUAL

THE INSURANCE COMPANY OF CALIFORNIA, Nos. 37 and 39 Second Street, Sacramento. Leland Stanford, President; H. F. Hastings, Vice President; Joseph Craekban, Secretary; Schrieber & Howell, General Agents. San Francisco Office, southwest corner Montgomery and Bush streets, rooms II and I2 (np-stairs). Issue all desirable kinds of life endowment and children's endowment policies, on most favorable terms, and at same rates as those of any other lifetclass company in the United States. Policies in this company are non-FORFEITABLE, and by the laws of California exempt from execution. The premiums received remain here, and are all invested in this State, at the regular rates of interest, and as they bring a larger profit than if sent East, as is done by Eastern companies, so will the dividends on the policies be

DEOPLES INSURANCE COMPANY-FIRE AND MARINE. Office, northeast corner of Pine and Montgomery streets. This company issues policies on all first-class fire and marine risks, on the most pany issues policies on all first-class fire and marine risks, on the most favorable terms. Directors: Milton S. Latham, D. D. Colton, Ed. F. Beale, B. C. Horn, A. Jacoby, H. W. Bradley, D. Murphy, B. Mendessolle; Arthur W. Jee, Robert Haight, C. E. Johnson, C. F. McDermott, John II. Wise, Philip Meagher, C. W. Kellogg, Eberhart, John Flanagan, Wm. Fishel, James E. Damon, John R. Hite, J. Ivancovich, E. J. Delaney, C. F. McDeumot, President; John II. Wise, Vice President; John Fowlen, Secretary; A. E. Mylott, Surveyor.

WORTH BRITISH AND MERCANTHE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office; S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WILLIAM H. TILLINGHAST,

General Agent for the Pacific States and Territories. CALIFORNIA STREET PROPERTY! AND MARKET STREET PROPERTY.—To let, the splendid warehouse now being erected on California street, 45 feet east from southeast corner of Davis street, and running through to Market street, baying same front or both streets, viz: 45 10-12x250 feet deep, and being two stories and base ment, making one of the most eligible locations and commodious stores in the city of San Francisco. Will be rented as a whole or in four stores of 22x125, two on California and two on Market streets. This property will be ready for occupancy in forty days. The foundation of this building is good; brick building standing alone on this ground was absolutely unaffected by the earthquake of October 21st. For further pariculars apply to A. HARPENDING, 7 and 8 Fireman's Insurance Building.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT. No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at one per cent. interest per month.—LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 a.m. to 3 p.m., daily; Saturday

FIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class.company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin.

CHAS. R. BOND, Secretary.

D. J. STAPLES, President,
HENRY DUTTON, Vice President.

REGULATIONS OF THE CALIFORNIA BUILDING AND SAV. 1NOS 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.

OAKLAND REAL ESTATE, FOR SALE BY E. C.

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

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,009. D. O. MILLS, President; W. C. ITALSTON, Cashier. Agents; In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong,

DACIFIC MAIL STEAMSHIP, COMPANY, Steamers. dispatched from New York on the 1st, 9th, 16th and 24th of each mouth, making the triple San Francisco in 22 days. Steamers dispatched from San Francisco for Panama on the 6th, 14th, 22d and 30th of each month, making the trip to New York in 20 days. Steamers dispatched rom San Francisco for Yokohama (Japan) and Hong Kong, (China) connecting at Yokohama with branch Steamers for Shanghae, on the 3d (or 4th) of each month, and in returning leave Hong Kong on the 14th and Shanghae on the 17th of each month. Time from San Francisco to Yokonama, (or vice versa) 22 days. From San Francisco to Hong Kong (or OLIVER ELDRIDGE, Agent.

evenings, from 7 to 9 P. M.

JAMES M. HAVEN. GRAY & HAVEN, ATTORNEYS AND COUNSEL-ORS AT LAW, San Francisco, Cal. In Building of Preific Insur-rance Company, N. E. corner California and Leidesdorl' streets.

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.

BOULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU-SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Wash, ington Street, next door to Maguire's Opera House, San Francisco. Search-

HIBERNIA SAVINGS-AND LOAN SOCIETY. THE semi-annual Dividond of Ten per cent. per annum has been de-clared, free of Federal tax, payable on and after this date, at the office, corner Montgomery and Market streets.

PROPERTY FOR SALE BY CHARLES D. CARTER. (All property placed in my hands for sale is advertised gratis

in the annexed list.) Two first class investments on Kearny, south of Bush, producing Beautiful lot 137 % x160 on Filbert street, opposite Washington

- \$150 per month; cars pass the doors. 14,000 Three due houses, renting for \$85, and large lot on Harrison, near Seventh.

First class large residence and double lot on Geary, opposite

Union Square.

Lot 240x125, with two corners and fine dwelling, on Folsom, near Twenty-fourth 4,200 Lot 150 feet front on Guerrore, with two corners, near Thirteenth orner lot 210x150; on Folsom, near Thirteenth, with house 26.000 Lot 80x114 on Clipper, near Noc. Fifty-vara corner Fillmore and Haight, streets improved......

Three lots on Tyler, near Larkin, street and lots on grade; price Oue-quarter 50-vara on Devisadero, near Ellis; fine view, street and macadamized; each. 6,600
Fifty.vara corner Post and Webster; only 5,600

Fifty-vara corner Oak and Steiner ... Block of Ontside Land fronting on the Park.
Choice acre lois in Visitacion Valley, fronting on the Bay.
Two handsome cottages and large lot on Taylor street.
Corner lot 25x62 on Laguna near Geary.
Three lots on Stevenson, near Ninth; street and lots graded; fine fall for dr.inage; Market street cars a few steps off only...

Large lot corner Missouri and 20th (or Napa).

Fifty-vara and fine house on Precita Avenue, near Hampshire...

gomery; rents for \$225. 21,000 dsome residence with lot 31 feet front by 54 in rear and 137 3/2 improved, view fine, neighborhood first class 12,000
House and lot on Tchama, between Fourth and Fifth 3,000 Lot 30x80, with house of ten rooms, and fine grounds, on Tehama. near Second. Lot 80x125, corner Townsend and Clarence streets, near Third.

Jones....
House and lot on Howard street, near Fifth..... Fifty-vara on Oak street, near Market, double frontage, both

Lot 20x60 feet to rear alley, on Montgomery, near Pacific..... House and lot on Union, near Masou... House, and lot on Tehania street, near-Fifth..... tree first class solid two story houses with lot 55 x 51, on Minna bet. 4th and 5th; street sewered; houses rent for \$95,....lendid residence and handsome grounds with lot 55 x 100, on Mission, near Fourth; one of the finest places and neighbor-

Water lots on Clay and Commercial streets.

Half 50-vara on Stockton, nearly opposite Washington Square...

Large lot corner Clay and Powell streets.

Lot 46x120 corner Jones and Union streets.

Large house of 14 rooms, beautiful view, corner lot, 28x71 feet

ot 75x100 feet, corner Jones and Greenwich streets ... 30x120 feet, with double two story houses reuting for \$60, on Second avenue, near 16th and Valencia. The syenue is 60 feet wide and street in order. Price only...... 4,500 Lots in the San Miguel Homestead.

Lot 80x239 feet, in Belie Roche City.

Desirable corner lot in University Mound Survey, 100x140 feet... 850

Lot 82x145 feet, corner 19th and Hartford streets ... 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 sunny slope, title perfect and price low. Lot 25x114 feet, corner Jersey and Chattanooga, near Dolores and Twenty-fourth ...

Jose road and West End Hotel; soil fine; ground level, with house. Price for all only..... Country Property.

1920 acres of the finest vineyard land on the road leading from Los Angeles to San Bernardi Twenty-eight acres of land in Oakland. 105 acres near Crystal Springs, San Mateo County...... 471 acres near San Rafael, on Petaluma road...... A fine ranch of 900 acres in Yuba County.

Blocks in Pleasant View Homestead, on Point Lobos road.....

160 acres of the best wheat and orchard land, in Santa Clara Val-

ley, 21/2 miles this side of the town of Santa Clars. All 202 acres eight miles from the Railroad depot, San Mateo County, with improvements; with or without stock......

600 acres three miles from the Railroad depot at Belmont. One half is first class agricultural, and the remainder good tim-A ranch of 845 acres, of the very best wheat land, situated in San Bernardino County, ten miles from the town of San Bernardino; six hundred and eighty-five acres are surrounded by a good rail fence, with partition fences...

82 acres of land in Anaheim County (62 acres of which is vineyard) of 60,000 vines, all bearing, with fine dwelling house, wine

press, stable for six horses, barn, onthouse, &c

THE REAL ESTATE ASSOCIATES INCORPORATED SEPTEMBER, 1866. OFFICE, 2 Montgomery street (opposite the Russ House). CAPITAL STOCK, \$240,000. Buy and sell improved and unimproved business and residene property in the city and county of San Francisco.

Officens:—C. M. Plum, President; Sidney M. Smith, Vice President;
Wm. Hollis, Secretary, Treasurer and Business Manager; H. K. Moore,

Diffections;—Chas. M. Plum, Sidney M. Smith, Edward Barry, J. W. Jordan, Geo. R. Spinney, J. L. Jones, J. Palacho, David Hewes, F. A. Rouleau, William Hollis, J. A. Eaton.

Printed by Joseph Winterburn & Co., 417 Clay St.

Chas D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.

Vol. III.

FOR THE MONTH OF FEBRUARY, 1869. BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

No. 4.

REMOVAL NOTICE.

CHARLES D. CARTER'S REAL ESTATE OFFICE

REMOVED TO 410 CALIFORNIA STREET. (Two doors west of the Bank of California).

Tur above establishment is one of the most spacious and convenient in the city, and the facilities in it for the transaction of all business pertaining to real estate are now unsur-

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, 1869.

Section.	No. Sales.	Amount.
Fifty Varas	95	\$474,534
One Handred Varas	80	856,002
City Shp and Water Lots	11	425,913
South Beach	. 1	12.328
Potrero	42	50,589
Mission Addition	161	358,398
Western Addition	140.	574,707
Homestead Associations	17	9,883
Outside Lnuds'	. 60	142.780
Tax, Blackmail and Skeleton Titles	9	673
	616 -	\$2,905,807

San Francisco, March 1st. 1869

Although there were but twenty-eight days in February, the real estate sales made in it exceeded those of January with its thirty-one days. In January the largest amount of money was spent upon lots on the fifty varas section, but last month the one hundred varus monopolized the largest amount of capital. Next to the last named section, Mission and Western Addition property—the last especially was in the greatest favor. There is an active demand for all kinds of property. both inside and outside, for business and private residence purposes. Swamp lots alone are not asked for. Desirable lots of any kind are now sold, almost as quickly as they areplaced in the market. Prices are advancing rapidly, this is especially true of outside fifty vara lots. If the present activity continues, a larger amount of money is likely to change hands within the next two months, than in any like period in the history of the city.

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, 1869.

By whom taken	or released.	MOF	TGAGES.	RE	LEASES.
	-	No.	Amount.	No.	Amount.
Private Individua	ils	77	\$242,615	94	\$308,173
Hibernia Sav. nuc	Loan Society	44	176,650	24	85,450
Clay St. do.	do.	27	132,150	15	32,934
French do.	do.	2	22,245	5	38,398
German do:	do	13	47,250	3	14,700
Odd Fellows'	do.	11	55,900	1	2,000
Building and Loa	n Society	12	9.550	29	33,900
San Francisco Sa	vings Union.	20	83,000	7	16,700
rireman's Fund	Insurance Co	3	7,805	2	4,500
racific	do.	5:	7,000	3	-7,000
Union	·do.	1	7,000		*,000
People's	do.	- 1	2,300		
Occidental	do.	2	3,300	2	4,500
City Bank of S. L	and Discount	-7	21,713	4	3,743
		225	818,478	189	\$551,998
		-			

Although the real estate transactions of February were very large, we are glad to note the fact that the mortgages given in it amount to about half a million dollars less than the mortgages of January. The releases of February were also large. Money is still worth one per cent., even when large sums are borrowed. A reduction to ten per cent. would be a benefit to those who wish to build, but so far as real estate sales are concerned, its effect would be to aid in inflating prices and speculation, neither of which is desirable, especially in a market where there is a proneness to both. During the month of February, 70 sales were made upon the part cash system, by which transactions \$277,218 were left unpaid and secured by

In January the part cash sales numbered 75, and the amount left unpaid came to \$710,353. There was, therefore, a very material reduction in such transactions last month.

Large Sale.

The large granite front building (known as "The Express Building,") situated on the northeast corner of Montgomery and California streets, having a frontage of 681/4 feet on Montgomery street, by a depth on California of 621/2 feet, has been sold for \$249,000. This property was sold in July, 1867, for

The Outside Land Assessments.

A certain class of outside land-owners are making a great ado about the injustice of the assessments that have been levied upon them, to pay those owners whose property has been taken for a park and other public uses. Now, the simple truth is, these gentlemen wish to evade paying any assessment at all. If the injustice of making tax-payers generally pay these assessments was enacted, the gentlemen who are protesting so loudly would be satisfied. In their view the whole lojustice lies in the fact that others are not compelled to bear a burden which under. the circumstances, has been made very light for their own shoulders. We say light, because by paying these reservation assessments, which amount to only one-tenth the value of the land, the holders will get deeds from the city to their property. And a deed from the city is the only one that carries title with it. . It has been definitely settled by Congress that the city owns the outside lands: consequently all other deeds simply convey the interests of trespussers. Now these are the simple facts of the case. All resistance to payment of the assessments will result most to the injury of outside land-owners themselves. Because of insecurity of titles, only about one person in three will buy a piece of outside land at all, and consequently prices are not nearly so high as they would be if titles weresecure. The only avenue to security is through compliance with the terms haid down by the city authorities. Let it be here distinctly understood that we by no means indorse all the acts of the Outside Land Committee of the Board of Supervisors. We think the site chosen for the park was one of the poorest that could have been selected, and we believe that assessments and damages have not always been justly proportioned, but even the worst arrangement is better for all concerned than a prolonging of settlement of titles. Delay in this matter will keep back improvements of all kinds, and retard the progress of values great-

We have been at sea for twenty years now on land titles We are slowly approaching a harbor of security, and our progress thither-must not be delayed by-the-noisy complaints of those whose only grievance is that they are to pay to the citythe real owner-one-tenth of the value of land of which she might justly have demanded the whole. True, an apparent hardship is worked to those who have already paid high prices for smail lots, either directly to those who have long been in possession or to parties who derived title from them. But it is none of the city's business if these persons have paid out money to parties whose title has been decided to be worthless. She never advised them to buy, but on the contrary, constantly asserted her claim to the outside lands, and thus kept a constant shadow over the titles of squatters. But even small owners will be benefitted by paying the assessments, because their titles will be made perfect by the receipt of deeds from the city, and prices will advance with such security. Loan societies, too, will then advance money upon outside lots, which they now refuse to do, because without a deed from the city, an outside land-owner has only what may be called a redwood title. A board taken down from his fence makes a flaw in his title, through which flaw a squatter, aided by knavish, pettifogging lawyers, may crawl in and take away his land. The sooner titles are made secure by deed from the city the better it will be for all concerned.

Piling Swamp Lots-the Cost, etc.

Our last earthquake experience showed that buildings erected upon made ground are not safe, unless the lot has been piled, and piling is an expensive process. One of the buildings on California street, near Sansome, which was badly injured by the earthquake, is about to be replaced by a more substantial structure. which is being built upon piles. The lot has a frontage of 100 feet by a depth of 89 feet, and the piling of it cost \$20,000. This tax is entailed upon builders upon water lots only, and even after such lots are thus provided with an artificial foundation, it is open to doubt whether a bui ding is anything like as safe upon them in case of earthquakes, as it would be upon a mitural foundation of solid ground. Rents have rather fallen than advanced in the city slip and water lots region, while the imperative necessity of piling makes buildings much more expensive than before; consequently a fair rate of interest cannot be expected, in the shape of rents, at the city front. Owners, whose buildings have not a foundation of piles cannot go abroad, trusting with certainty to their property renting; for while they are away, a shake may come which will injure their buildings and frighten tenants out of them. Ever since the lust earthquake, lots upon "made ground" have been in disfavor, with no prospect of a change.

The disgraceful condition of the streets in many portions of the city is due, not to the negligence of the Superintendent of Streets, or the street contractors, but to the dishonesty of property owners who will not pay for street work when it is done. Street contractors, as a rule, are disposed to make the most of their contracts, by charging high prices, and by slighting the work; but this is forced upon them, they say, by property owners, many of whom, because they employ a lawyer by the year, never pay for street work without a lawsuit, and as some legal technicality or flaw in the contract can generally be found, they frequently manage to escape payment altogether. Even where the contractor is successful in getting his dues, the process of suing is a tedious and most expensive one, and he has, meanwhile, had to pay interest to sharks who charge two to five per cent. per month for money. If property owners-the rich ones especially-paid for street work honestly and promptly, the contractors say they would charge less and do the work better, and a desirable change in the condition of our streets would thus be inaugurated.

Rincon Hill to come down. The Supreme Court of the State has unanimously decided that the Board of Supervisors must immediately set about the cutting down of Second-street hill, in accordance with the bill of instructions on the subject which was passed at the last session of the Legislature. The reduction of the grade on Second street will leave property in the vicinity from 30 to 75 feet above the new level of the street. The result will be the entire removal of Rincon Hill. All the earth and rook in it are required for the filling up of the swamp lots of South Beach and the Potrero, consequently the grading can be done much more cheaply than it could be if the material was not wanted for dumping so close at hand. Another thing that makes the removal of the hill certain; is the fact that the leveling of it will turn all of the land into business property, thus vastly increasing its value. It is contiguous to the water front, and would even now be used for business purposes but for the insuperable drawback of lofty grades. The entting down of Rincon Hill will have a very beneficial effect upon the new extension of Montgomery street, inasmuch as it will give it a level path to the water front.

Whent Prospects.

A large amount of laud in the San Joaquin and Sacramento Valleys and in the Southern counties of the State, which has never before been tilled, has been plowed this year, and the soil being a virgin one will undoubtedly yield large crops. The latter will be needed to keep up the total product of the State, because our system of raising the same kind of crops year after year, thus giving the hand no rest, combined with our neglect to use fertilizers, have reduced soils that have been cultivated for ten years from a state of great richness to one of comparative poverty. A product of forty bushels of wheat to the acre was not uncommon some years ago, while now we do not believe that the average crop raised is over fifteen bushels. For these reasons the product of new grain districts will be required to keep up our total grain yield.

Another Ignls Fatuus.

The heirs of Anneke Jans, says a New York paper, are likely to have companious in a similar character of race. It is said that a wealthy Hollander named Van Dam was supposed to have died intestate in this city a century and a quarter since, and his property was disposed of according to law. His heirs have recently discovered his will, and have employed counsel to take the necessary steps to recover the property, though how the authenticity of such a venerable document can be established must be a question of great legal difficulty. This rather remote claim is estimated at \$40,000,000, and it is asserted that some of the sites of the "marble palaces" of Broadway, and the finest edifices on Fourteenth street, stand on the schedule of claims of these devisees.

Twice every twenty-four hours our city is left unprotected by the police, when the entire force on duty march to the City Hall to report off, and the relief watch is ordered on duty. None know this state of affairs better than thieves, burglars and highwaymen, at which hour the lives and property of our citizens are comparatively at their mercy. We would suggest that the Sergeant go the rounds of his district with a relief corps; and as one man is relieved, take him into line, and thus proceed until the whole district is gone over.' Such a rule is enforced in the cities of the east, and we believe it would have a good effect if adopted ie this city. The system practiced here appears to be aninvocation to burglary, murder and arson.

Real Estate Sales in Santa Barbara County.

During the month of January fifty-one real estate deeds were recorded in Santa Barbara County. These deeds represented:a value of \$300,000. One sale had a consideration of \$150,000. Evidently the days of sleep and lethargy are passing away in the southern counties. Until lately Mexican habits of unprogressiveness prevailed there, but enterprise and activity are abroad, and from a nominal agricultural product we may soon expect to see the southern counties taking the position to which they are fully entitled.

Our citizens were gratified last month at the organization of a new gas company. The gentlemen composing the new company are men of enterprise and large enpital. They have made the strongest public promises that it is neither their intention to be bought or frightened off by the present oppressive monopoly which furnishes this city with gas. We sincerely hope that within the time promised-two years-the new gas company will be in active operation.

Narrow Streets and White Paint.

Has it ever struck the owners of properly on such narrow streets as Merchant. Commercial and Leidesdorff, that the painting of the outside of their buildings of a light color would give better light to the occupants of them, add greatly to the cheerfulness of their appearance, and thus enhance rents? Because of their narrowness the light is very dim on the streets named, which is a serious inconvenience, and one which might be partially overcome by the plan mentioned.

SA	LES RECORDE	O-ON-ALL-T	HE PRINCIPAL
-	STREETS OF TH	E CITY, FROM	I JANUARY 26th,
	1868, toFEBRUA	RY 25th, 186	, inclusive.

[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.

9	East side Montgomery, 37.24 feet north Post, north 25x(2) 6	50,000	
	Rast side Kearny 114 % feet south Union, south 22 % X200 1-5	27,000	
	East side Dunont, 69 feet north Jackson, north 38x33; also east side	and the second	
	Bartlett, 71% feet north Jackson, north 35x60, sold Dec. 11,		
	1868, for \$17,000	18,500	
	West side Dupont, 20 feet north Pine, north 40x57 36	20,000.	
	West side Powell, 30 feet north Pacific, north 22x43%	2,200	
	East side Mason, 100 feet south of Green, south 37 \(\cdot	1,500	
	Southwest corner Mason and Jackson, south 24x37	3,500	
	Southwest corner Mason and Commercial, south 20x80	3,000	
	Southwest corner Mason and Commercial, south 20x125; sold April	,	
	West side Taylor, 74 % north of Jackson, north 30x125; sold April	2.600	
	21, 1868, for \$2,200		
	West side Jones, 11234 feet south of O'Farrell, south 2433 x7134; sold	3,100	
0	May 1, 1867, for \$2,400.	4,000	
	West side Jones, 114% feet south of Pine; south 22%x68%	-5,000	
	Same as last resold for	-0,000	
	West side Leavenworth, 97% feet south of California, south 19 1-6	0	
	x 60	3,700	
	Southwest corner Hyde and Greenwich, 50-vara less corner lot 40x	/8 * (N/)	
	177.56	- 6,500	
	The said Walleig gowth 110 97 1/2 sala matte Oct	To provide .	

1	9236	6,0
1	Southeast corner Hyde and Vallejo, south 110x93 %; sale made Oct.	3,0
	last 3 Jane 2 and	0,0
	West side Hyde, 20 feet north of Green, west 20x60; sold May 3 and	1.3
8	ast 29, 1867 for \$1209.	-3-0
i.	West side Hyde, 87% feet north of Geary, 19x37%; sold January 3,	
	1868 for \$1,450	2.0
	East side Hyde, 87% feet north of Eddy, north 25x8714	6,0
-	East side Larkin 70 feet south of Geary, South 4179X10179; South	
	March 7 1868 at \$3.150	6,0
	East side Larkin, 112% feet south of Greenwich, south 25x8714	4
	Northwest corner Bay and Hyde, 50-yara	4,5

East side Larkin, 70 feet south of Geary, south 47%x137%; sold	
March 7 1868 at \$3.150	
East side Larkin, 11234 feet south of Greenwich, south 25x8732	
Northwest corner Bay and Hyde, 50-vara	
South side Chestnut, 137 % feet east of Dupont, east 45 %x120	
South side Filbert, 75 feet west of Mason, north 20x100 25 **********************************	
North side Union, 40 feet west of Hyde, west 20x60; sold June 22,	
1000 for 2000	_
North gide Green 240 feet west of Hvdc, West 20x120	
North side Valleio 161% feet west of Mason, West 20x10+20x10	
North side Broadway, 137 % feet east of Leavenworth, cast 2279 x00	
Northeast corner Pacific and Larkin, cast 45 % x60	
South side Pacific, 2064; feet west of Sansonie, West 25V13; 75	
South side Jackson 114 feet east of Kearny, cast 21 72 XIIS	
South side Jackson, 21574 feet west of Montgomery, West 21 (-12x	
69. gold Sentember 23. 1868 for \$0.250	
North side Clay, 483; feet east of Drumm, cast 20x115 to Mcrenant	
South side Sacramento, 137 % feet east of Dupont, east 40 gald 12	
gold Japanery 8 1868 for \$20,000	0
South side Sacramento, 114% feet west of Montgomery, west 20x	
DUMPIA DATE	6

	0874	_
	North side California, 1921/2 feet west of Hyde, west 25x1371/2; lot	
	eold August 21 1867 for \$1.800.	- 4
	South side California, 1814 feet west of Jones, west 25x13714	7.0
	Month aide Suffer 50 feet west of Powell, West 2 (to X54 22	71
	Northeast corner Sutter and Powell, east 85 1 X131 12	23
	North side Sutter, 161 1/2 feet west of Jones, West 25x151 1/2; sold Jan-	
	220 W 9 1860 for \$6 000	-(
	South side Post, 312 1/2 feel east of Dupont, east 20x67 1/2; sold March	40
	90 1868 for \$7.500	-10
_	-North side Geary, 103 feet west of Kearny, West 20x02/2; Sold Juli-	
	71 APRIL 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10
	West side Geary, 62 % feet west of Jones, West 25x5; 72	
	South side Gover 137 k feet east of Powell, east 32 k x 137 k	~ (

20.000

West side Geary, 62% feet west of Jones, west 2020172	00 000
South side Geary, 137 1/2 feet east of Powell, east 32 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/	20,000
South side O'Farrell, 13714 feet west of Jones, West 101/2 x101/2;	
gold May 15, 1868, for \$15,000 manners and the second seco	20,000
Month side Fills 119 k feet east of Jones, east 25x137 2	9,000
Southeast corner Eddy and Mason, east 25x70, with 3 story brick	10000
building	16,300
South side Eddy, 75 feet east of Mason, east 62 1/2 x 137 1/2; sold Feb-	21,000
PRIORIT OR 1867 FOR \$10 500	21,000
South side Turk, 187 1/2 feet west of Taylor, west 87 1/2137 1/3; sold	13,500
April 20 1867 for \$7.000: November 11, 1867 for \$1,000	
Gouth olds Turk 90 feet east of Taylor, cast 47 (8x13) (2	15,000
North side Tyler, 137 % feet west of Taylor, 50-vara	20,500
24 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4	42.503

North side Tyler, 137 % feet west of Taylor, 50-vara	20,000
Conthonat corner Market and Sixih, east odxill	42,000
North side Market 2724 fast west of Van Ness Avenue, west of	44
ar alook of the month old to Oak anget 22 on Oak, South 1702	24
lot sold April 3, 1867 for \$3,175	. 10,000
North side Market 245 4 feet west of Van Ness Avenue, west of	111
Merket 271-6, north 198 % to Oak, east on Oak 22, South 1822	138
lot sold April 3, 1867 for \$3,175	
North side Market, 2181-6 feet west of Van Ness Avenue, west o	11
Market 27 1-6, north 102 1/2, east 22, south 86 1/2; lot sold Apr	. 8,000
3, 1867 for \$2,300	
tall of the last three described lots have now two-story hor	T.

ses upon them worth about \$2,500 each.]
South side Market, 365 feet west of Fifth, west 17 1/4 x165 to Steven-southeast 85% to Sixteenth, west on Sixteenth 131%. Southwest corner Stewart and Howard, south 28x1575; sold April

\$20,000; streets and lot have since been improved, at cost of about \$3,000; sold on long credit at low rate of interest. West side Fremont, 1371/2 feet south of Harrison, south 681/x1371/2 13,300

South of Market and East of Ninth.

South of Little of the same	
East side First, 137% feet south of Howard, south 20x71 Uundivided half northeast corner Second and Howard, north 30 by 75-feet; also north side Howard, 35-east of Second, east	8,100
25×85	20,000
West side Third, 142 feet north of Brannan, north 48x160 to kitch;	
lot sold July 17, for \$18,150	
Northwest corner Fourth and Freelon, north 30x80, sold Novem-	
ber last for \$14,000, now resold for	13,350
Northwest corner Fifth and Natoma, north 30x75.	8,000
Southwest corner Fifth and Townsend, south 120x68%, sold M'ch	
10, 1868, for \$6,000, and Oct. 31, 1868, for \$11,500	12,328
Southeast corner Sixth and Minna, south 30x75, sold January 12,	,
1869, for \$13,500	14,500
West side Seventh, 195 feet south of Brannan, south 25x80	2,500
East side Eighth, 90 feet north of Folson, north 50x75	3,100
South side Mission, 91% feet east of First, east 45% x137%.	18,750
Northeast corner Mission and New Anthony st. (near Second), east	
an an increase Housen	33,550
ar is a version of the fact wout of Second, West 40x80	16,000
South side Mosard, 230 feet east of Third, east 45x80, sold Sep-	
	25,000
a at a Transped 1081: foot wort of Fillil, West 1072 X50	4,250
and the areas and the tree to the section of the se	6,500
Southwest corner Folsom and Willow, (between Fifth and Sixth),	
A OE wOE	4,500
a - 12 - 13 Tolean 40 foot west of Sixin. West bux 120	15,500
a 11 11 12 10 cm Of fact out Of Ninth Cast 10 MU	5,200
a at a translation ARL fact cost of Birst, Cast 20A07	6,000
ne in it is Thempleon SO took more of RHCH. West SOAP in the term	4,550
a Transicon 400 foot oget of Third, Chal adalou, to hud he	4,000
we at a transient 49% feet west of Third, west anachters	3,500
at at Ja Hammison 350 feet west of 'Initi. Webl 20300	4,900
North side Bryant, 275 feet west of Seventh, 100-vara; half of this	
North side bryant, 210 tell west was for \$14,800, and the whole of	

100-yara sold February, 1868, for \$14,800, and the whole of

South side Brannan, 4121/2 feet west of Second, west 661/4x275.... 12,000

it September, 1868, for \$37,000.
South side Bryant, 350 feet west of Third, west 35x97½......

Mission Addition and beyond.

÷	THE POST OF THE PO
-	South side Thirteenth, 120 feet cast of Valencia, east 24x160 South side Seventeenth, 310 feet cast of Sanchez, east 25x100
Ì	Southwest corner Eighteenth and Eureka, west 125x75
Ī	Northeast corner Nineteenth and Hartford, cast 83x145
+	Southeast corner Nineteenth and Dolores, cast 35x114
	South side Twentieth, 105 feet east of Dolores, cast 25x114, sol August 1868, for \$550.
	South side Twenty-first-75 feet west of Chattanooga, west 50x7
1	"sold April, 1888, for \$450
	Northwest corner Twenty-second and Capp, west 12235x40
	Northwest corner Twenty-third and Dolores, west 117 1/2 x130

	North side I wenty-willia, 25 feet west of Coldinard, west of
	Northeast corner Twenty-fourth and Bartlett, east 4816x65; lot
	71 8 x 65 on this corner, sold July, 1808, for \$1,150
T	Northeast corner Twenty-fourth and Shotwell, east 1221/4 x201; sold
v 1	Inty, 1868, for \$3,000
	North side Twenty-fourth, 93 % feet cast of Treat ave:, east 25x104
	North side Twenty-fifth, 215 feet west of Noc, west 25x114
	Northeast corner Twenty-fifth and Alabama, east 50x78
1	Southeast corner Twenty-fifth and Castro, east 80x114, sold June,
7	1868, for \$700
-	North of a Twenty with 160 feet west of Sanchez, West 80x1140

North side Twenty-sixth, 210 feet west of Noe, west 50x114...., :7 West side Mission, 125 feet south of Twenty-sixth, south 65x125..-West side Mission, 125 feet south of Twenty-Sixth, 85mm 53x125.

Northeast corner Mission and Twenty-Sixth, 65x115.

Northwest corner Mission and Twenty-fifth, south 65x117½.

East side Mission, 305 feet south of Twenty-first, south 54x122½.

West side Mission, 80 feet south of Twenty-second, south 40x125;

sold February 1858, for \$1,500, and October, 1868, for \$2,400

Northeast corner Mission and Fifteenth, north 80x110.

East side Mission, 50 feet south of Kighteenth, sonth 30x123.

West side Folson, 100 feet northeast of Thirteenth, west 138, northeast 135, southeast 138, southwest 9214..... Southeast side Folsom, 50 feet northeast of Twelfth, northeast 123

April 23d, 1867, for \$750..... East side Dolores, 100 feet south of Twenty-fourth, south 50x250. to Fair Oaks. West side Doleres, 78 feet south of Twenty-first, south 26x125, sold

January, 1864, for \$330.
Southeast corner Church and Twenty second, south 26x125; sold April, 1868, for \$565.

East side Sanchez, 195 feet north of Twenty-third, north 65x117 h.

sold September, 1867, for \$500.

East side Castro, 75 feet south of Eighth, south 25x125, sold December, 1867, for \$309, and May, 1868, for \$400.

West side Alabama, 182 feet south of Twenty-fourth, south 130x100

3,500

West side Shotwell, 215 feet north of Twenty-second, north 60x West side Capp, 195 feet south of Twenty-fourth, south 32 % x115.
West side Capp, 215 feet south of Nineteenth, south 45x122%, sold September, 1868, for \$1,500. East side Fair Oaks, 122 feet south of Twenty-second, south 30 1/2 x West side Chattaneoga, 364 feet north of Twenty-second, north West side Chattanooga, 338 feet north of Twenty-second, north-

Western Addition.

	Northwest corner Polk and Fulton, north 120x100; there is a sand	
	hill on this lot	0
- nd	Southeast corner Polk and Washington, south 133x137 14, with	١,
	frame houses worth \$3,500	1
1000	Northeast corner Van Ness ave., and Ellis, north 60x109. The full	
	50-vara in which this lot is was sold January, 1867, for \$7,-	
	250; January, 1868, for \$9,000; and June, 1868, for \$11,250.	ď
	Northeast corner Van Ness ave, and O'Farrell, north 120x109 1, sold November last for \$14,500	1
	Southwest corner Van Ness ave., and Bush, south 120x109 4, sold	

July, 1867, for \$7,450; streets have since been improved and Last side Yan Ness ave., 77% feet south of Pacific, south 25x100, sold August, 1887, \$750, and March, 1868, for \$800.

Southwest corner Franklin and Clay, south 197%, x206 4, sold March 18,500 1367, for \$8,090.... Southwest corner Franklin and Myrtle ave., (between Geary and

O'Farrell), south 24x67...

Northwest corner Gough and Clay, 50-vara.

Northeast corner Octavia and Broadway, 50-vara; southeast corner Octavia and Vallejo, 50-vara. These two lots were sold May, 1867, for 3,000; and in August, 1838, for \$7,000 /..... 12,000 West alde Buchanan, 8214 feet south of California, south 27 4 x 181 500 Southwest corner Webster and Hayes, south on Webster 275 feet, vest on Fell 122, southwest 270% to Hay '68; sold July, 1867, for \$5,400; Sept., 1868, for \$10,000..... 1,200 Northeast corner Fillmore and Francisco, north 120x137 1/2 West side Fillmore, 87% feet south of California, south 50x101 1-6 1,850

East side Steiner, 110 feet north of Pine, north 27 4x103 1-6..... West side Steiner, 110 feet south of Fell, south 27 4x110..... Wess side Steiner, 821/2 feet north of Oak, north 821/4x110... West side Scott, 50 feet south of Turk, south 50x90; sold July, 1868, Block 493, bounded by Devisadere, Broderick, Washington and Block 513, bounded by Devisadero, Broderick, Fulton and Grove. 20,000 West side Devisadero, 103 1-6 north of Ellis, north 34 1-3x125....

Southwest corner Broderick and Sacramento, south 771/4x82 /4 sold July, '68, for \$1,000.

West side Broderick, 110 north of Pine, north 27%x82½...... Southeast corner Union and Baker, 30-yara North side Pacific, 68% feet west of Webster, west 68% x275 to

Southeast corner Pacific and Laguna, 50-vara. forthwest corner Jackson and Steiner, west 131%, x65. South side Sacramento, 821/2 west of Broderick, west 110x1371/2... South side California, 26 feet west of Fillmore, west 52x87 14..... Southwest corner California and Fillmore, west 26x87% South side California 78 feet west of Fillmore, west 28 1-6 x 8735. South side California, 13736 feet west of Sectt, 50-vara. South side Bash, 1003, feet west of Van Ness avenue, west 2735x 120; sold July, '67, for \$1,200; and Nov. 18, '67, for \$1,400.:. North side Bush, 2J²(feet west of Fillmore, west 25x127; sold January, '67, for \$500,

North side Sutter, 19214 fect west of Franklin, west 4214x120. Northeast corner Sutter and Polk, east 60x90, sold December, '67, for \$1,750.
Southeast corner Post and Webster, 50-vara; sold Oct., '68, for \$3,850; and Nov. 23, '68, for \$5,000.... North side Post, 247 1/2 feet west of Scott, west 27 1/2 x 137 1/2. South side Post, 100 feet west of Devisadero, west 37½x195..... South side Geary, 160 feet west of Larkin, west 40x120..... North side Geary, 137½ feet east of Polk, east 82x½120..... South side O'Farrell, 137 & west of Franklin, 50-vara.
Southwest corner O'Farrell and Gough, 50-vara; sold March, '68,

for \$5,000; and May, \$8, for \$5,500. 8,000

North side O'Farrell, 1923 feet east of Gough, east 27½x120. 77

South side O'Farrell, 125 feet east of Laguna, east 25x120. 7000 Northwest corner O'Farrell and Fillmore, west 13734x14536..... Northwest corner Ellis and Polk, west 70x120..... South side Ellis, 131% feet west of Van Ness avenue, west 66x120; sold January, 68, for \$32 per foot, now resold for \$87......
South side Ellis, 137 ½ feet east of Laguna, east 27 ½x120...... North side Ellis, 175 feet east of Laguna, east 25x120.....

relate Toward .	the state of the s	Name and Address of the Owner, where
	Northeast corner Ellis and Scott, 50-vara; sold Sept., '68, for \$4,200	5,3
	Southwest corner Eddy and Larkin, 50-vara	15,5
00	North side Eddy, 77 % feet west of Laguna, west 25% x120	7.0
10	South side Eddy, 25 feet west of Buchanan, west 25% x120	1,30
111	South side Eddy, 76% feet west of Buchanan, west 25%x120	1,2
00	Southwest corner Eddy and Scott, 50-yara; sold in May and in Ju-	
10	1v 1868 for \$4,000	5,5
-	South side Turk, 100% feet west of Van Ness Avenue, west 55x120	5,50
00	North side Turk, 7623 feet weet of Buchanan, west 257ax120	1,6
}	Northeast corner Turk and Steiner, 50-vara; sold July, 1867, for	1,11
25	\$2,000; February 1, 1838 for \$3,500; August, 1868, for \$4,700;	
10	\$2,000; Penrighty 1, 1565 for \$6,000; August, 1665, for \$4,000,	0.11
5-	February 11, 1869 for \$6,000	6,7
	South side Turk, 130 feet west of Scott, west 50v100	1,80
10 i	South side, Turk, 125 feet West of Devisadero (charter line) west	
	150x1373g.,	3,5
0.	North side. Tyler, 70 feet west of Larkin, west-61 1, average depth	
- 1	Of the same same same same same same same sam	4,5
00	Northwest corner Tyler and Polk. West 55x120	6,51
111	North side Tyler, 150 feet east of Devisadero, east 30x75%	7
00	Southeast corner McAllister and Octavia, cust 73x137 %; sold Octo-	
50 .	ber, 1868 for \$6,100.	7,00
}	Southwest corner McAllister and Pierce, 50-vara; sold May, 1867	,
: 00	for \$4.500, and January 22, 1869 for \$7,000	7,0
14)	-Southeast corner Fulton and Buchanan, 50-vara	-6.0
()()	Northwest corner Fulton and Buchanan, 50-vara	8.0
00	Southwest corner Fulton and Filimore, 50-vara; sold November,	0,0
00 ==	Southwest corner Patton and Printer, outsite, sort total and	6,50
10 -	South side Grove, 105 feet west of Octavia, west 25x120	-2.8
ni i	Solid side (1707c, 193 feet west of though and 27 14x100	2.0
HT.	South side Hayes, 137 % feet east of Gough, east 27 %x120	4.00
·()	Northeast corner Hayes and Laguna, 50-vara; sold February, 1868-	10 4
3180	for \$7,000, and August, 1868 for \$10,000	13,4
	North side Hayes, 101 & feet west of Webster, west 31x137 34 sold	
00	- November, 1867 for \$650	1,6
00	North side Fell, 155% feet west of Van Ness Avenue, west 45% x120	4,00
)4.)	North side Fell, 229 1-6 east of Franklin, cast 45 %xt20	4,0
Jet .	Southwest corner Fell and Gough, west 55x120; sold January,	
	-\$2,000; August, 1857, for \$2,600;	6,2
BO: -1	South side Fell, 37% feet west of Webster, West 92% on Webster,	
01	southwest 289 to Oak, cast on Oak 22 %, northeast 207	6,0
,	North side Oak, 137 % feet east of Franklin, 50-vara	13,50
011	Northwest corner Oak and Octavia, west 6834x1207	6.00
	North side Oak, 68% feet west of Octavia, west 68% x120, lot sold	
50	January, 1867, \$2500	9.00
	West side Oak, 122 & feet cast of Lagqua, cast 125x120; lot sold	- 5.71
00	January, 1867, for 1,000.	4.25
IH	Northeast corner Oak and Webster, east & \$120, sold March, 1868;	7,61
n Acco	Northeast corner tak and webster, cast carret, sold maten, low,	2,10
DU	for 1,720	2,1
W 4.0	T -	

Miscellaneous Sales. East side Kate, 155 feet south of Bryant, south 30x50 Northwest-corner Shasta and Kentucky, west 200 feet, north 400,

Lots 435 and 437, Gift Map 1 Lot 479, block 141, Central Park Homestead Association wast corner Park Lane north, 168 feet southwest of Second. southwest 22, southeast to northwest line South Park ave-

nue, northeast 22, northwest to beginning...... South side Elizabeth, 103 feet west of Church, west 25x114..... North side San Francisco and Point Lobos Road, af southeast corner Bigelow's picket fence, cast 300 front by 137 19 2,000 North side Stevenson, 253 teet west of Fufth, west 20x65....... Southeast corner Randall street and land of San Jose Railroad Company, east 101, south 95, west 80, north 64. Southeast side Park Lane north, 234 feet southwest of Second, south-

Lots 30, 31 and 32, block 4, Map A, People's Homestead.......
West side Ritch, 175 feet south of Folsom, south 25x75...... East side Tennessee, 200 feet north of Butte, north 23x100 ... South side Natoma, 275 feet east of Sixth, cast 37 /4x80 South side Stevenson, 433 feet cast of First, west 25x80..... North side Clementina, 145 feet east of Second, east 24x80,.... South side Sherwood Place, 180 feet east of Third, east 40x55... 9 55-100 acres, commoneing at point on south side Cliff House Road, at intersection of west time of E. Wilson's land: thence

south 11° 45' east 958 feet; thence west 439 's feet, north 996 % feet, east 392 % 12,000

Lots 1,560, 1,567, and 41,568, Gift Map 3. 225

Southwest side (vak Grove, avenue, 175 feet southeast of Harrison, Lot 12, block 400, South San Francisco. 650
East side O'Farrell, alley 80 feet north of O'Farrell, north North side Stevenson, 315 feet west of Third, west 20x70 West side Vermont, 70 feet south of Alameda, south 90x100 North side Natoma, 190 feet east of Second, east 22x75..... Lot 12, block 260, and fot 5, block 474, Golden City Homestead

Association.... Lots 9 and 10, block 334, Haley Tract.... Northeast side Rausch, 125 feet northwest of Folsom, northwest 25x112. Lots 1 to 5, block 13, Fairmount.... South side Stevenson, 75 feet east of Ninth, cast 25x75; sold two months since for \$1,250. Lots 56 and 57, block 26, Fairmount...... Lot flox360, part of lot 341, Precita Valley. West side Nevada, 428 g feet south of Folsom, south 24, west 59, West side Tennessee, 100 feet north of Solano, north 50x100 South half of lot 6, fourth purchase, S. F. H. Union..... Southwest corner Chenery and Rose, west 126 feet, south 41%, east

Eight acres in Sec. 12, T. 2, S. R. 6 west, at northwest corner Dono-Lot 85, block 208, Central Park Railroad Association ... Thirty acres, commencing at a point on Township It. L., 5, 6 west, and on Ryan's pre-emption claim, 22 chains south of T. R. L. 1 and 2 south, thence cast 20 chains, south 4 chains, cast 4 chains, south 2 chains, west 21 chains, north 14

chains...

Twenty acres on south line Ryan's pre-emption claim, on R. L., 5 and 6 west, and 36 chains S. T., line R. 1 and 2 south; thence west 10 chains, north 20 chains.

South side Jessie, 115 feet west of Second, west 22 %x100...... Lots 1 and 8, block 201, South San Francisco..... Block 136, O'Neill & Haley Tract.
West side Old San Jose road, at post of Spring Valley Water Com--pany Station 1; thence south, 70% west, 25.58 chains; north, 50- west, 2.03 chains; north,

50- west, 2.03 chains; north, 33% cast, 8.66 chains; north, 70% cast, 29.02 chains; south, 33% west, 11.63 chains; sub-South side St. Marys street, 114 feet south of California, south 23% x5824 Southwest side Rincon Place, 149 feet northwest of Bryant, north-West 26x11214... North side Shipley, 302 feet east of Sixth, east 23 x 75... Northwest side Natoma, 90 feet southwest of Eleventh, southwest 25x80 Lot 3, block 309, South S. F.'.... Lots 681, 683 and 685; Gift Map 2.

Lots 136 to 139, Academy Truct. Lot 25 x 122 % feet cast Turk, between Twenty-third and Twenty-Lot 11, block 138, O'Neill and Haley Tract
Lot 120, block 140, Central Park Homestead Ass'n

Number and Value of Sales made on our Principal | The Comstock Mines and their Management. Streets in 1888.

Annexed will be found a table which shows the number and value of the real estate sales made upon the principal streets of the city during the year 1868. The street upon which the grentest number of sales was made is placed first upon our tuble. As will be seen, Howard stands at the head of the list in this respect, while Folsom is second, Bush third, Geary fourth, Mission fifth, and California sixth. In 1867, Folsom was first, Howard second, Mission third, Bryant fourth, Market fifth, and Bush sixth. In point of value, the sales made on Market street last year were the highest, while Bush was second, Folsom third, California fourth, Third fifth, Mission sixth, Fourth seventh, and Howard eighth. The sales made upon those eight streets were the only ones which had a value of over half a million dollars each, the next highest value beng the sales upon Sixth street, which amounted to \$433,750. In 1867 the sales of Market street property-represented the highest value, as they did in 1868. In our table of last year, we separated the sales made upon such streets as Turk, Bush, Jackson, etc., which run inside and outside of Larkin street; now there is no necessity for this course, as Larkin is no longer the separating line that it once was. In 1867 the total num-

	1161 (a 1188, 1210 to 1257, 1212, 1519 to 1622, 1534 to 1537, 1636 to 1652, 1665, 1670 to 1674, 1684 to 1688, 1701 to 1705.	the separating line that it once was. In 1867 the total nu	n
	1715 to 1719, Gift Map 3	ber of sales made upon our principal streets was 2,054, of t	th
	Lots 1471, 1473, 1475, 1477, 1478, Gift Map 2	value of \$11,515,973; last year the total number was 2,90 and their value was \$19,933,369.	H
	Lots 346 and 348 Gift Map 4		8
	Lot 7, block 138, O'Neill and Haley Tract	Street. No. Amount Street. No. Amount	iii
	Lots 1402 to 1412 inclusive, Giff Map 2	Howard 97 3 205 Twenty-second . 17 \$ 40,3	
_	Lot 3, block 312, South San Francisco	Folsom 95. 937,302 Montgomery 16. 265,1	15
	25x100	Bush	32
	Lots 1467 to 1470 inclusive, Gift Map 2	Geary	
	Lot 15, block 435, South San Francisco	Mission77 647,330 Polk	
	Lots 1415 and 146, Gift Map 2; also, lot 1165, Gift Map 3	California 76. 778,225 Noe 15. 33,:	
	Lots 581, 585, 680, 682, 681, Gift Map 2	Post	
	Lots 4, 5 and 6, block 21, Fairmount	Sutter68. 382,703 Second14. 282,	2(
	Lot 11, block 310, South San Francisco	O'Farrell 58. 407,782 Scott 14. 49,	36
	North side Tenth avenue, 300 feet west of Q. west 25x100, O'Neill	Harrison 57. 304,440 Fillmore 14. 37,	
-	and Haley Tract	Ellis 56 249,773 Buchanan 14 27,7 Clay 54 393,158 Chestnut 14 28.4	(1)
	North corner Natoma and Mary, northeast 40x80 feet		21
	North side Natonia, 300 feet east of Seventh, east 25x75		100
	Lot 3, block 291, D'Neill and Haley Tract	Pine	
	South side Minna, 410 feet west of Third, west 20x70	Market48 1,121,100 Page 13 68,	
40	rear 5x25.	Twenty-fourth .45. 77,240 Steiner	
	Lots 13 and 15, block 367, South San Francisco	Van Ness Av 42. 330,175	24,
	Lot 9, block 5, West End, Map 2	Fourth 42. 614,425 Castro 12 8,	50
	East side Langton, 80 feet north of Folsom, north 25x80, subject to mortgage. 1,500	Seventeenth 41. 111,505 Townsend 12. 138,	
	Southwest side Washington avenue, 175 feet southeast of Mission,	Larkin	
	southeast 25x113 18	Bryant 38 116,456 Francisco 12. 46,	
	Lots 815 to 828 inclusive, Gift Map 2	Stockton 38 395,475 Sansome 11 395,	
	Map 9, 1,517	Sixth37 433,750 Kearny	
	West side Diamond, 75 feet south of Seventeenth, south 74x125 1,500	Valencia35 115,616 Fifteenth11 40,9	
	Lot 117, block 140, Central Park Homestead Association 2,000 Lots 1636, 1552, Giff Map 3	Union35 66,675 Stewart10 143,	5(
_	East side Geneva, 250 feet south of Brannan, south 25x100	Pacific	M
	South side Adler, 72 feet east of Dupont, east 22x10	Turk34 124,305 Gough10 88,	
	South side Stevenson, 175 feet east of Ninth, four, lots cast, each 25x75; each 1,250	Fell	
	South side Stevenson, 150 feet west of Sixth, west 25x75 1,737	Jackson 33 170,053 Twenty-first 9 15,3	
	South side Stevenson, 175 feet west of Sixth, west 25x75 1,737	Taylor 30 201,355 Eleventh 9 28,	
	Lots 13 and 36, block 380, Haley Tract	Hyde 30. 112,500 Webster 9. 22,	
	West side Kentucky, 200 feet south of Sierra, south 60x100 1,050	Tyler 30. 169,895 Broderick 8 7,	
	West side Trinity street (just west and parallel with Montgomery),	- Fulton 30 74,940 Haight 8 58, Dupont 29 264,700 Tenth 8 70,	
	137 \(\) feet south-of Bush, south 34 \(\) \(Dupont 29. 264,700 Tenth 8. 70,3 Brannan 28. 164,375	i)(
	Lots 200 and 201, block 86, Central Park Homestead Association. 1,000	Twenty-fifth 28. 29,500 Thirteenth 8. 39,	57
	Northwest corner Courtland and North agenues, west 140 by 154 ft. 1,600	Third 28. 722,350 Commercial 7. 91,	
	Same as last resold for 1,800 West side Jones, 114% feet south of Pine, south-22% x68%; also,	Broadway 27. 105,315 Bay 7. 11,	
	west side Dupont, 20 feet north of Pine, north 40x57 4 20,000 -	Powell	
	North side Moulton Place, 115 feet west of Montgomery, west 22%	Mason 27 89,700 Beale 6 105,	
	by 62/2	Dolores 26. 36,850 Baker 6. 26,	
	Northeast corner Nineteenth and Hartford, east 85x145 2,000	Fifth 26. 261,300 Bluxome 6. 12,	8;
	Lot 8, block 151, and lot 4, block 364, South San Francisco 1,000	Eddy 5 128,915 Davis 5 118,	
	Fractional Tots, 23, 24, 25, 26, and lots 27 to 31, in fractional block	Church 25 20,820 Spear 5 111,	4:
	North side Minna, 120 feet east of Fifth, cust 54 x x 51 9,000	Ninth 25. 147,360 Pierce 5. 7,	47
	West side Sherman, 190 feet south of Nineteenth, south 55x125 1,050	Hayes 24. 138,075 Lyon 5 2,	56
	Lot 8, block N. Railroad Homestead Association	Filbert 24 115,055 Twelfth 5 22,	
	to north line South S. F. H. Association 150 1-6, southeast	McAllister24 150,925 Sanchez 5 7,	
	103, north 15 1-6, east 20, south 100, west 200, north 200,	Devisadero 23.4 58,863 Battery 4 145,	
	Cast 80 4,100 Precita Valley lot 287. 1,500	Jones 23. 87,256 Beach 4. 27,	
	Lot 76 West End Homestead Association	Vallejo 23. 80,375 Laguna 4. 29,	
	Lot No. 90 West End Homestead Association	Guerrero 21	
	West side Russ, 200 feet north of Folsom, north 32 9x100	Oak	
	60x100	Grove	
	North side Lewis, 137 % feet west of Taylor, north 57 %x189 1,300		
	Lots 727 to 734, Gift Map 2 800 Lot 4, block 194, South San Francisco Homestead Association 850	Green18 45,475 Jefferson 2 6, Green18 37,808 North Point 2 3,	
	1.018 627, 629, 631, 633, 635, 63ft Map 2	Leavenworth . 18. 47,050 Kate 2. 46,	
	Lots 25 to 43, block 225, O'Nelli and Haley Tract	First	
	West side Diamond, 149 feet south of Seventeenth, west 125x74 1,600	Franklin 17. 111.712 Hubbell 1, 5,	
			C

. - 4 Violation of the Covenants of a Lease.

Lot 16, block 366, South San Francisco Homestead Ass'n..... Lot 8, block 193, South San Francisco Homestead Ass'n....

South side Silver, 470 feet west of Third, west 30x80 North side Antonio, 93% feet west of Jones, west 22x66....

North side 398, 400 and 402, Clift Map B.
East side Grand Avenue, 2473c feet north of Howard, north 2736x

West side Washington Avenue, 217 & feet north of Howard, north

Lot 3, block 389, South San Francisco Homestead Ass'n.....

southeast 25x113. Lots 158 and 160, Gift Map 1; lot 114, Holiday Map A; lot 1082, Gift

West-side Chenery, 125 feet north of Randall, 25x125.... Lots 65 and 68, San Miguel Homestead Ass'n

Lot 6, block 125, Fairmount.

Northeast side 12th Avenue, 300 feet northwest of a street, north-

Map 2; lots 690 to 893, 357, 1023, 1025, 1032 to 1035, 1614 to

west 100x100; also part lot 80, block 129, Central Park Home-

1117, 1119, 1121 to 1131, 1203 to 1227, 1232 to 1253, 1313 to 1316 to 1334, 1319 to 1359, 1402 to 1412, 1415, 1416, 1467 to 1471, 1473 to 1475, 1477 to 1485, 1487, 1489, 1491, 1493, ull in Gift

lap 2. Lots 540 to 549, 640 to 649, 849 to 859, 915 to 924, 956

10 105, 199 to 1008, 1132 to 1141, 1014 to 103, 1087 to 1006, 1161 to 1188, 1210 to 1237, 1212, 1519 to 1522, 1534 to 1537, 1636 to 1652, 1665, 1670 to 1674, 1684 to 1688, 1701 to 1705.

An interesting case was lately tried in the Supreme Court of Brooklyn. The plaintiff in this action was the owner of property in the Sixth Ward, which passed into the possession of defend ant, on the assignment of a lease. One of the terms of this lease was, as alleged, that no business should be carried on in the premises classed as extra hazardons. In the face of this provision, defendant put a distillery in the basement of one of the houses, the result of which was that insurance companies having risks on property in the vicinity threw up their policies to the amount of \$300,000. Plaintiff commenced a suit of ejectment. and after the expiration of two years defendant was removed. During this time nothing was received on the rent of the property. This action was brought to recover that and \$500 expended by plaintiff in procuring the removal of the defendant from the premises. Verdict for plaintiff \$3,600.—N. Y. Rea

WHAT PARKS COST - PROSPECT PARK, BROOKLYN. - It appears from the city expenditures of 1868 that this beautiful feature of Brooklyn has already cost upwards of \$5,000,000. and it is not unlikely to require another sum of equal magnitude before the great park is in completeness.

Swindles by Street Contractors. -

Twenty-sixth ...17.. 18,810 Cemetery Ave. 1...

Before the Street Superintendent recommends the grading of any street he should make a personal examination of its condition. Lately the owners of the easterly two-thirds of the block on Tyler street, between Larkin and Polk, graded all of their portion of the street on both sides. The work cost them very heavily. Shortly after it was done the same contractor who removed the sand for them, got the Street Superintendent to recommend the Board of Supervisors to have Tyler graded from Larkin to Polk. Nothing was said about the fact that two-thirds of the block was already graded. After the contractor removed the sand from the remaining one-third of the block, he brought in heavy bills of assessment against the property owners who had already paid for their share of the block. Such a way of acting may be called by many names, but justice and truth would give it but one name, and that would be a bold attempt to steal without any risk of incarceration in prison. It is by such acts as these on the part of a few contractors, that all of those who follow the business have been set down by many as thieves and rascals, to whom under no circumstances a street assessment bill is to be paid, if it can be avoided.

The net profits from the mines of the Comstock lode have been greatly reduced of late years, although ore of as high grade as that which makes fortunes for mine owners in Grass Valley is still plenty. Last year only sixteen per cent. of the bullion produced from the Comstock mines found its way to the pockets of stockholders in the shape of dividends; the rest was all swallowed up in the constantly widening muelstrom of working expenses. Several of the mines yielded no profit, but, instead, drew large assessments from the unwilling pockets of the share-holders. The expense of sinking shafts and running levels at the great depths attained in the Coinstock mines, is very heavy, as all other expenses are. But the chief item of cost now, as it always has been, is fuel. Firewood costs an average of fifteen dollars per cord, at Virginia City, and we unhesitatingly assert that, so long as this drain remains, profits from mining there will continue to decrease.

Is there no remedy for this state of things? We answer, there is; and that it has not ere this been called into requisition is due to the carelessness or incompetency of the mine superintendents. Within eighteen miles of Virginia lies the Truckee River, in which there is enough unused free water power to run all the quartz mills of the State of Nevada, and to run them, too, without the danger to life from explosions which attend steam-driven machinery. The surface objection to the use of this water power now is, that there is yet no railroad to carry the ore-from the mines down to the river. But this is really no objection at all. The teams which go up leaded with merchandise from Reno to Virginia generally come back empty, and their owners would be glad to get a return load of ore at about two dollars per ton. Undoubtedly, if the proposed railroad were completed (it is now being built), an even better arrangement. could be made; but because the fullest possible advantages cannot now be reaped, are those which can be to be despised? Prrudence and economy would give a ready answer in the negative; yet the course of those who have the Courstock lode interests in charge appears to answer the question in the affirmative. It is suspected by many persons that some of the mine superintendents are interested in keeping up the high-priced fuel contracts, out of which they probably reap handsome profits; just as the majority of them either own or are interested in the enston mills which crush rock from the mines which they superintend, and of the interests of which they are innocently supposed to be the special guardians. There are few positions in the world so profitable as that of a superintendent of a Virginia City mine. The salary is \$5,000 to \$8,000, with other large perquisites. But these are only bugatelles. The real profits are derived from interests in, or entire ownership of, custom mills, wood contracts, and from bulling and bearing the stock, by doc tored reports about the state of the mine, which are sent down to this city under orders from parties here, who always have the mine in their pockets, and who regulate its dividends, assessments, and the value of its stock in the brokers' room of the Merchant's Exchange, or on the curb-stone in front of it. -

For reasons best known to themselves, these gentlemen peglect to take advantage of the magnificent water power of the Truckee to drive the quartz mills which crush the ore from the mines. although by so doing they would save immense sums each year to the stockholders, and would at the same time incidentally benefit the coast by stopping the destruction of our mountain timber, which is being consumed at a wholesale rate to furnish steam power for the many quartz mills of Virginia City. Vast sums of money are now paid annually, too, for freight from Reno to Virginia, upon chemicals and other articles which are used in the mills and in the reduction processes. If the mills were moved to the Truckee and run by water power, all this expense would be saved, because the railroad would bring goods almost to the door of the mill.

About one-fifth of the total gold and silver yield of the Comstock lode is lost by our imperfect reduction processes, and a large amount is animally consumed in the cost of firewood. The first loss will continue until more perfect machinery is invented, but the second leak can be stopped immediately if those interested will insist upon it.

When the Beideman sale took place, in July, 1867, we ex-

pressed the opinion that, though extremely high prices prevailed at it, further large advances might soon be looked for, because the opening up to improvements of such a large amount of land would inaugurate a new era in the Western Addition. These were our views at a time when almost every other real estate operator was of the opinion that the purchasers at the sale named were crazy, because they paid such high prices for lots. Time has since shown the truth of our prophecies in this matter. Eight thousand five hundred dollars was the highest average price for which the choicest corner fifty-vara lots in the Western Addition were sold at the Beideman sale. These tots now sell for \$13,000 to 600 \$15,000. For instance, here is a record of a few late transfers: Northeast corner Van Ness avenue and O'Farrell street, 120 feet front on Van Ness, by 109% on O'Farrell, \$15,500. An equally good lot of the same dimensions (corner of Van Ness and Geary) was sold at the Beideman sale for \$3,000. Southwest corner Van Ness avenue and Bush street, 120 by 109%, was sold on January 29th for \$15,000; the same let was sold, at the Beideman sale for \$7,450. The street improvements since made have probably cost about \$1,500. The fifty-vara lot southwest corner Gough and O'Earrell streets was sold lately for \$8,000. and was considered cheap at that figure. This lot was sold in March of last year for \$5,200. Northwest corner Ellis and Polk, having a frontage of 70 feet on Ellis by a depth of 120 feet on Polk, was disposed of a few days ago, with some cheap improvements, for \$9,500. A full lifty varn on the southeast corner of the same streets was sold in July, 1867, for \$6,150. These figures illustrate how land in the best portion of the Western Addition is appreciating in value, and as we have said, fully bear out the views expressed by us in 1867.

Advances to Property Owners.

We are at all times ready to make advances upon property left with us for sale, and we guarantee full returns to owners within a few days.

a contraction of the same

Moving Old Houses,

Mayor McCoppin lately sent a communication to the Board of Supervisors, on the subject of the removal of old houses, which must have met with hearty public approbation. The Mayor says: "The streets, especially those paved with wood, are greatly if not irreparably damaged by house-moving, and some steps should be taken to abate the evil. Houses below a certain standard of value should not, in my judgment, be allowed to be removed at all. Indeed, I am inclined to think it would be better to give notice that after a certain day, say thirty or sixty days hence, no further permits of this character will be granted. It were better for the city, if it could have the alternative, to pay outright the full value of many of the old traps of houses that constantly obstruct the thoroughfares of San Francisco, and have them demolished where they stand, than allow them to be moved, because their removal causes far more damage to the streets, to say nothing of the inconvenience, than their cash value would come to. Again, the house-movers do not comply with that condition of the ordinance which requires the removal to be made 'continuous, day by day.' As late us last week an old house, not worth \$300. I should judge, was allowed to stand at the junction of Market and Montgomery streets during four or five days. As the law now stands, there appears to be no remedy for these abuses. Those buildings are chiefly bought by speculators, who own outside lots, to which they carry these old hovelsmany of them filled with vermin-and then rent them to poor families at prices that ought to command more wholesome

The above is all true, and embraces many of the points on the subject previously treated of in The Circular. None but a class of selfish owners are benefitted by the moving of old shanties, which should be torn down and not dragged slowly through the streets, obstructing travel of all kinds. There seems to be a sort of mania among men of small means to buy old houses. This results from ignorance of the fact that unless the house is really a good one and almost given away, it never pays to move it. Here, however, a rickety and filthy old shanty brings the price of a good house, because there are so many foolish persons ready to purchase it. The sooner a law is passed stopping the future moving of any more old houses through the streets the better.

Money to Loan!

BY THE UNION INSURANCE COMPANY, 116 CAL-

CENTRAL PACIFIC RAILBOAD. ON AND AFTER JANUARY, 28th, 1869, until further notice, the trains of the Central Pacific Railroad Company will run daily, Sundays excepted, as follows: GOING EAST—Passenger train will leave Sacramento at 6.30 A. M.; Coltax at 9.50 A.M.; Reno at 4.20 P.M.; Wadsworth at 6.30 P.M.; Winnenneca at 3.30 A. M.; Argenti at 8:50 A.M., and arrives at Elko at 1:40 P.M. GOING WEST: Passenger train leaves Elko at 4.10 A. M.: Argenti at 9.05 A. M. Winnemucca at 2.30 P.M.; Wadsworth-at 12.05 P. M.: Reno at 2.10 A. M. Colfax at 9.50 A. M.; arrives at Sacramento at 1.20 P. M. Second Class Cars accompany Freight Trains, on which passengers are conveyed at reduced rates. The 6.30 A. M. passenger train connects at Junction with the cars for Marysville and all points of Northern California and Oregon. At Auburn with stages for Yankee Jim's, Forest Hill, Michigan Buffis, Coloma, Greenwood and Georgetown. At Colfax with slages for Grass Valley, Nevade, San Juan, Camptonville, Forest City, Downieville and Lowa Hill. At Dutch Flat with stages for Little York, You Bet, Red Dog and Nevada. At Reno with stages for Virginia City, Gold Hill, Silver City, Dayton, Carson, Washoe City and all parts of the State of Nevada. At Winnemucca with stages for Paradise Valley, Camp Scott, Camp McDermitt, Silver City, Owyhee, and all points in Idaho Territory. At Argenti with stage for Austin, and at Elko with stages for White Pine, and Overland stages for Salt Lake City and the Atlantic States. C. CROCKER, Gen'l Sup'dent.

DACIFIC MAIL STEAMSHIP COMPANY. Steamers dispatched from New York on the 1st, 9th, 16th and 2th of each month, making the trip to San Francisco in 22 days. Steamers dispatched from San Francisco for Pausma on the 6th, 14th, 22d and 20th of each month, making the trip to New York in 20 days. Steamers dispatched from San Francisco for Yokohama (Japan) and Hong Kong, (China) connecting at Yokohama with branch Steamers for Shanghae, on the 3d (or 4th) of each mouth, and in returning leave Hong Kong on the 14th and Shanghae on the 17th of each month. Time from San Francisco to Yokohama, (or vice versa) 22 days. From San Francisco to Hong Kong (or OLIVER ELDRIDGE, Agent. vice versa) 30 days.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Nei David Jobson, Robert Barry, James McNamara, John Shineberger, D. B Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposit received at one per cent. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 A. M. to 3 P. M., daily; Saturday

PIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coln. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin.

D. J. STAPLES, President, HENRY DUTTON, Vice President. CHAS. R. BOND, Secretary.

REGULATIONS OF THE CALIFORNIA BUILDING AND SAV. INGS BANK. Interest at the rate of ten per cent. per annuin, clean 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 Sausome. Money to loan on city property.

Late District Attorney of Sierra Co GRAY & HAVEN, ATTORNEYS AND COUNSEL-ORS AT LAW, San Francisco, Cal. In Building of Pacific Insurrance Company, N. E. corner California and Leidesderff streets.

MANHATTAN INSUBANCE 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 GOIN.

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

OAKLAND REAL ESTATE, FOR SALE BY E. C.

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

LARGE AUCTION SALE.

BY MAURICE DORE & CO., AT SALESROOM, 327 MONTGOMERY ST., ON WEDNESDAY NEXT, MARCH 3d, at 12 M. Brick and frame buildings northwest corner First and Mission streets: lot 55x50, renting for \$310 per month.—Property on Third st., between Folsem and Harrison.—Corner 50-varas on Haight, Waller, and Laguna sty., with first class improvements; streets improved.—50-vara corner Post and Larkin.—Property on California st., near Kearny.—Large lot S. W. corner Seventh and Bryant,—50-vara S. E. corner Pine and Hyde.—Middle 50-vara on Bush, between Leavenworth and Hyde.—Lot 59 kx13746. on Suffer, near Leavenworth, -Lot 75x90, west side Sixth, between Harrison and Bryant .- Lot 50x120, on Brauman between Fourth and Fifth .- 50 vara N. E. corner Turk and Stelner, in seven sub-divisions; streets improved.—House and lot S. E. corner Harrison, and Vassar Place, between Second and Third sts.—Two houses and lots, 47 ½ x 77 ½, S. E. corner O'Fgrrell and Hyde, renting for \$120 per month.—Lot 60x122 ½, on Howard, between 18th and 19th sts .- Lot 100x110 or Noc, between 15th and 16th sts. tween 18th and 19th sts.—Lot 100x110 or Noc. Detween 18th and 19th sts.—Lot 27 ½x85 and improvements, renting for \$100 per month, N. W. corner O'Farrell and Hydo.—Two-story house and lot on Minna, between Sixth and Seventh.—Two-story house and lot on Silver st., between Third and Foorth.—Lot 125x100, S. W. corner 24th and Vermont sts.—Lot 75x75.

S. W. corner 18th and Noc.—Lot 83x145, N. E. corner 19th and Hartford, between Noc and Castro.—Lots on Polores and Fair Oaks sts., between between Noe and Castro.—Lots.on Dolores and Fair Class sets, between 121st and 22d sts.—Lot.55x132.6, on California, hear Broderick st.—Homestead lot on 19th Avenue, near I st., South San Francisco.—Also one share in the University Homestead, lots, in block 101; one share in Noe Garden Homestead; one share Paul Tract; one lot 50x100, in the Academy Tract; and one share in the City Centre Homestead.

MAURICE DORE & Co., Auctloneers.

NOTICE. THE COPARTNERSHIP WHICH, PRIOR TO THE first day of May, 1868, existed between the undersigned, under the firm name of GOULD & LOVELL, has been dissolved by mutual consent. E. C. LOVELL.

The business of Homestead Secretaries and Real Estate Agents, at present carried on under the firm name of GOULD, LOVELL, & FISHER, will for the future be conducted by the undersigned, under the firm name of LOVELL, & FISHER.

EDWARD C. LOVELL, CEORGE W. FISHER,

Real Estate Agents, 415 Montgomery street (np stairs), near Wells, Pargo & Co. GERMAN SAVINGS AND LOAN SOCIETY.-GUARANtee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. 13 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.

NOTICE.—DISSOLUTION OF COPARTNERSHIP. THE GOPARTnership heretofore existing between H. F. WILLIAMS, E. W. O'NEIL
and R. C. PAGE has, this 21st day of November, a.D. 1868, been dissolved
by mutual consent, and the affairs of the late firm will be settled up by
II. F. WILLIAMS. E. W. O'NEIL intends opening an agency in New York
city about the first of January, 1869, for the sale of California Lands, and
II. F. WILLIAMS. H. E. WILLIAMS, E. W. O'NEH. R. C. PAGE.

THE REAL ESTATE BUSINESS WILL HEREAFat the same place, 407 California street, under the old firm name of H. F. WILLIAMS & CO. HENRY F. WILLIAMS.

·ROBERT C. PAGE. 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, Trustées: M; D.
Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor, P.
McArau, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasurer,

McArau, Gustave Touchard, T. J. Broderick, Peter Donande. 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 thelivered 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.

TERCHANTS' MUTUAL MABINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly U. S. gold coin. Board of Directors: C. L. Taylor, F. Rocding, Isaac, Davis, N. B. Scotchier, A. M. Simpson, James Ivine, Jabez Howes, A. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint;

J. B. SCOTCHLER, President: JABEZ HOWES, Vice President; E. W. BOURNE, Secretary. This company is engaged exclusively in Marine In-

PACIFIC MUTUAL LIFE INSURANCE COMPANY OF CALIFORNIA, rieber & Howell, General Agents, San Francisco Office, southwest corner, Montgomery and Bush streets, rooms 11 and 12 (up-stairs). all desirable kinds of life endowment and children's endowment policies on most favorable terms, and at same rates as those of any other first-class company in the United States. Policies in this company are NON-FORFEITABLE, and by the laws of California exempt from execution. The premiums received remain here, and are all invested, in this State, at the regular rates of interest, and as they bring a larger profit than if sent East, as is done by Eastern companies, so will the dividends on the policies be

PEOPLES' INSURANCE COMPANY-FIRE AND MARINE.
Office, northeast corner of Pine and Mentgomery streets. This company issues policies on all first-class fire and marine risks, on the most favorable terms. Directors: Milton S. Latham, D. D. Colton, Ed. F. Beale, B. C. Horn, A. Jacoby, H. W. Bradley, D. Murphy, B. Mendessollo, Arthur W. Jee, Robert Haight, C. E. Johnson, C. F. McDermott, John H. Wige, Philip Meagher, C. W. Kellogg, Eberhart, John Flanagan, Win. Fishel, James E. Damon, John Rt. Hite, J. Ivancovich, E. J. Delaney, C. F. McDermor, President; John R. Wise, Vice President; John FOWLER, Secretary: A. E. Mylott, Surveyor.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866 \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WILLIAM H. TILLINGHAST,

General Agent for the Pacific States and Territories

TIME: BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, \$5,000,000. D. O. MILLS, President: W. C. RAESTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, Tite-NATIONAL BANK; in London, ORIENTAL BANK CORPORA-MONT MATIONAL BANK; in London, ORTENTAL BANK CORPORA-TION. Letters of Creditissued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Parls, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

POULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU. SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Wash, ington Street, next door to Magnire's Opera House, San Francisco. Search

PROPERTY FOR SALE BY CHARLES D. CARTER (All property placed in my hands for sale is advertised green in the annexed list.).

huproved property on Bush street, between Montgomery and Large lot on Market near Fifth.
Northwest corner Second and Jessie, house and lot. Fine house and large lot on Townsend near Third Fifty-vara lot corner Ellis and Hyde, with large residence..... Lot 60x1x0 feet, on Mission near Tenth. Water lot on Beale near Howard Lot 40x122½ feet, corner Twenty-sectord and Capp.
Lot 40x122½ feet, corner Twenty-sectord and Capp.
Lot 40x1x1469 feet to Clementina, on Foisom near Fourth.
Lot 201x122½ feet, corner Twenty-fourth and Shotwell; beauti-

Lot 164x120 feet, corner Ellis and Gough, close to Jefferson

Two first class investments on Kearny, south of Bush, producing Desirable investment on Third street.

Beautiful lot 137.4x160 on Filbert street, opposite Washington

for all. Corner 50-vara on Gongh street, in Haves Valley, with handsome dwellings, stables and other improvements..... Block of Chutside Land fronting on the Park.
Choice acre lots in Visitacion Valley, fronting on the Bay....

Corner lot 25x62 on Laguna near Geary.

Three lots on Stevenson, near Ninth; street and lots graded; fine fall for dr inage; Market street cars a few steps off only ... Large lot corner Missonri and 20th (or Napa).

Houses and fifty-vara lot on Pine street, above Dupont.

improved, view fine, neighborhood first class..... \$150 per month; cars pass the doors.

Three fine houses, renting for \$85, and large lot on Harrison, near

Twenty first, unsurpassed investment
Spacious and elegant new house and lot on Mission, near Sixth,

Corner lot 210x150, on rolson, near Thirteenth, with house 26,1 Three lots on Tyler, near Larkin, street and lots on grade; price Lot 80x125, corner Townsend and Clarence streets, near Third... 50-vara corner Taylor and Chestunt; streets in good order; garden

soil; location and view unsurpassed..... Lot 75x75 feet, corner Bryant and Garden, six houses renting for

Water lots on Clay and Commercial streets. . . Half 50-vara on Stockton, nearly opposite Washington Square Large let corner Clay and Powell streets..... Lot 46x120, corner Jones and Union-streets Large house of 14 rooms, beautiful view, corner lot, 28x71 feet on Clay street, near Powell.....

Fifty-vara on Greenwich street, near Jones..... Lot 75x100 feet, corner Jones and Greenwich streets...... Lot 30x120 feet, with double two-story houses reuting for \$60, on Second avenue, near 16th and Vaiencia. The avenue is 60 feet-wide and street in order. - Price only.....

ot 80x239 feet, in Belle Roche City.

Well located lots in Gift maps 3 and 4...... Six desirably located blocks in west end, map No. 1, near the new-San Jose road, Lake Geneva and the Industrial School. Lot 252110 on Pine, near Buchanan.....Lot 29 % x106, on Buchanan, near Pine.....

Country, Property.

1920 acros of the finest vineyard land on the road leading from Los Angeles to San Bernardino.

Twenty-eight acres of land, in Oakland...... 105 acres near Crystal Springs, San Mateo County. ine ranch of 900 acres in Yuba County...

160 acres of the best wheat and orchard land, in Santa Clara Valley, 2% miles this side of the town of Santa Clara. All fenced, with large house and barn..... 202 scres eight miles from the Railroad depot, San Mateo County,

half is first class agricultural, and the remainder good timber land, with improvements A ranch of 845 acres, of the very best wheat land, sltuated in San

Bernardino County, ten miles from the town of San Bernar-dino; six hundred and eighty-five acres are surrounded by a of 60,000 vines, all bearing, with fine dwelling house, wine press, stable for six horses, barn, outhouse, &c.

THE REAL ESTATE ASSOCIATE NCORPORATED SEPTEMBER, 1866. OFFICE, Wontgomery street (opposite the Russ House). CAPITAL STOCK \$240,000. Buy and sell improved and unimproved business and reidene property in the city and county of San Francisco.

Officens:—C. M. Plum, President; Sidney M. Smith, Vice President;
Wm. Hollis, Secretary, Treasurer and Business Manager; H. K. Moon.

Duegons;—Chas. M. Plum, Sidney M. Smith, Edward Barry, J. M. Jordan, Geo. R. Sphiney, J. L. Jones, J. Patacho, David Hewes, F. L. Rouleau, William Hollis, J. A. Eaton.

CALIFORNIA STREET PROPERTY: AND MAKET STREET PROPERTY.—To let, the splendid warchouse and being erected on California street, 45 feet east from southeast con Davis street, and running through to Market street, having same fro both streets, viz: 45 10-12x250 feet deep, and being two stories and be ment, making one of the most eligible locations and commodious sto in the city of San Francisco. Will be rented as a whole or in four sto of 22x125, two on California and two on Market streets. This proper will be ready for occupancy in forty days. The foundation of this building is good; brick building standing alone on this ground was absolute. unaffected by the earthquake of October 21st. For further parileds apply to

A. HARPENDING,
7 and 8 Fireman's Insurance Building.

TRENCH SAVINGS AND LOAN SOCIETA 533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Direct Loans made on real estate and other collateral securities at our entranscent

Chas D. Carter's Real Estate Circular

FOR THE MONTH OF MARCH, 1869. ONE DOLLAR PER YEAR.]

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

No. 5.

REMOVAL NOTICE.

CHARLES D. CARTER'S REAL ESTATE OFFICE

REMOVED TO 410 CALIFORNIA STREET, (Two doors west of the Bank of California).

THE above establishment is one of the most spacious and convenient in the city, and the facilities in it for the transaction of all business pertaining to real estate are now unsur-

SALES FOR THE MONTH OF MARCH.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in March, 1869,

•	Section.	No. Sales.	Amount.
Fifty Var	as	112	\$1,233,369
One Hun	dred Varas	95 .	1,039,017
	and Water Lots	14.	241,300 -
	nch	2	8.000
Potrero .		- 43	113,189
	ddition	255	741,948
Western	Addition	168	866,170
Homester	d Associations	34	12,376
Outside I	ands	166	461,610
Tax, Blac	kmail and Skeleton Titles	25	4,294-
	and the	914	\$4,721,273

San Francisco, April 1st, 1869. As anticipated by all who have had an opportunity of watching the course of the real estate market last month, the sales made in March exceed by nearly three hundred in number, and by over one million and three-quarters in value, those ever before effected in a like period of time here. Never have we witnessed such activity in real estate as now exists. For almost every class of property there is a strong demand, but Mission and Western Addition lots are most in favor, and in those sections the greatest number of sales are made, although, necessarily, their value is less than that-of-the transactions effected in the fifty and one hundred-varas sections. Of course, where such activity is found, prices are tending very rapidly upward. This is particularly true of lots in the suburbs. There is a decided hull in the rage which provailed, all of last year, for inside business property. Such property still sells quickly, at advancing prices; but there is not now, as there was lately, ten buyers of business property to one seller. The rush of buyers is now found to be for propertysouth of Sixteenth street, and west of Larkin."

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 March, 1869.

By whom taken or released.		RTGAGES.	RE	RELEASES.	
1	No.	Amount.	No.	Amount,	
Private Individuals	111	\$851,722	128	\$295,862	
Hibernia Sav. and Loan Society	105	541,600		115,416	
Clay St. do. do.	62	124,750		175,757	
French do. do.	T 1	8,000		62,145	
German do. do	14	86,150	3	8,426	
Odd Fellows' do	17	54,300	2	3,800	
Building and Loan Society	33	21,926	17	17,800	
San Francisco Savings Union.	25	76,500	7	36,700	
Fireman's Fund Insurance Co	·S	45,700	- 4	14,000	
Paeific do.	2	3,500		6,500	
Union do.	. 3	14,000	1	14,000	
People's do.	- :3	8,000		1976 + 4.379	
Occidental do.	3		2	6,600	
City Bank of S. L. and Discount	4	2,150	3	1,550	
~	391	\$1,857,898	237	\$ 758,556	

Our table of sales shows that unprecedented activity prevailed in the real estate market last month, and, of course, when the sales are large the mortgages must be proportion ately heavy also; yet, large as the figures of the mortgage table are, the relative proportion home by them to the sales shows no increase, as compared with the figures of March, 1868. Then the value of the mortgages was about one-third that of the sales; last month the percentage shows only a slight increase in the mortgages. Money has been reduced to ten per cent, by a number of the leading loan societies, and this reduction caused a great increase in the number of loans in March. This fact, combined with an increase of nearly 300 in the number of sales made, caused the mortgages given last month to foot up heavily. The figures for March in the above table show that the Hibernia Society loaned nearly five times the amount of money let out by any other savings institution here. There were 117 part cash sales made last month, the amount left unpaid by which came to \$706,578.

Corner Lot on Townsend Street.

We desire to sell a large and cheap piece of corner property on Townsend street, near Third.

Protection-to-Real Estate Agents.

Parties who are legitimately engaged in the real estate business, who have both experience and standing in it, are greatly annoyed and are frequent losers by a class of gophers who try to felst themselves upon the community as real estate agents. These persons are viewed with such suspicion that little or no property is intrusted to them; and the only way they can eke out a precarious living is by poaching upon those who have the out a precarious living is by poaching upon those who have the confidence of property owners. They are continually nosing around, finding out what property this agent or that one has for sale. If they have any hope of securing a purchaser for any of it, they go to the owner, and represent to him that they have a small army of persons ready to buy his land. If he, as is often the case, is disposed to act unjustly toward the agent who has his property for sale, he will allow the trespasser to make a sale if he can, and both unite to throw overboard and injure the agent in whose heads the land was Owners are neally find agent in whose hands the land was. Owners eventually find that, in addition to the commission of meanness and dishonesty, they are always losers by encouraging unprincipled adventurers who know nothing about the business; who are ever ready to ficece both buyer and seller if they have the slightest chance. Real estate agents have but one effectual means of protection in this matter: they should take property from no one, no matter what his position or pretensions may be, unless he gives them a written order to sell his land at a definite price and for a definite time. Let the commission to be paid be also set down. When this course is pursued no trouble can be caused by interlopers. Many owners assure agents that it is not necessary for them to sign a written order; that it would be an imputation on their honor to do so; that they will treat their agent right, and all that. But experience has shown that this is the class most likely to act meanly. Those real estate agents whose services are worth anything have but performed an act of simple justice to themselves in refusing to offer anything for sale, unless they have an order and in writing from the owner to do so. Under this rule there is some hope that unprincipled gophers will in future be prevented from undermining the profits of the real

Banking Streets Immovable.

If we were asked what property in this city was most desirable, we should answer that portion of California street lying between Sansome and Kearny streets. That portion of the street has become our banking, stock and insurance center—the Wall street of the city. The fashionable stores and residence portions of London and New York: have moved often within one hundred years, but Lombard street in the first city and Wall street in the second are still and will continue to be the financial centers of the city and country. Broadway, from the Battery to Fulton street, was once the great place for fashionable dry-goods stores in New York, and the Battery in Washington's time was the fashionable place of residence; but the fancy stores and residences have since flown miles "up town." Wall street, however, is immovable. Gruff old Moneybags sets himself down in his dingy office, and knowing that he has under heavy lock and key the oil without which the wheels of commerce will not move, he gruffly refuses to "move on" with flimsy fashion in its erratic flights. And so it will be here. The fashionable streets of the city will doubtless be found in a different locality twenty years hence, but in one hundred it is safe to say that California street will still be the financial center of San Francisco, and then—what it has yet had time to become—it will be likewise the financi heart of the whole Pacific coast.

Encluul Ejectment Case.

The verdict of a jury of the Fourth District Court, in the suit entitled T. C. Banks vs. Miguel Moreno and Charles Minturn, has caused considerable inquiry from real estate owners in Oakland and Brooklyn townships. This action was brought to recover possession of a tract of land containing five-ninths of forty acres on the Encinal of San Antonio (familiarly known as the town of Alameda). Plaintiff claimed under the daughters of Luis Peralta, deceased, the original grantee. Defendants claimed by purchase from the sons of Perulta, who were his devisees under his will. The plaintiff attacked the will on the ground of alleged mental incapacity of the defendant's testator, and the defendants affirmed the complete sanity of Peralta. A large number of witnesses were examined, and the case was fully argued by able attorneys—the jury returning a verdict in favor of plaintiff.

We are informed that the documentary evidence upon which defendants rely in this case, remains to be passed upon by the Supreme Court, upon exceptions reserved and allowed by the District Court. The question of validity of the sisters' title has been twice-decided by the Supreme Court, adversely to claimants under it. No new facts have been elicited, and there is no reason to suppose that former decisions will be reversed. The verdict of a jury in a lower Court, in a case of this character, should carry little weight with it. A number of the best attorneys on this coast have, within the last few years, examined this question with great care, and expressed an unqualified opinion that the sisters' title cannot be sustained .-Sessions' Oakland Real Estate Circular.

Water Short, but Gas Plentifui.

Three companies have been organized in Vallejo within the last eighteen months for the purpose of supplying the city with water, but as yet nothing further has been done. The town is well supplied with gas, however, which is manufactured in the purpose of the companies of the c tured in the newspaper offices, upon "the future of Vallejo."

The Fence Law.

the greatest number.

The law which requires the grain grower to fence his land to protect his crops from the incursions of cattle, is now a most oppressive one to the agricultural interests of the State; It was passed when stock raising was one of our leading pursuits. Now, as compared with grain growing, it bears only about the proportion that one does to four. The cattle owner should fence his animals in, to prevent them from straying, and thus remove from the shoulders of our farmers the extremely heavy pecuniary burden of close fencing, which costs an average of about \$5 per acre. In many places in the Santa Clara Valley cattle pasturage is now worth \$1 50 to \$2 per head, per month. But only those whose land is enclosed derive profit from letting per trace. rive profit from letting pasturage. The farmer who has land which he is unable to, or cannot conveniently fence, is paid nothing. Cattle owners drive their animals upon his ground and use the pasture free, which trespass the land owner cannot prevent because he is unable to erect a fence. Nothing can be more provoking to a man than to have his pasture thus used against his will without any remuneration. We know of at least one case where a land owner in this way loses \$150 or \$200 per month, which income he would receive if his land

were fenced or the fence law abolished. A strong effort was made at the last session of the Legislature to abolish this law, but those representing the stock interest, although greatly in the minority, managed by the exercise o extra vigilance to defeat the movement. We can hardly doubt but that the law will be abolished at the next meeting of the Legislature. It certainly will be if respect is paid to the corner-stone of our legislative system, viz.: the greatest good to

Vacant Lund from Stockton to Larkin and Bush to

That portion of the city which is embraced within the above imits is the choicest we have for private residence purposes. With the object of showing how much land there is in it which is still unoccupied, we have had a survey made of it.' The result is given in the annexed table, which shows the vacant frontage on each street. In the cases of corner lots we allowed 871/2 feet on one street for depth.

	U OIL OILO DE		-			4 "
	street, from	Bush to Ma	rket			274 feet.
Powell st	reet,	1 64				257 4
Mason st	reet,	84			**********	
Taylor at:	reet.	##			**********	
Jones str		l cr				
	orth street. "					
Hyde stre		1 1 24		· · · · · · · · · · · · · · · · · · ·		0.0771 44
	reet (esst sld	e anlei			• • • • • • • • • • • • • •	075 (1
Turch ctw	et (south sid	la) from St	oakton A	a Tankla	***********	490 11
Doth side	Critton Sec	Ctoobton	OCK COII I	O THERITA	* * * * * * * * * * * * * * * * * * * *	220
BOLE SIGE	s Sutter, from	III PROCEEDE	to Lark			
	Post,			.8400000		
	Geary,		F			
1.6	O'Farrell,	- 44	12			933 "
1.6	Ellis,	***	de			
4.6	Eddy.	6.6	6.9			
41	Turk.		2.6		,	
11	Tyler.	68	44			986 "
66		(north-sid	61			
	22014410404	120232 1110				,210
	Total		1 1 7			11. 300
- 0	1 4-1.1-					,200

The above table shows that in the section described there are still 19,285 vacant feet frontage, equal to 140 fifty-vara lots, 231/3 blocks, or 7711/3 building lots, of 25 feet frontage each; so that, allowing the last named amount of space to each house, there is still room for 771 houses. There is a total of 56 blocks in the section we are treating of, of which the figures we have given show there is about three-eighths still unoccupied. It is our intention to keep our readers posted every three months on the progress of improvements in the above section.

Our Farmers and Their Prospects.

Twice since the opening of the season for rain our farmers have been threatened with drought. The early rains delayed their coming so long that a dry season, with accompanying failure of crops, was anticipated. The latter rains, which fall in February and March, also threatened failure, and again the farmers were placed in a state of nervous anxiety. But the early and the latter rains, although dilatory in their coming, both fell at last, and now there is a reasonable certainty that we will again be blessed with large crops. . Had the threatened drought overtaken us, many of those who have purchase land at extreme prices, or who have gone in debt heavily to put in large crops, risking their all on wheat, would have been ruined. Last full we warned such persons to be cautious, and spoke of the risks they incurred in ease of drought or fall in prices. They were seriously frightened twice this season, as above mentioned; but fortunately nothing worse happened them. We think they should profit by the warning, and not again place themselves at the mercy of the elements and of an uncertain market. Indeed, there are risks yet to be in curred in the latter, for at present the prospects are that lower prices will prevail this year than have ruled any season for four years. We hope, however, that this will not be the case

How Buyers are Sometimes, Taken In.

A few days ago three sales were made of homestead lots on the old race-track, beyond the Mission. Two of the lots sold were on the west (which is the best) side of the street. The price paid for each of the two was \$750, and that was a fair price for the lots. The other lot was on the east side of the street, directly opposite the other. The purchaser did not know the value of the property, and foolishly paid \$950 for the lot. If he read our CIRCULAR he would have known

Moving Old Houses.

Mayor McCoppin lately sent a communication to the Bowl of Supervisors, on the subject of sine removal of old houses which must have met with hearty, p., him approbation. Ti-Mayor says: "The streets, especially to see paye is with wood are greatly if not irreparably damaged by hones noving, and some steps should be taken to whate an even lines industri a certain standard of voice Should not, in his julk-mentals. allowed to be removed at all, include for a light of to think it would be better to give notice, that after a come in day, say thirty or sixty days hence, no jurther permits of this character will be granted. It were better for the cirv, if it could have the alternative, to pay outright the talk value of meany of the old traps of houses that constantly distruct the theoretical area. of San Francisco, and have them demotished where they stand, than allow them to be moved, because their realoyal causes far more damage to the streets, for say nothing of the inconvenience, then their eash value would come on Again. the house-movers do hot comply with that condition of the ordinance which requires the removal co, be made to outingous day by day. As late as list week on chickonsecuoterorth \$390. I should judge, was allowed to stuff at the junction of . Market and Montgomery streets during four or two days. As the liw now stands, there appears to be no read by for the abuses. Those buildings are chiefly bought by speculator-, who own outside lots, to which they carry these old Eorels many of them filled with vermin- and then tent them to poor families at prices that ought to command more whilesome dwellings.

The above is all true, and embraces many of the points of the subject previously treated of in Tun Circunan. None but a class of selfish owners are benefited by the moving of old shanties, which should be torn down and not dreged shoulthrough the streets, obstructing travel of all kines. There seems to be a sort of manice and men of small means to buy old houses. This results from ignorance of the face that unless the house is really a good one and almost given away. it never pays to move it. Here, Showever, a rickety and fifthy old sharty brings the price of a good house, because there are so many toolish persons ready to penchase it. The sounce a law is passed stopping the future in ving of any more of f houses through the streets the letter.

Money to Loan! BY THE UNION ENSURANCE COMPANY, 116 CAL-

CENTRAL PACIFIC RAILBOAD, ON AND AFTER CENTRAL

JANUARY, 28th, 1853, until larguer in strategrams of the Central

Pacific Railroad Company with rule raily. Stately, so a product follows. Se

GOING EAST—Passing rither will be as secretarized to the A. Mir Cir

fax at 9.50 A.M.; Renore Life P.M.; Virtual relationship in A. Mir Cir

fax at 9.50 A.M.; Argenti at 855 A.B., and a way a life, at the P. M.; with and be

WEST: Passenger train braves in the at 8.10 A. Mr. Argenti at a 5.5 A.M.

Winnemucca at 2.30 P.M.; Widsworth at the P. M.; Renord P. M.;

Colfax at 9.50 A.M.; arrives in sacration to the lift M. Should thus the

community Fractic Trains is on which based relationship that a group of late one of accompany Freight Trains, on which passengers are comed fatrone of rates. The 6.30 A.M. passenger trained use is addition in with the cars for Marysville and all points of Northern contrained and cred of the Adburn with stages for Yankon Jimas, Forest Hall, Makingan blants, Colon Greenwood and Georgetown. At the day with stages a retories with v. N. vada, San Juan, Camptonvulle, Lorestorie, Lywis with sand I was 1941. Reno with stages for Virginia City, toold Hill, Silver City, Daylon, Carson Washoe City and all parts of the State of N vada. At Whitehause a vita Stages for Paradise Valley, Caup Scott, Comp M Terrart, Saver City, Owyhee, and all points in Idaho Terratory. At Algenti with stage 12 Austin, and at Elko with stages for Whit Patersand Overland steps to Salt Lake City and the Atlantic States. C. CheckER, Golf', Sup dent.

PACIFIC MAIL STEAMSHIP CROPANY, Steamers dispatched from New York on the landing Lath and Lith from month, making the trip to San Francis o in 22 days. Steamers dispatched from San Francisco for Panama on the the 14th, Let all a with of each month, making the trip to New York in the Taylor of amorts despited a from San Francisco for Yokehama Japan and Hong King, a hirror of the control necting at Yokohama with branca St aners for Shale has en the algor 4th) of each month, and in returning leave Hong hend on the 14th and Shanghae on the 17th of each month. Time from San Francisco to Yokishama, (or vice versa 22 days. The a san Francisco to Houz Ketze, Tvice versa 50 days. vice versa; 50 days.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT. corner of Webb. Celic re: Presil at, II. V. Co. Trustees: H. A. Cobb, Daniel Murphy, M. Daly dei vil 1 a v. Murphy; Secretary, P. H. Remey America, tate, Personal Property, approv. (Notes, Mort ages, Warehous, for ages Bills of Lading, etc. Tulice hours from 1 (x, M, F, a, c, M, dady? a filted)

FIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, Calif gain. Of Access, W. corner Canforma and Sans and streets. Or canized April 2-th, 1 we. Capital, \$500,000, tally parlingold con. The darme, Harber and Inc. Transit Risks, on terms as favorable as any the gradual factors of sidered too large will be resinsur d in a sponsible companies. Loss

Promptly paid in U.S. gold come
D. J. STAVALS Tresident,
ENAS. R. BOND, Secretary.
D. J. STAVALS Tresident,
HENRY DECAY, Vic. Presticut.

REGULATIONS OF THE CALIFORNIA BUILDING AND SAVof Federal taxes, allowed on all diposits which shall be finitely by sin the Bank. Interest all owed from date of deposits which shall be finitely by sin the Book. Interest all owed from date of deposits which is with the standard form. Its. gold coin on notice. Reports, etc., may be had of the sund reigned. THOMAS MOONEY, President, Calafornia sa, ii at Sansonia. Money to loan on city property.

Tar District Astorney of Sperra Co GRAY & HAVEN, ATTORNEYS AND CON SELErance Company, N. E. comer California a of L. collonsto.

MANHATTAN INSURANCE COMPANY OF NEW YORK.

Incorporated 1921. Cash Constal and the as, intelligence distinct
against Loss by Fire upon terms as reasonable as is compatible with security and safety. Loss is promptly adjust that pand of This GOLD

COIN.

B. B. SWAIN & Change of the Lazzanthast.

174 * Worth a street.

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

GEO. W. CHAPIN, REALESTATE AGENT, 338 MONTGOMERS Street, San Francisco. 12 Real Estate of every description bought

LARGE AUCTION SALE.

BY MATRICE DORE & CO., AT SALESHOPE, 327 MONTGOMERY ST., ON WEDNESD AT MENT, MARK 12 Just 12 West and frame indicates a second of a few plants and the plants of the plan s. with first class improvements stores improve the Justice const and Larkin - Property on this runt to the Reamy -1 and he with N. The sense Tork and Scine, the win Forth A. Felling via N. The sense Tork and Scine, the via subdivision as well as a probability of the first Land of the sense Tork and the sense that the sense of the sens

two en is the art light size. Let provide a Nov. to two in 15th and the standard reading a standard reading when the size is the provided in the Nov. 2015 and the provided in the size is the size of the size in Minima in Signature Security. The size is the size in the size in the size is the size in the size in the size is the size in the size in the size is the size in the size in the size is the size in the size in the size is the size in the size is the size in the size in the size is the size in the size in the size is the size in the size in the size is the size in the size is the size in the size in the size is the size in the size in the size is the size in the s Stath an assemble from the will be an Silver to help and Porrella.—Let 125×101, S. W. e. riber 14th and Vermonists.—Let 15×10.

St. V. e. a. a. 15th and No sechot solvi? N. h. cord with and therefore, beyond No land (1 Ser. —Let's on 1) down and For Oiks with the first of the land of the late.—Let with 1, on a late min, near Brockett his 1.—11 uses with the first the Avenue, near 1 st., South San Francisco. Also omesticate the University Homestead, lette, in block the constant in November 14 domestead, who charaches the late Points to the Late of the Control Homestead.

JAURICE DOMEST. On A late with the late of the late o

TOTICE. - THE COPARTNERSHIP WHICH, PRIOR TO THE hrst day of May, I we existed between the understand; under the firm name of GOVLD & LOVELL has been dissolved by in neal consent. T (.LoVI,LL."

The business of Homesteal Secretaries at I Real I state A. 9. a present carry don under the arm name of GOTLD, LOVELLE VISITE. will for the future be conducted by the man reign k waler the name of LOVELL & FISHER.

TOWARD C. LOVELL ...

Real Estate Agents, 445-Montrement street weight in it. Wells. Par it we'r GERMAN SAVINGS AND LOAN SOCIETY .- GUIEN. Montgomery and Kearny streets. By Office hours from a A. M. be 3 Monthsoners and hearny streets. Let the P. M., here a twin, of inposits only. I am made on Real Estate and other collaborates curries at our rent rates of interest.

C. F. Willist S. President. reut rates of interest.
G. WETZLAR, Secretary.

YOTICE -DISSOLUTION OF COPARTNERS RIP. THE COLORS. newship hereb is re-existing between H. F. Williams. Leaving hereby the existing between H. F. Williams. Leaving hereby the first day of November, S. L. S. Jeven dissolved by mutual consent and the admirs of the late arm will be best their apply II. I. Williams. F. W. O'NEUrinten is opening an allicy in New Yer city about the first of January. It is, for the sall of Call ordar hands, and H. F. Williams will be his correspondent in san France.

THE RETLESTATE BUSINESS WILL HORELD. at the same place, but california street, understooded republies of it. F. WILLIAMS & CO. HENRY I. WILLIAMS.

BY THE GIBLINIA SAVING AND LOAN SOUTH, TY. - Low Building, northeast ocner of Magist and Monteners, or ets. Indicate, M. D. Sweeney: Vice President, C. D. O'Sullivan, Trustees, L. L. Sweeney, C. H. O'Sullivan, Joseph Sullivan, R. J. Tebin, M. J. Algardan, T. L. Sweeney, C. H. O'Sullivan, John Sullivan, R. J. Tebin, M. J. Algardan, T. T. Barbar, M. J. T. Barbar, M. J. T. Barbar, J. Bar McAran, Gustave Touchard, T. J. Broderick, Peter Landet. The ear r Edward Martin; Attorn y, kichard Tokha. Remattunces from the country may be sent through Wells, Farco & Co's Expressible for their safe delivery. The signature of the depositor should are monthly for their safe delivery. The signature of the depositor should are monthly first deposit. A preper passelook will be delivered to the agent by whom, the deposit is made. Deposits received from 22.70 m, wards. Office Hours from 2.4. M, to 3.9. M.

TERCHANTS MUTUAL MARINE INSURANCE California street, San Francisco, organized April 2, 1815. Office by disconnected with marine insured by this country, bess spaid promptly in U.S. gold con. Berlief Directors: C. L. Taylor, T. Too line, Isaac B. Davis, J. B. Sestelder, A. M. Sunpson, James levine, July 2 He wes. A. P. Tabbs, C. Adalphe Bowe, W. J. Augus, R. F. Ipimond, James P. Flint, J. B. Scotchler, Fr sident: Jamez Howes, Vice Pro 11g t; E. W Bot and, Secretary. This company is engaged exclusively in Manusc Is-

PACTER MITTIAL Scheneber & Howell, General Agents. San Francisco Other coutby corn role numbers and Bush structs, rooms 11 and 12 upostairs. Issue on the stravorable terms, and at same rates as those of any other classes apany in the United states. Pelicies in this company are i ment, then, and by the laws of California exempt from execution. I promules received repain here, and are all invested in this state, of r galar cut wof interest, and as they bring a larger profit tuan if sent East. as is done by East on companies, so will the dividends on the policies by

PROPRES INSURANCE COMPANY THE SECURISE one, he ribe ast even rief Pine and Montagery stream. Clase on pany issues police's quall first-class fire and marine re-ks, on the first lay gaid to rms. Directors: Milton S. Latham, D. D. Colt in U. J. L. B. de. Horn, A. Jacobe, H. W. Bradlar, D. Mondy, B. Mond - H. you, no V. Ser. Robert Haight, C. J., Johnson, C. P. W. Dermott, John H Fishel, James F. Dangen, John R. Hite, J. Ivancovich, E. J. Delancy. Perlup, Secretary: A. E. Myrott, Surveyor.

ORTH BRITISH AND MERCANTILE INSUR-INCL. PUMPANY, of Loudan and Edmburgh, established in 1802. Cp.t.d \$10,000,000. Accumulated and invested funds, March 251, Is Deposit in California according to lawy statule luca ined in Oregon, Sancer; Limit on sin le risks, Shouter, san Francis, Banket : Mesers, Talliant & Co., General office, S.T., corner Sansone are Celifornia streets, San Francisco. Lossas paid here in gold com.
WF LIVM H. THAINGHAST.

General Agent for the Pacine States and Territories.

THE RINK OF CALIFORNIA, SIN PRINCISCO, CAR. Tall, Managary, B. O. Mill, L. Or sident; W. C. KALSTON, Cash-Alburs; In S. W. York, M. seys, LAM & VALLER; in Best of Tillthroughout the Pricel Stites, Purope, India, China, Jan u. and Lord Line L. Archan 204for Sal on the Adamtic Chi S. Draw dir et on Lord Lin, Juneau, Paris, St. Petersburgh, Ansterdam, Humburg, Bremen, Visuna, Leinsic, Sydneya Melhourn, Yok dama, Shanghae, Hongkonz, Frankfort on the Main.

BEOULEAU & MULL, SUCCESSORS TO HROOKS & ROULLAV. SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Wash, ington Street, next door to Magnire's Opera House, San Francisco. Search-

PROPERTY FOR SALE BY CHARLES D. CARTER . (All property placed in my hands for sale is advertised grain

- utto annexed list. Improved property in Bash street, between Montgomery and Reproved Probaty the Kerthy and France of the season of th Por Charles, Withful Calle, on S. C. and street hear Valencia.

Let 1 (vl.) 1 cd. a ther latts gal best like, i best to deferson

and the Partie of the Name News average in Hays Valley; Two mixture journal buts for it to a Colection of the producting of the state of the street state of the s B utroll t 1 5 - X 20 on fall r stret, opposite Washington Two corn resymmetric representations of the Chestnut; price Comprehence on trough sirest, in Haves And y, with handsome

Comer Al-Varia on Coming of the Park

Rhock of Chrisale Land fronting of the Park

Chancacher is in Visitzeron Valley, fronting on the Bay

Three lots on Sievenson, hear Night; street and lors graded; fine fall for dr. duger. Market street cars a rele steps off only... Lot Soyso, wite hous cell to him aims, and and grounds, on Tehama,

Four loopers and don't latent Broadway above Stocklon; rent for.

Three lets on Tyler, hear barain, sire t and bits on grade; price

wat First on Chy and Commercial streets..... Hali Jayara on Stockton, it arty opposite Washington Square Large let corner Clay and I well streste......

Fifty-paragon tercenwich street, mar Jelt's.... I, a 75xlootest, corner dome and tip shwich streets... It to value to et, with double tweestery houses reming for \$10, of the S could avenue, is at 10th and Anteneta. The avenue is 60 Lots in the san Mintel Heinestead. Well located lots in frith maps 5 and 4.... Six desirably located brocks in west end, map No. I, near the

new San dose r ad. Lak. Geneva and the industrial School.
Soil tire, I coated on a sunny slop , 1780 p. recet and price low. Lots 27 TA157 I chair Fell street, near Stemer. Dach....... 14 Lot 252119 on Pan Thear By Garain
Lot 29 (xlos), on Buchaman, near Pine

Country Property.

1929 a res of the to est sme saids of en the read leading from Los Angles I San Bernarding.
Twenty-orbit acres of Lost in Oakland. To acres of line best wheat and or sprittand, in Santa Clara Val-2) acres beautiful languat Modo Purk, between the Railroad and 202 agre - in ht und 's from the Bailgood depot, San Maleo County, finities area olass agricultural, and the remainder good tim-Bernardine County, Un miles from the town of San Bernarding six hum had and a sthey-live acres are surrounded by a 82 acres of land in Anabelin county of acres of which is vineyard of co,000 vines, all bearing, with the dwelling house, wine pass, stable for six horses, barn; onthouse, &......

THE REAL ESTATE ASSOCIATES NCORPORATED SUPTEMBER. 1866. OFFICE S Mantgomery street opposite the Russ House); CAPITAL STOR 32(0,000). Buy and self improved and unimproved business and relific property in the city and county of San Trancisco.

CETTELES:—C. M. Pluas, President; Sidney M. Smith, Vice President.

With Hidden Secretary Management of San Trancisco.

Duties to Es :- thas, M. Phum, Sidney M. Smith, Edward Barry, J. Jordan, toto, R. Spinney, J. L. Jones, J. Palacho, David Hewes, F.1. Roubeau, William Holles, J. A. Uate u.

CALIFORNIA STREET PROPERTY! AND MAR Davis street, and runnied through to Market street, having same from a both streets, via: 45 10-12x250 bet deep, and being two stories and base ment, making one of the most ligible locations and commodious store in the city of San Francesco. Well-lake most as a whole or in four store of 22x125, two on technomia and two on Market streets. This properly of the wordy for economic in a rey days. The foundation of this builder a good; brick brading standing alone on this ground was absolutely managed by the carthonics of Ostober 21.1. For my their particular unsafected by the carrinquake of October 21st. For nurther parieum apply to A. HARPENDING, apply to 7 and 8 Fireman's Insurance Building.

TORENCH SAVINGS AND LOAN SOCIETA Loans made on real estate and other collateral securities at current need

Chas D. Carter's Real Estate Circular

FOR THE MONTH OF MARCH, 1869. ONE DOLLAR PER YEAR.]

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

No. 5.

REMOVAL NOTICE.

CHARLES D. CARTER'S REAL ESTATE OFFICE ICAS BEEN "" -

REMOVED TO 410 CALIFORNIA STREET, (Two doors west of the Bank of California).

The above establishment is one of the most spacious and convenient in the city, and the facilities in it for the transaction of all business pertaining to real estate are now unsur-

SALES FOR THE MONTH OF MARCH.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in March, 1869.

Section.	No. Sales.	- Amount.
Fifty Varas	112	\$1,233,369
One Hundred Varas	9.5	1,039,017
City Slip and Water Lots	1.1	241,300
South Beach	= 0 .	8.000
Potrero:	43	113,189
Mission Addition	255	711,9187
Western Addition	1773	866,170
Homestead Associations	31.	12,576
Ontside Lands	106	= -161,610=
Tax, Blackmail and Skeleton Titles	25	- 1.591"
. Orizon		

San Francisco, April 1st, 1869. As anticipated by all who have had an opportunity of watching the course of the real estate market last mouth, the sales made in March exceed by nearly three hundred in munber, and by over one million and three-quarters in value, those ever before effected in a like period of time here. Never have we witnessed such activity in real estate as now exists. For almost every class of property there is a strong demand, but Mission and Western Addition lots are most in favor, and in those sections the greatest number of sales are made, although, necessarily, their values is less than that of the transactions effected in the fifty and one hundred-varas sections. -Of course, where such activity is found, prices are tending yery rapidly upward. This is particularly true of lots in the suburbs. There is a decided bill in the rage which prevailed. all of last year, for inside business property .- Such-propertystill sells quickly, at advancing prices; but there is not now, as there was lately, ten buyers of business property to one seller. The rush of buyers is now found to be for property south of Sixteenth street, and west of Larkin.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loun Societies, Insurance Companies and Private Indisviduals, during the month of March, 1869.

By whom taken or released.	MORTGAGES. RELEASES.			
	No.	Amount.	No.	Amount.
Private Individuals	111	\$851,722	128	\$205,862
Hibernia Sav. and Loan Society	141.5	541,600	13.1	115,416
Clay St. do. 4 do.	63	124,750	00	175,757
French do, do,	4 1			62,145
German do, do] 2	, ,		8.426
Odd Fellows' - do.	17	e :)	
Building and Loan Society	22:30		17	
· San Francisco Savings Union	27		7	-36,700
Fireman's Fund Insurance Co., -	- 8	45,700.	-1	14,000
Pacifie - do.	•)	3,500	-3	6,500
Union do.	13		1.	- 14,000
l'eople's do.	0 s			
Occidental do.	:1	19,600	:	6,600
City Bank of S. L. and Discount	No. Amount. No. Amount.			

Our table of sales shows that unprecedented activity pre-

391 \$1,857,895 237 \$758,556

vailed in the real estate market last month, and, of course, when the sales are large the mortgages must be proportionately heavy also; yet, large as the figures of the mortgage table are, the relative proportion borne by them to the sales shows no increase, as compared with the figures of March, 1868. Then the value of the mortgages was about one-third that of the sales; last month-the percentage shows only a slightincrease in the mortgages. Moncy has been reduced to ten per cent, by a number of the leading loan societies, and this reduction caused a great increase in the number of loans in March. This fact, combined with an increase of nearly 300 in the minber of sales made, caused the mortgages given last month to foot up heavily. The figures for March in the above table show that the Hilbernia Society loaned nearly five times the amount of money let out by any other savings institution here. There were 117 part cash sales made last month, the amount left unpaid by which came to \$706,578.

Corner Lot on Townsend Street.

We desire to sell a large and cheap piece of corner property on Townsend street, near Third.

Protection to Real Estate Agents. Parties who are legitimately engaged in the real estate busi-

ness," who have both experience and standing in it, are greatly annoyed and are frequent losers by a class of gophers who try to foist themselves upon the community as real estate agents. These persons are viewed with such suspicion that little or no property is intrusted to them; and the only way they can eke out a precarious living is by peaching upon those who have the confidence of property owners. They are continually nosing around, finding out what property this agent or that one has for sale. If they have any hope of securing a purchaser for any of it, they go to the owner, and represent to him his lead. If he are in have a small army of persons ready to buy his land. If he, as is often the case, is disposed to act unjustly toward the agent who has his property for sale, he will allow the trespassor to make a sale if he can, and both unite to throw overboard and injure the ngent in whose hands the land was. Owners eventually find that, in addition to the commission of meanness and dishonesty, they are always losers by encouraging unprincipled adventurers who know nothing about the business; who are ever ready to fleece both buyer and seller if they have the slightest chance. Real estate agents have but one effectual means of protection in this matter: they should take property from no one, no matter what his position or pretensions may be, unless he gives them a written order to sell his land at a definite price and for a definite time. Let the commission to be paid be also set down. When this course is pursued no trouble can be caused by interlopers. Many owners assure agents that it is not necessary for them to sign a written order; that it would be an imputation on their honor to do so; that they will treat their agent right, and all that But experience has shown that this is the class most likely to act meanly. Those real estate agents whose services are worth anything have but performed an act of simple justice to themselves in refusing to offer anything for sale, unless they have an order and in writing from the owner to do so. Under this rule there is some hope that unprincipled gophers will in future be prevented from undermining the profits of the real estate business.

Banking Streets Immovable,

If we were asked what property in this city was most desirable, we should answer that portion of California street lyingbetween Sansome and Kearny streets. That portion of the street has become our banking, stock and insurance center—the Wall street of the city. The fishionable stores and residence portions of London and New York have moved often within one hundred years, but Lombard street in the first city and Wall street in the second are still and will continue to be the financial centers of the city and country .- Broadway, from the Battery to Fulton street, was once the great place for fashionable dry-goods stores in New York, and the Battery in Washington's time was the fashionable place of residence: but the fancy stores and residences have since flown miles "un town." Wall street, however, is immovable. - Gruff old-Moneybags, sets himself down in his dingy office, and knowing that he has under heavy lock and key the oil without which the wheels of commerce will not move, he gruffly refuses to 'move on' with thimsy fashion in its erratic flights. 'And so it will be here. The fashionable streets of the city will doubtnot yet had time to become—it will be likewise the financia heart of the whole Pacific coast.

Encinal Ejectment Case.

The verdict of a jury of the Fourth District Court, in the suit entitled T. C. Banks vs. Miguel Moreno and Charles Minturn, has caused considerable inquiry from real estate owners in Oakland and Brooklyn townships. This action was brought to recover possession of a tract of land containing five-minths of forty acres on the Encinal of San Antonio (familiarly known as the town of Alameda). Plaintiff claimed under the daughters of Luis Peralta, deceased, the original grantee. Defendants claimed by purchase from the sons of Peralta, who were his devisees under his will. The plaintiff attacked the will on the ground of alleged mental incapacity of the defendant's testator, and the defendants affirmed the complete sanity of Peralta. A large number of witnesses were examined, and the case was fully argued by able attorneys

-the jury returning a verdict in favor of plaintiff. We are informed that the documentary evidence upon which defendants rely in this case, remains to be passed upon by the Supreme Court, upon exceptions reserved and allowed by the District Court. The question of validity of the sisters' title has been twice decided by the Supreme Court, adversely to chimants under it. No new facts have been elicited, and there is no reason to suppose that former decisions will be reversed. The verdict of a jury in a lower Court, in a case of this character, should carry little weight with it. A number of the best attorneys on this coast have, within the last few years, examined this question with great care, and expressed an unqualified opinion that the sisters' title cannot be sustained.-Sessions' Oaldand Real Estate Circular.

Water Short, but Gas Plentiful.

Three companies have been organized in Vallejo within the last eighteen months for the purpose of supplying the city with water, but as yet nothing further has been done. The town is well supplied with gas, however, which is manufactured in the newspaper offices, upon "the future of Vallejo."

The Fence Law. _

The law which requires the grain grower to fence his land to protect his crops from the incursions of cattle, is now a most oppressive one to the agricultural interests of the State. It was passed when stock raising was one of our leading pursuits. Now, as compared with grain growing, it bears only about the proportion that one does to four. The cattle owner should fence his animals in, to prevent them from straying, and thus remove from the shoulders of our farmers the extremely heavy pecuniary burden of close fencing, which costs an average of about \$5 per acre. In many places in the Santa Clara Valley cattle pasturage is now worth \$1 50 to \$2 per head, per month. But only those whose land is enclosed derive profit from letting pasturage. The farmer who has land which he is unable to, or cannot conveniently fence, is paid nothing. Cattle owners drive their animals upon his ground and use the pasture free, which trespass the land owner cannot prevent because he is unable to erect a fence. Nothing can be more provoking to a man than to have his pasture thus used against his will without any remuncration. We know of at least one case where a land owner in this way loses \$150 or \$200 per month, which income he would receive if his land were fenced or the fence law abolished.

A strong effort was made at the last session of the Legislature to abolish this law, but those representing the stock interest, although greatly in the minority, managed by the exercise of extra vigilance to defeat the movement. We can hardly doubt but that the law will be abolished at the next meeting of the Legislature. It certainly will be if respect is paid to the corner-stone of our legislative system, viz.: the greatest good to the greatest number.

Vacant Land from Stockton to Larkin and Hush to Market.

That portion of the city which is embraced within the above dmits is the choicest we have for private residence purposes. With the object of showing how much land there is in it which is still unoccupied, we have had a survey made of it. The result is given in the annexed table, which shows the vacant frontage on each street. In the cases of corner lots we allowed 871/2 feet on one street for depth.

ckton	street, from	Bush to	Marke	t	*******		-274	feet.
well st		t -	4.4			,		66
son str	reet,	4	84					-66
vler str		4	44					44
ics str			44			*********		e i
	orth street. "		11.					41
le stre		£	44					66
	rect (east sld	e only).		****		**********	1 975	6.6
di etre	et (south sid	le) from	Stock	tun to	Larkin	• • • • • • • • • • • • • • • • • • • •	490	44
h side	s Sutter, from	w Stock	ton to	Larkin	Tantain.		1 200	46
64	Post.	11 1710()1	1011101	4				46
8.6	Geary.	4.4	1	4				96
44	O'Farrell.	4.6		4		• • • • • • • • • • • •		66
4.4		44						
=44	Ellis,	11					.1,213	** **
	Eddy,_	64 -		4				- Ampleon
41	Turk,						.1,065	- * *
1.4	Tyler,	46 "	7				- 986	24
FE	McAllister	(north	side)				. 470	46 "

The above table shows that in the section described there are still 19,285 vacant feet frontage, equal to 140 fifty-vara less be found in a different locality twenty years hence, but in lots, 231 blocks, or 771 building lots, of 25 feet frontage one hundred it is safe to say that California street will still be \ each; so that, allowing the last named amount of space to the financial center of San Francisco, and then—what it has / each house, there is still room for 771 houses. There is a total of 56 blocks in the section we are treating of, of which the figures we have given show there is about three-eighths still unoccupied. It is our intention to keep our readers posted every three months on the progress of improvements in the

Our Farmers and Their Prospects. .

Twice since the opening of the season for rain our farmers have been threatened with drought. The early rains delayed their coming so long that a dry season, with necompanying failure of crops, was anticipated. The latter rains, which fall in February and March, also threatened failure, and again the farmers were placed in a state of nervous anxiety. But the early and the latter rains, although dilatory in their coming, both fell at last, and now there is a reasonable certainty that we will again be blessed with large crops. - Had the threatened drought overtaken us, many of those who have purchased land at extreme prices, or who have gone in debt heavily to put in large crops, risking their all on wheat, would have been ruined. Last fall we warned such persons to be cautious, and spoke of the risks they incurred in case of drought or fall in prices. They were seriously frightened twice this season, as above mentioned; but fortunately nothing worse happened them. We think they should profit by the warning, and not again place themselves at the mercy of the elements and of -an-uncertain market. Indeed, there are risks yet to be in. curred in the latter, for at present the prospects are that lower prices will prevail this year than have ruled any season for four years. We hope, however, that this will not be the case

How Buyers are Sometimes, Taken In! A few days ago three sales were made of homestead lots on

the old race-track, beyond the Mission. Two of the lots sold were on the west (which is the best) side of the street. The price paid for each of the two was \$750, and that was a fair price for the lots. The other lot was on the east side of the street, directly opposite the other. The purchaser did not know the value of the property, and foolishly paid \$950 for the lot. If he read our CIRCULAR he would have known

SALES RECORDED ON ALL THE PHINCIPAL STREETS OF THE CITY, FROM FEBRUARY 26th to MARCH 25th, 1869.

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

lesirous of learning the value of improvements can do so by an inspection. None but bona fide sales are given.] North of Market Street. North of Market Street. Ondivided % northwest corner Sansome and Merchant, north 76 1-6x82% feet	1 TO THE WOOD WILL CORPUS OUR OF PURCH HAVE THOSE OF THE PROPERTY OF THE PROPE
None but bona fide sales are given.] North of Market Street. Undivided % northwest corner Sansome and Merchant, north 76 1-6x82% feet. Sold July, 1867, for \$175,000	the property sold. The precise location of each lot is given and that the
North of Market Street. Undivided ½ northwest corner Sansome and Merchant, north 76 1-6x82½ feet. Northeast corner Montgomery and California, north 68\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Admittan of learning the value of interestents for do so by an income
Undivided 34 northwest corner Sansome and Merchant, north 16.882 ½ feet. Northeast corner Montgomery and California, north 68.4x62 ½; sold July, 1867, for \$175,000. Northeast corner Montgomery and Jackson, north 60x60. Northwest corner Montgomery and Jackson, north 60x60. Northwest corner Stockton and Lombard, 50. yara. Sast side Kearny, 80 feet north of Stater, north 19 ½ x40. Northwest corner Stockton and Lombard, 50. yara. Sold April, 1867, for \$6,300. Nost side Powell, 91.25 feet north of Broadway, north 22.7x137 ½; sold April, 1867, for \$6,300. Nost side Powell, 60 feet north of Francisco, north 40x68 ½; lot sold September, 1868, for \$1,500. Nost side Taylor, 92 feet south of Pacific, south 21.2x137 ½. Noutheast corner Taylor and Sacramento, south 27x183 ½; sold February, 1867, for \$4,039. Noutheast corner Leavenworth and Broadway, south 40x68 ¼. Sast side Leavenworth, 137 ½ feet south of Post, south 22.7x08 ½; sold July, 1868, for \$5,000. Sast side Idea and Ellis, 50 vara lot with large residence ast side Larkin, 107 ½ feet south of Washington, south 30x137 ½. Sast side Hyde, 87 ½ feet west of Dupont, west 25x00. South side Lombard, 220 feet west of Stockton, west 55x187 ½. South side Lombard, 82½ feet west of Powell, west 30x62 ½. South side Union, 137 ½ feet south of Washington, south 30x137 ½. South side Union, 137 ½ feet west of Powell, west 30x62 ½. South side Vallejo, 22 ½ feet west of Taylor, cast 61x67 ½. South side Vallejo, 22 ½ feet west of Taylor, cast 61x67 ½. South side Vallejo, 22 ½ feet west of Taylor, cast 61x67 ½. South side Vallejo, 22 ½ feet west of Dupont, west 11½ x45 ½. South side Clay, 75 feet east of Dupont, west 11½ x45 ½. South side Clay, 75 feet east of Dupont, west 11½ x45 ½. South side Clay, 75 feet east of Dupont, west 50x50 ¼; sold F	tou. None but bona hac sales are given.
Undivided 34 northwest corner Sansome and Merchant, north 16.882 ½ feet. Northeast corner Montgomery and California, north 68.4x62 ½; sold July, 1867, for \$175,000. Northeast corner Montgomery and Jackson, north 60x60. Northwest corner Montgomery and Jackson, north 60x60. Northwest corner Stockton and Lombard, 50. yara. Sast side Kearny, 80 feet north of Stater, north 19 ½ x40. Northwest corner Stockton and Lombard, 50. yara. Sold April, 1867, for \$6,300. Nost side Powell, 91.25 feet north of Broadway, north 22.7x137 ½; sold April, 1867, for \$6,300. Nost side Powell, 60 feet north of Francisco, north 40x68 ½; lot sold September, 1868, for \$1,500. Nost side Taylor, 92 feet south of Pacific, south 21.2x137 ½. Noutheast corner Taylor and Sacramento, south 27x183 ½; sold February, 1867, for \$4,039. Noutheast corner Leavenworth and Broadway, south 40x68 ¼. Sast side Leavenworth, 137 ½ feet south of Post, south 22.7x08 ½; sold July, 1868, for \$5,000. Sast side Idea and Ellis, 50 vara lot with large residence ast side Larkin, 107 ½ feet south of Washington, south 30x137 ½. Sast side Hyde, 87 ½ feet west of Dupont, west 25x00. South side Lombard, 220 feet west of Stockton, west 55x187 ½. South side Lombard, 82½ feet west of Powell, west 30x62 ½. South side Union, 137 ½ feet south of Washington, south 30x137 ½. South side Union, 137 ½ feet west of Powell, west 30x62 ½. South side Vallejo, 22 ½ feet west of Taylor, cast 61x67 ½. South side Vallejo, 22 ½ feet west of Taylor, cast 61x67 ½. South side Vallejo, 22 ½ feet west of Taylor, cast 61x67 ½. South side Vallejo, 22 ½ feet west of Dupont, west 11½ x45 ½. South side Clay, 75 feet east of Dupont, west 11½ x45 ½. South side Clay, 75 feet east of Dupont, west 11½ x45 ½. South side Clay, 75 feet east of Dupont, west 50x50 ¼; sold F	North of Market Street.
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sold July, 1868, for \$5,000 ast side of Leavenworth, 93½ feet south of O'Farrell, south 43½x137½ ast side of Leavenworth, 93½ feet south of O'Farrell, south 43½x137½ ast side Hyde, 87½ feet south of Ellis, south 50x137½ ast side Larkin, 107½ feet south of Washington, south 30x137½ onth side Lombard, 220 feet west of Dupont, west 25x90 onth side Lombard, 82½ feet west of Stockton, west 25x90 onth side Lombard, 82½ feet west of Stockton, west 55x147½ onth side Union, 137½ feet west of Powell, west 30x62½ orth side Union, 137½ feet east of Dupont, east 20x77½ orth side Green, 100½ feet east of Mason, east 25½x97½, with L in rear 12x37½ onth side Vallejo, 22¼ feet east of Larkin, east 21x60 onth side Pacific, 457½ feet east of Larkin, east 21x60 onth side Washington, 49 feet west of Dupont, west 11½x45½, less a six-inch strip ary, 1868, for \$5,700, now sold for ary, 1868, for \$5,700, now sold for mercial street.	outheast corner Leavenworth and Broadway south 10veg
ast side of Leavenworth, 93% feet south of O'Farrell, south 43% x137% ast side Hyde, 87% feet south of Ellis, sonth 50x137% ast side Hyde, 87% feet south of Ellis, sonth 50x137% ortheast corner Hyde and Ellis, 50 vara lot with large residence ast side Larkin, 107% feet sonth of Washington, south 30x137% outh side Lombard, 220 feet west of Dupont, west 25x000 orth side Lombard, 82% feet west of Stockton, west 25x107% outheast corner Greenwich and Sanseme, east 275x187% outh side Union, 137% feet west of Dupont, west 30x62% orth side Union, 137% feet east of Dupont, east 20x77% orth side Green, 100% feet east of Mason, east 25% x97%, with L in rear 12x37% outh side Vallejo, 22% feet east of Taylor, east 61x67% outh side Vallejo, 22% feet east of Larkin, east 21x60 outh side Washington, 49 feet west of Dupont, west 11% x45%, less a six-inch strip addivided % N. E. cofner Clay and Battery, east 46 10-12x45 10-12 outh side Clay, 75 feet east of Drumm, east 50x59%; sold February, 1868, for \$8,700, now sold for mercial street.	ast side Leavenworth, 137 % feet south of Post south 207 -203 :
ast side Hyde, 87% feet south of Ellis, south 50x137% 5.25 fortheast corner Hyde and Ellis, 50 vara lot with large residence ast side Larkin, 107% feet south of Washington, south 30x137% 3.35 outh side Lombard, 220 feet west of Dupont, west 25x00 1,100 outheast corner Greenwich and Sansonie, east 275x137% 82,500 outh side Union, 137% feet west of Powell, west 30x62% 2,25 orth side Union, 137% feet east of Dupont, east 20x77% with L in rear 12x37% 50th side Green, 100% feet east of Mason, east 25%x97% with L in rear 12x37% 50th side Vallejo, 22% feet east of Taylor, east 61x67% 50th side Vallejo, 22% feet east of Larkin, east 21x60 50th side Vallejo, 22% feet east of Larkin, east 21x60 50th side Vallejo, 22% feet east of Dupont, west 11%x45% 50th side Washington, 49 feet west of Dupont, west 11%x45% 50th side Washington, 49 feet west of Dupont, west 11%x45% 50th side Clay, 75 feet east of Drumm, east 50x59%; sold February, 1868, for \$8,700, now sold for 59.550	sold July, 1868, for \$5,000.
ortheast corner Hyde and Ellis, 50 vara lot with large residence ast side Larkin, 107 ½ feet south of Washington, south 30x137 ½ 3.355 outh side Lombard, 220 feet west of Dupont, west 25x90 1,10 orth side Lombard, 82 ½ feet west of Stockton, west 55x147 ½ 5,50 outh side Union, 137 ½ feet east of Dupont, east 275x137 ½ 2,25 orth side Union, 137 ½ feet east of Dupont, east 20x77 ½ 3,000 orth side Green, 100½ feet east of Mason, east 25½x97 ½, with L in rear 12x37 ½ 5 outh side Vallejo, 22 ½ feet east of Taylor, east 61x67 ½ 3,000 orth side Pacific, 45% feet east of Larkin, east 21x60 5 outheast corner Jackson and Washington Place (bet. Kearny and Dupont), east 30x80 5 outh side Washington, 49 feet west of Dupont, west 11½x45 ½ 5 outh side Clay, 75 feet east of Drumm, east 50x59 ½; sold February, 1868, for \$8,700, now sold for mercial street.	ast side of Leavenworth, 93% feet south of O'Farrell, south
outh side Lombard, 220 feet west of Dupont, west 25x107½ 5,50 outh side Lombard, 220 feet west of Stockton, west 25x107½ 5,50 outheast corner Greenwich and Sansome, east 275x187½ 5,50 outh side Union, 137½ feet west of Powell, west 30x62½ 2,25 orth side Union, 137½ feet east of Dupont, east 20x77½ 3,00 orth side Green, 100½ feet east of Dupont, east 20x77½ 3,00 orth side Green, 100½ feet east of Mason, east 25½x97½, with L in rear 12x37½ 6.50 orth side Vallejo, 22½ feet east of Taylor, east 61x67½ 5,00 orth side Pacific, 457½ feet east of Larkin, east 21x60 5,00 a,600 orth side Pacific, 457½ feet east of Larkin, east 21x60 5,00 a,600 orth side Washington, 49 feet west of Dupont, west 11½x45½, less a six-inch strip 6.500 orth side Clay, 75 feet east of Drumm, east 50x59½; sold February, 1868, for \$8,700, now sold for 6.500 orth side Clay, 250 feet east of Drumm, east 25x119½ to Commercial street.	
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outh side Lombard, 220 feet west of Dupont, west 25x90	ast side Larkin, 107 % feet south of Washington south 30-125 1 2 3
orth side Lombard, \$2.8 feet west of Stockton, west \$5x18726. 5.50 outheast corner Greenwich and Sansome, east \$275x18726. outh side Union, 13726 feet west of Powell, west \$30x6236. orth side Union, 13736 feet east of Dupont, east \$20x7726. orth side Green, 10013 feet east of Mason, east \$252x9756, with L in rear \$12x3726. outh side Vallejo, \$2236 feet east of Taylor, east \$61x6736,	outh side Lombard, 220 feet west of Dupont west 25-00
outh side Union, 137½ feet west of Powell, west $30 \times 62 \times 25$ orth side Union, 137½ feet east of Dupont, east $20 \times 77 \times 25$ orth side Green, 100×25 feet east of Mason, east $25 \times 25 \times 27 \times 25$ orth side Vallejo, 22×25 feet east of Taylor, east $21 \times 25 \times 25 \times 25 \times 25$ outh side Vallejo, 22×25 feet east of Larkin, east $21 \times 25 \times 25 \times 25 \times 25$ outh side Pacific, $457 \times 25 \times $	Of the side Lombard, 82% leet west of Stockton west 55-1971 = 50
orth side Union, 137 ½ feet west of Powell, west 30x62½ orth side Union, 137½ feet east of Dupont, east 20x77½ orth side Green, 100½ feet east of Mason, east 25½x97½, with L in rear 12x37½ outh side Vallejo, 22¼ feet east of Taylor, east 61x67½ outh side Pacific, 457½ feet east of Larkin, east 21x60 outheast corner Jackson and Washington Place (bet. Kearny and Dupont), east 30x80 outh side Washington, 49 feet west of Dupont, west 11½x45½, less a six-inch strip outh side Clay, 75 feet east of Drumm, east 50x59½; sold February, 1868, for \$3,700, now sold for mercial street.	Juineast corner Greenwich and Sansome, east 975 1874
L in rear 12x37 ½. L in rear 12x37 ½. Suth side Vallejo, 22½ feet east of Taylor, east 61x67½. Suth side Pacific, 4574 feet east of Lurkin, east 21x60. Suth side Pacific, 4574 feet east of Lurkin, east 21x60. Suth side Washington and Washington Place (bet. Kearny and Dupont), east 30x80. Suth side Washington, 49 feet west of Dupont, west 11½x45½, Idivided ½ N. E. corner Clay and Battery, east 46 10-12x45 10-12 Suth side Clay, 75 feet east of Drumm, east 50x59 ½; sold February, 1868, for \$3,700, now sold for Suth side Clay, 250 feet east of Drumm, east 25x119½ to Commercial street.	outh side Union, 137 % feet west of Powell west 30 co 12
buth side Vallejo, 22½ feet east of Taylor, east 61x67½, 5,000 3,600 and ballejo, 45% feet east of Larkin, east 21x60 and Dupont), east 30x80 and Washington Place (bet. Kearny and Dupont), east 30x80 and Washington Place (bet. Kearny and Dupont), east 30x80 and Washington Place (bet. Kearny and Dupont), east 30x80 and Washington Place (bet. Kearny and Dupont), east 30x80 and Sakinch strip. 3,000 and Sakinch strip. 3,0	orth side Crown 10th four east of March, and 20x77 by
orth side Pacific, 457% feet east of Taylor, east 61x67%, orth side Pacific, 457% feet east of Larkin, east 21x60. 1.77% outheast corner Jackson and Washington Place (bet. Kearny and Dupont), east 30x80. 16,000 outh side Washington, 49 feet west of Dupont, west 11½x45½, less a six-inch strip. 16,000 outh side Clay, 75 feet east of Drumm, east 50x59¼; sold February, 1868, for \$8,700, now sold for	Lin rear 12x37 %
Dutheast corner Jackson and Washington Place (bet. Kearny and Dupont), east 30x80	outh side valleto, 22% feet east of Taylor east 61v6712
Dupont), east 30x80	OFUL SIDE Pacine, 43% feet east of Larkin east 91vm
Dupont), east 30x80	outheast corner Jackson and Washington Place (bet Kearne and
less a six-inch strip. less a six-inch strip. advided & N. E. corner Clay and Battery, east 46 10-12x45 10-12 to th side Clay, 75 feet east of Drumm, east 50x59 4; sold February, 1868, for \$8,700, now sold for	Dupont), east 30x80
outh side Clay, 75 feet east of Drumm, east 50x59 4; sold February, 1868, for \$8,700, now sold for	outh side washington, 49 feet west of Dubont, west 111, viz 1:
ary, 1868, for \$8,700, now sold for	
ary, 1868, for \$3,700, now sold for	with side Clay 75 feet east of Drawn, cost 50,2037, 2013 7
mercial street.	ary, 1868, for \$8,700, now sold for
mercial street.	din side Clay, 250 feet east of Drumm, east 25x119% to Com-
utheast corner Clay and Hyde, 50-vara 11.600	mercial street.
	utheast corner Clay and Hyde, 50-vara

South side Sacramento, 37 Freet east of Front; east 20x457 North side Sacramento, 58% feet west of Kearny, west 32 2x119 to Commercial, on which it fronts 20 feet.... North side California, 137% feet east of Jones, east 125x137% South side California, 59 1-6 feet west of Kearny, west 48% x93 14; North side Pine, 91% feet east of Stockton, east 45% x137 5 outheast corner Pine and Hyde, 50-vara; sold November, 1867, for \$15,000, now sold for 19,100
Northwest corner Bush and Hyde, west 40x98 6 000 South side Bush, 137% feet west of Hyde, west 68% x137%; sold also south side Bush, 220 feet west of Leavenworth, west South side Bush, 1923 feet west of Leavenworth, west 275x1375 South side Bush, 77% feet west of Leavenworth, west 60x137%... North side Bush, 137% feet west of Taylor, west 137% x82%; sold with house and furniture, January, 1868, for \$26,000. North side Sutter, 137 % feet west of Leavenworth, west 50 % x137 % sold March, 1868, for \$7,000, now sold for North side Sutter, 82% feet-east of Leavenworth, east 24 1/2 x68% South side Post, 1717's feet west of Dupont, west 3413 x60. South side Geary, 87% feet east of Taylor, east 50x137%; sold January 2d, 1869, for \$22,000, now sold for Southeast corner Geary and Powell, east 2736x85 North side Geary, 87% feet east of Jones, east 30x77% Southwest corner O'Farrell and Jones, west 27 14 x 68 34. North side O'Farrell, 220 feet east of Stockton, east 22 1/2x73..... North side Ellis, 115% feet east of Powell, east 21% x115

South side Ellis, 95 feet west of Powell, west 80x110.... South side Ellis, 137½ feet east of Mason, cast 37½ x89½. North side Ellis, 87 % feet west of Hyde, west 25x87 1: sold November 1867 for \$2,900, March 5, 1869, for \$1,000, now sold for North side Eddy, 80 feet west of Leavenworth, west 31 1/2 x137 1/2; sold April, 1867, for \$6,700, now sold for..... South side Turk, 107 % feet west of Leavenworth, west 30x87 %. North side Turk, 1121/2 Teet east of Leavenworth, east 25x1371/2... South side Turk, 1831, feet west of Hyde, west 312, x1817 15..... North side Tyler, 34% feet east of Hyde, cast, 48x683, South side Market, 91% feet west of Beale, west 227 x137 k Southeast side Market, 2281, feet northeast of 16th, northeast 51 3 x110; lot sold April, 1867, for \$850, now sold for..... 4,000 East side Stuart, 87 % feet south of Market, south 20x457 West side Stuart, 1831, feet south of Howard, south 457, x13714.

East side Spear, 137 1/4 feet south of Folsom, south 137 1/4 x137 1/4... East side Main, 137 1/4 feet north of Mission, north 45% x137 1/4: sold November, 1868, for \$14,000; now sold for.... West side Beale, 188% feet south of Folsom, south 40% x130; sold January, 1867, for \$6,000; now sold for

South of Market and East of Ninth. West side First; 30 feet north of Tehama, north 25x80; sold May,

West side First, 90 feet south of Howard, south 20x80; sold September, 1868, for \$6,500........... Northeast corner Second and Townsend, nity-vara..... Southeast corner Second and Brannan, 50-vara. 50,000 East side Second, 137 & feet south of Brannan, south 137 % x137 % 32,100 Northwest corner Second and Jessie, north 23x57 % feet. Southeast corner Third and South Park avenue, south 137%x45%; feet; sold September, 1867, for \$28,000.

East side Third, 75 feet north of Harrison, north 50x80...... West side Third, 225 feet north of Harrison, north 25x80 ... West side Third, 125 feet south of Folsom, south 25x80; sold De cember, 1868, for \$18,000... West side Third, 23% feet south of Howard, south 22x75, Northwest corner of Fifth and Natoma, north 30x75 feet; sold last West side Fifth, 36 feet north of Natoma, north 25x75 East side Fifth, 250 feet south of Folsom, south 25x100... Southeast corner Sixth and Clementina, south 25x57 % feet...... West side Sixth, 150 feet south of Folsom, south 25x120 feet..... Northeast corner Sixth and Clary, north 80x137 1/4 feet Southeast corner Sixth and Clary, south 26 5 x 72 feet. Southwest corner Seventh and Townsend, south 275x277 West side Seventh, 175 feet south of Folsom, south 25x80..... East side Eighth, 100 feet north of Harrison, north 20x65..... West side Ninth, 125 feet north of Mission, north 50x80. North side Mission, 91°; feet east of Spear, east 45% x137%..... South side Mission, 74 feet east of Fifth, east 54% x160....

1868, for \$2,500; May, 1868, for \$2,700; Jan., 1869, for \$3,500 4,200

North side Mission, 205 feet west of Sixth, west 25x85, sold Feb.

South side Mission, 185 feet east of Eighth, east 20x80; sold Octo-

South side Howard, 80 feet west of Sixth, west 25x80; lot sold

Nor. Leust corner Howard and Russ, east 36x90; sold August, 1868.

South side Howard, 375 feet west of Fifth, west 25x155, to Tchama 12,000

ber, 1868, for \$3,000 ...

January, 1868, for \$2,200....

North side Folsom, 80 feet east of Third, 25 feet front, running back to Stevenson, on which it fronts 20...... South-side Folsom, 57 % feet east of Fourth, east 40x80...... -10.000North side Folsom, 225 feet east of Seventh, east 25x80. South side Folsom, 275 feet east of Eighth, east 40x165; lot sold March, 1868, for \$7,600..... South side Harrison, 105 feet west of Second, west 55x100. North side Bryam, 161% feet west of Fifth, west 22% x87%; sold -November, 1867, for \$1,800; now sold for Northeast corner Bryant and Park avenue (between Fifth and Southwest corner Brannan and Japan (near Second), south 1375 South side Brannan, 125, feet west of Fourth, west 50x120. South side Brannan, 2584 feet east of Eighth, East 512 x275; sold August, 1888, for \$7,000; now sold for Northwest corner Townsend and Japan, west 11714 feet on Townsend by 440 on Japan North side Townsend, 1372; feet east of Second, east 1172; x2473; Mission Addition and Beyond. Southeast side Mission, 215 & feet southwest of Eleventh, southwest 50x82% ... East side Mission, 100 feet north of Seventeenth, north 325x105...

East side Mission, 150 feet north of Nineteenth, north 30x122 %. West side Howard, 215 feet south of Twentieth, south 30x122 %: sold January, 1867, for \$750, and March, 1867, for \$800... Northwest corner-Howard and Twentieth, north-155x245..... West side Howard, 215 feet north of Twenty-second, north 60x 1223; sold November, 1868; for \$1,000 Southwest corner Howard and 23d, south 170x12236 feet. Northwest corner Howard and Twenty-fourth, north 268x12232 intersected diagonally by branch track of S. F. and S. J Railroad; sold March, 1867, for \$3,000..... Northeast corner Folsom and Seventeenth, north 250 feet, east 245, south to east side Treat avenue, south to Seventeenthe street west 245. Southeast corner Folsom and 18th, east to Mission Creek, south 150. Southwest corner Harrison and 19th, south 520x245... East side Harrison, 208 feet north of 24th, north 26x100; lot sold West side Columbia, 104 feet north of 23d, north 26x100; sold Aug., '68, for \$350, now sold for... West side Columbia, 130 feet north of 23d, north 26x100; sold Aug., 68, for \$350, now sold for..... East side Columbia, 100 feet south of 24th, south 25x90. West side Columbia, 195 feet north of 26th, north 25x100,

East side Alabama, 220 feet south of 25th, south 25x100; sold October, 1868, for \$550, now sold for East side Shotwell, 95 feet south of 21st, south 30x1223 West side Shotwell, 125 feet south of 21st, south 60x122 %...... West side Bartlett, 65 feet north of 26th, north 65x1171/2.

East side Bartlett, 150 feet south of 26th, 651/4 front by 831/2 in rear and 125 % deep.... Southeast corner Valencia and 26th, south 85x125, sold April, 1867, Jose road, north to 26th, east on 26th 20014...... 10,83 Northeast corner Guerrero and Camp, cast 26x7834..... East side Guerrero, 7834 feet north of Camp, north 2014x5014.... West side Chattanooga, 156 feet south of 22d, south 26x125..... north 24 7-8, west 62, north 100, west 88.5 East side Church, 114 feet north of 23d, north 16x117 1; also, north side 23d, 100 feet east of Church, east 17 %x114...... Northwest corner Church and 27th, north 228 to Army by 80.... West side Noe, 27 feet-north of 24th, north 75x105... forthwest corner Noe and 17th, north 30x120 Northeast corner Noe and 28th, north 114x160...

East side Castro, 75 feet south of 18th, south 25x125; sold Dec., '67, for \$300; May, '68, for \$100; Feb'y last for \$700, now resold South side 17th, 352 feet west of Dolores, east 45x228; sold July 68, for \$3,000, now for.
South side 17th, 3104 feet east of Sanchez, east 25x100 South side 18th, 75 feet west of Hartford, west 25x75..... outhwest corner 18th and Noc, west 75x75..... outh side 19th, 20 feet east of Dolores, east 50x114,.. Southwest corner 19th and Eureka, west 125x75; sold August, '67, for \$675, now sold for. Northeast corner 19th and Hartford, east 89x145; sold April, 1867. for \$482; last month for \$2,000; now resold for..... outheast corner 19th and Eureka, east 83x135..... South side 21st. 75 feet west of Chattanooga, west 50x78; sold Apr., 1867, for \$450, now for ... 1867, for \$450, now for... Southwest corner 22d and Chattanooga, west 52x125; sold April, 1868, for \$1,000, now sold for..... ast corner 23d and Church, east 100x114. Southwest corner 24th and Bryant, west 50x130..... South side 24th, 65 feet east of Columbia, east 25x100 South side 24th, 125 feet east of Nebraska, east 75x100.

North side 24th, 85 feet east of Mission, east 75x100; sold April, '67, for \$1,050; March 13, 1869, for \$3,750; now sold for..... South side 24th, 80 feet east of Castro, cast 30x114..... outh side 24th, 150 feet east of Church, east 100x64. North side 24th; 55 feet east of Castro, east 100x114..... ortheast corner 25th and Alabama, east 50x78. North side 25th, 80 feet east of Castro, east 30x114, sold October. '68, for \$300, now sold for South side 25th, 80 feet west of Castro, west 80x114, \$1,000, and Southeast corner 25th and Douglas, east 80x114.....

Western Addition. Northwest corner Larkin and Clay, 50-vara..... West-side Larkin, 36 & feet south of California, south 41 % x89 %. Northwest corner Polk and Sutter, north 48x62 % feet..... Northwest corner Polk and O'Farrell, north 120x137 % feet..... Northeast corner Van Ness avenue and Elm avenue, north 70x 1094; sold July, 1867, for \$3,025; September, 1868, for \$7,000; now re-sold for 100; sold for \$15,000; and re-sold fifteen days after for ...

Northeast corner Van Ness avenue and California, north 137 3 x theast corner Van Ness avenue and Sacramento, south 12716x 73; sold October, 1868, for \$7,000; now sold for. Southeast corner Van Ness avenue and Pacine, south 272, x100.... Southeast corner Franklin and Sacramento, south 1277; x82%; sold July, 1868, for \$5,000; now re-sold for..... West side Franklin, 1031; south of Fuiton, south 103 1-6x55; sold for \$4.000; and re-sold four days after for...

Southwest corner Octavia and California, south 683 x137 ½; sold February, 1867, for \$1.075; now sold for.

Undivided ½ block 247, bounded by Laguua, Buchanan, Green, with and Lombard, antica block sold Octabar, 1869. wich and Lombard; entire block sold October, 1868, for \$16,000; half now sold for...

Northwest corner Webster and Fell, north on Webster 1371/2 feet. west 95 feet, southwest to north line Fell, east on Fell 1221; sold for \$7,000; re-sold next day for.

Block bounded by Fillmore, Steiner, Hayes and Grove.

East side Fillmore, \$2½ feet north of Post, north 55x93. West side Steiner, 65 feet north of Jackson, north 65 %, by average

East side Steiner, 179 1-6 feet north Tyler, north 41% x13716; sold December, 1867, for \$800; May, 1868, for \$900; now sold for Wost side Scott, 55 feet south of Geary, south 55x96 East side Devisadero, 27 % feet south of Geary, south 110x100.... East side Devisadero, 27% feet north of O'Farrell, north 110x100... West side Broderick, 112% feet south Sutter, south 25x110......

South side Greenwich, 80 feet east Devisadero, east 26%x186% North side Pacific, 50 feet west of Polk, west 25x100 North side Pacific, 137 ½ feet east of Franklin, east 32½x132...

Northeast corner Pacitic and Laguna, Mi-vara, with large house; the above property was bought by the seller August, 1867, and part in March, 1869, for \$1,500; now-sold for Northeast corner Washington and Baker, east 137x128 feet Northeast corner Washington and Gough, east 1803 x127% feet, North side Sacramento, 137% feet west of Van Ness avenue, west $40x127 \frac{36}{2}$. Northwest corner Sacramento and Franklin, west $160x127 \frac{2}{3}$ feet.

South side Sacramento, 51 feet west of Steiner, west 25% x120... South side Sacramento, 25% feet east of Pierce, east 25x120..... Northwest corner Sacramento and Pierce, west 275x1272; soldfor \$8,500, and re-sold afteen days later for.
North side Sacramento, 110 feet east of Broderick, east 27 %x127% Northwest corner California and Gough, west 275 feet on California and Sacramento by 265 1-6 on Gough: entire block in which-this piece is was sold in July, 1868, for \$26,000.....

Southeast corner California and Franklin, east 95x137 14; sold Jan. 32,0 1869, for \$9,000; now sold for South side California, 26 feet west of Fillmore, west 52x87 1; sold February 13, 1869, for \$1,580, now sold for..... South side California, 103 1-6 feet west of Steiner, west 68 x137 % North side California, 192 % feet west of Devisadero, west 27 % x 132 % South side California, 821/4 feet east of Broderick, east 27 1/4 x110. North side California, 165 feet west of Broderick; west 55x1323; outheast corner Pine and Octavia, west 110x120; sold February,

1867, for \$3,000, now sold for.

Block bounded by Pine, California, Webster and Fillmore....
South side Pine, 271, feet west of Webster, west 27x100..... Northeast corner Bush and Devisadero, 50-vara.

South side Bush, 137 1/2 feet west of Laguna, west 27 1/2 x 137 1/2; sold July, 1868, for \$800, now sold for outh side Sutter, 137% feet east of Laguna, east 27% x120; North side Sutter, 82% feet east of Pierce, east 27 ex100; sold Oc. tober, 1867, for \$350, now sold for South side Sutter, 137 % feet west of Octavia, west 55x120; sold August, 1868, for \$1,900, now sold for North side Sutter, 27 5 feet east of Pierce, east 55x100; sold Detober, 1867, for \$1,100, new sold for ... Southeast corner Sutter and Broderick, cast 55x87 %; also, lot east side Broderick, 112 5 feet south of Sutter, south 25x110.... North side Post, 77 feet west of Octavia, west 25% x95. North side Post, 197 feet east of Fillmore, east 26x137 \(\).
North side Post, 137 \(\) feet east of Baker, east 27 \(\) x137 \(\). North side Geary, 35 feet east of Broderick, east 30x137½; sold May, 1868, for \$1,600, now sold for South side Geary, 184½ feet east Gough, east 23x120; sold Novem-

ber, 1867, for \$750, now re-sold for. North side Geary, 137.5; feet_east of Gough, cast 55x120. South side O'Farrell, 137 o feet west-of Franklin, west 137 5x120 Northeast corner O'Farrell and Polk, east 275x120 Southeast corner O'Farrell and Gough, Sorvara.... orth side O'Farrell, 100 feet east of Devisadero, east 54x137 2. South side Ellis, 112 & feet west-of Larkin, west 25x120 Southeast corner Ellis and Polk, east 110x120; sold July, 1867, for \$6,150; August, 1868, for \$10,000... Southwest corner Ellis and Gough, west 164 ax120; sold September, 68, for \$9,500, now sold for ...

North side Ellis, 90 feet east of Webster, east 30x75... Northwest corner Ellis and Hollis (bet, Buchanan and Webster), North side Ellis, 139 feet east of Pierce, east 102x137 5; sold Oct. 1868, for \$2,900, now sold for.... North side Ellis, 137 % feet east of Scott, east 55x137%...... uthwest corner-Eddy and Buchanan, west 25x120. South side Eddy, 51 feet west of Buchanan, west 257 x120. South side Eddy, 124 % feet West of Polk, west 68 (x137 %...

Southeast corner Türk and Polk, east 27 1/4 x85. South side Turk, 1371/4 feet east of Franklin, east 27 1/4 x120... ortheast corner Turk and Steiner, 50 vara, sold July, 1867, for \$2,000; Feb., 1868, for \$3,500; August, 1868, for \$4,700; Feb. 11th, '69, for \$6,000; Feb. 24th, '60, for \$6,750; now resold for uthwest corner Turk and Steiner, west 412% feet to Pierce, by

137 4; sold August, 1868, for \$12,600; Oct., '68, for \$16,000, South side Tyler, 137% feet west of Franklin, 50-vara; sold at Beideman sale for \$4,800, now sold for... North side Tyler, 2064 feet east of Webster, east 38x137 k... Northeast corner Tyler and Webster, 50 yara; sold June, 67, for \$3,000, now resold for iwest corner McAllister and Laguna, 50-vara.... North side Fulton, 137 % feet west of Franklin, west 384 x120; sold '68, for \$1,500, now sold for.....

South side Fulton, 137 4 feet west of Gough, west 68 4206 ... Southeast corner Grove and Laguna, east 156x120. Southwest corner Grove and Devisadero, west 412% to Broderick, by 137%; sold Feb'y, '69, for \$10,000; now resold for..... Southwest corner Oak and Octavia, 50-vara..... North side Oak, 165 feet west of Buchanan, west 27 1/4x120; August, 1868, for \$1,000 South side Page, 110 feet east of Octavia, east 27 1/x120 ... North side Page, 19214 feet west of Laguna, west 55x120.
Southeast corner Haight and Fillmore, 50-vara; sold January, 1868, Northwest corner Haight and Pierce, west 412 % to Scott, by 137 % 13,200

Miscellaneous Sales Omitted. Owing to a press of other reading matter, we have been compelled to omit the list of miscellaneous sales.

The Extension of Montgomery Street. The new extension of Montgomery street is being pushed forward energetically. Already a portion of the street is sewered, and all the obstructions are being removed. The projectors of the enterprise are determined to have no half-way measures. They will make the improvements an ornament to the first street of the city. Old Montgomery street is only feet wide. The new one will have a width of 70 feet, and will much surpass the old one in the uniformity of structures upon it. The parties having this enterprise in charge will make immense profits from it when the new street is opened. . They will deserve them all for giving us, free of charge, a muchneeded extension of our chief street southerly.

Sacramento Real Estate Sales.

During the month ending March 25th, 142 sales of real estate were made in Sacramento city, and 39 sales in the remainder of the county. The city sales had a total value of \$225,932; and the county sales a value of \$49,842; total sales made in the city and county for the month, 181, amounting in all to \$275, 774. The total sales made the previous month came to 195, and had a value of \$359,620. These figures show that the sales made last month were 14 less in number and \$83,846 less in amount than those effected in the month ending February

POST STREET-CHEAP PROPERTY.-We offer for sale, for limited space of time, two large, first-class residences on Post street, near Hyde, with large lot and full depth. The price is

A Shallow Querist.

A communication lately appeared in the Bulletin, evidently written by some person who feels very-indignant about the unblication in The Circular of a number of facts concerning the reduction in city slip and water lot transactions since the earthquake. We ought not to be held responsible for what the earthquake did, yet the person alluded to appears to think we should. We have no prejudice against lots in the swamp region. Had the shake-up of October last caused them to double in value, we would have cheerfully recorded the fact: but the truth, as everybody knows, is the other way. During the quarter prior to the earthquake,, and ending with the month in which it occurred, 39 sales of city-slip and water lotswere made, of the value of \$633,305, while during the quarter beginning-with November and ending with January, only 23 sales were made, of the value of \$433,205. These figures show clearly that our remarks about the falling off in the number and value of swamp-lot sales were true. South Beach runsactions show a still greater falling off in number and value. "Query," the writer of the communication in the Bulletin. may be pleased or displeased at our remarks-may set them down as worth something or worth nothing, and we would be equally indifferent, but he attempts to show that there is an erroneous discrepancy between our street sales and the table of sales, and in this attempt he simply reveals his incompetency and stupidity. He asserted that our list of street sales contained only three transfers of city slip-and water lots, of the value of \$30,250, while it really contained four such sales: of the value of \$98,050, as follows; on Clay, near Drumm \$7.800; corner of Stewart and Howard, \$11,500; three water lots, making a fifty-vara, corner of Main and Harrison, \$60,000: Mission, near First, \$18,750. Our street sales are made up from the 26th of one month to the 25th of the following one. while our sale table is made up for each month entire. Had "Query" read our headings he would have comprehended this fact, and have known that the list of street sales in any section and the figures for the same section in our table of sales never do agree, because they are made up for different periods of time; and besides, we never publish all the sales, because some of them only convey fractional interests, and others are made at prices that are palpably too high for the land and improvements. In such cases, the good will of business interests which have been conducted on the ground are included in, and form a portion of the consideration. For these, and a dozen ether reasons, we do not publish all the sales: those only are given which are made at ruling market prices. "Query" is one of a numerous class of small minded persons who are anick to snarl when unpleasant truths are told affecting their interests, but who would never, under any circumstances. think of uttering one word of praise. Such persons have not the faintest idea of the labor and knowledge required in preparing the facts and figures for our CIRCULAR, and are quick to condemn what they do not understand.

City Slip and Water Lots sold Cheap.

At a very largely attended and spirited auction sale, held on the 11th ult. by Messrs. Dore & Co., city-slip lots 52 and 53 situated on the south side of Clay street, 75 feet east of Drumm, having a frontage of 50 feet by the usual depth of 59% feet, with two old frame houses, sold at the low price o \$9,550, and were sold at this price, too, with the greatest difficulty, the auctioneer's efforts to get the very few bidders for them up to a selling price being accompanied with that difficulty which is said to attend the drawing of eye teeth. At the same sale, water lot 640, situated on the north side of Mission street, 91: feet east of Spear, 45 feet 10 inches front by 1371/2 deep, sold for \$16,500. This is one of the most desirably le eated water lots in the city, and yet, despite the large attend ance at the sale, there were but two bidders for it, and they were the owners of the lots which adjoined the one sold Those who say we utter unfair opinions about the present disfavor with which swamp lots are viewed, and the low prices for which they sell, will please make a note of the above reci-

Water Power-Chances for Manufactories.

We have more than once called attention in the interior department of The Circular to the value of the unused water power of the Truckee River. The following upon this subject s from the Reno Grescent. It says:

While everybody is going wild about White Pine, and hoping for immedisteriches in that quarter, it may be of no avail to refer to the humbler sources of wealth left in this vicinity; but that there is a field for capital here which gives promise of lasting and renumerative results, cannot be enied. In a few weeks a flour-mill will be finished; it is expected to furnish the State with flour. The power is derived from Truckee River, and the whole length of ditch and flunc does not, probably, exceed 100 rods. This shows in a little way what might be done with that river. A hundred mill sites might be made between Reno-and Wadsworth. With the completion of the railroad and reduction of freight, the finer ores of Humboldt and Lander will seek a place for reduction, cheaper and more perfect than any works at present being operated in Nevada. Reno is the The water power is here, while in sight are inexhaustible quan titles of tlmber. There are a thousand different mannfactures which might be started and run here without any extraordinary outlays. A paper mill would pay from the first day it started here. No better place for a tannery ever existed in the world than Reno presents to-day. A sack factory would pay here: so would a factory for making sash, doors and Then a woolen factory, though a costly investment, could not help but pay here, if set in motion on a right basis. No better sheep ranges exist in the world than our State presents. An iron foundry and shop, for the manufacture of agricultural and mining implements, would do well.—These are only a few of the enterprises which might be named which give good promise of success,-

Hundreds of Californians have for years complained that the opportunities for making money are past in this State. Strangers, or a few enterprising persons, have frequently shown them their error. This will be the case with the water power advantages above enumerated. When strangers have made fortunes by utilizing it, then, and probably not till then, will our own people believe in its value.

Stockton Street.

A movement is on foot to reduce the grade of Stockton street from about Sacramento to Post. The heaviest cutting-sixty feet-would occur at California street. Such reduction of grade would make a good business thoroughfare of Stockton

The Folsom Estate Sale-Interesting Reminiscences. Among many other old real estate papers and records in our possession, is the abstract of the Folsom estate sale, with the names of the buyers, and the prices paid. A few quotations will show what vast increases have taken place in the value of land-here since the sale named took place. It was made in January 1856, a little over thirteen years ago. We quote: lot southwest corner of Montgomery and California, 100 feet on California, 35 on Montgomery, with an L on the south in rear 30x40; purchased by J. Mora Moss for \$17,250. Without improvements, the ground would now sell for about \$150,000. Lot west side Montgomery, 35 feet south of California, 24x60, was sold to John Grant for \$6,250-\$260 per foot; it-is-now worth about \$2,000 per foot. Lot south side California, 100 feet west of Montgomery, 20x65, was sold to J. Mora Moss for \$2,650-\$132 per foot. It is now worth \$1,500 per foot. Lot sontheast corner of Stockton and Sutter, 30x80, was sold to J. Hencken for \$3,125. Lot southwest corner of First and Howard, 30 on First by 80 on Howard, was purchased by Fonda & Gray for \$2,155. Lots on First street, south of Howard, sold for \$40 per foot; they are now worth \$400 per foot. Lot northeast corner of Third and Sherwood Place (near and just north of Howard), 25 on Third by 771% on Sherwood Place, was sold to W. G. Pearson for the ridiculously-low price of \$1,250-\$50 per foot; the piece described is now worth about \$25,000. The lot on the northwest corner of Second and Folson, 95 on Folsom by 135 on Second, was also sold to W. G. Pearson for the sum of \$6,850. This lot was sold in November last for \$25,000, and would sell for \$35,000, now at least. Lot on the southeast corner of Third and Howard, 30 on Howard by 80 on Third, was sold to Fonda & Gray. for \$2,325; \$40,000 would hardly purchase it now. Lot south east corner of First and Howard, 30 on First by 771/2 on Howard, was bought by J. Mora Moss for \$2,200; this land is now value for about \$20,000. The lot on the northwest corner of California and Sansome, upon which the Bank of California now stands, then occupied by the old Tehama House, having a frontage of 671/2 feet on California by a depth of 80 feet on Sansome, was sold-in three parcels as follows: northwest corner California and Sansone, 30 feet on the latter by 671/2 feet on the former street, was sold to H. M. Newhall for \$9,100. Lot adjoining on Sausome street, 25 feet front by 67% deep, was sold to the same buyer for \$5,000. Lot adjoining northerly, 25x67% feet, was purchased by J. L. Riddle for \$6,000. These three lots, which then sold for a total of \$20,100, if now vacant, would sell as a whole for about \$200,000, or maybe more. The lot on the northeast corner of Sansoine and Halleck, having a frontage of 44 feet on Sansome by a depth of 160 feet on Halleck, with an Lon the north in rear, 10x120, together with the American Theater, which was then worth about \$20,000, was sold to Lloyd Tevis for \$31,000. The theater was burnt about a year ago; the lot and the ruins of the building are now for sale; the price asked is \$75,000. The above are only a few illustrative quotations. The men who bought lots on prominent business streets at the Folsom estate e, might almost have gone to sleep ever after; the rise in the land made their fortunes without any exertion on their part. How disgusted many an old resident must be when he remembers the real estate opportunities of the "good old days" of the pust, which he allowed to slip through his fingers; and vet, let it be remembered, there is plenty of property, which is now selling at low figures, that will show as great ad vances, thirteen years hence, as that sold at the Folsom estate sale now exhibits.

The Statute of Limitations-Interesting Decision. A very interesting decision to real estate owners was lately rendered by the Supreme Court of the State. The action was to recover land. The defendant set up the Statute of Limitations. The lower Court, among other points, instructed the jury that a party claiming-title under the statute named must show that he had been in continuous possession for five years immediately preceding the commencement of the suit of ejectent. On this subject the Supreme Court says:

"The first instruction, given at the request of the plaintiff, is erroneous in saying that defendant must have been in the 'continued and exclusive possession for five years next meceding the commencement of this action.' The statute says nothing of the kind. A party, to entitle him to maintain an action for the possession of land, must have been seized or possessed of the premises in question within five years before the commencement of the action.' (Sec. 6.) But a party who has been in the continued, exclusive adverse possession for five years, is entitled to the benefit of the Statute of Limitations, although 'the five years are not 'next preceding' the

commencement of the action. The higher Court also rules that when a party has been in the continuous adverse possession of a lot for five years he thereby acquires a title. He may be ejected by a person claiming the fee under a paper title, but if, within five years, he commences suit to recover possession of the premises to which he has acquired a title by five years' continuous possession, he can recover and hold the land. Should he not commence suit, however, for reinstatement in his possession until after the expiration of five years from the time he was driven out, he loses title. Thus one man may occupy a lot for five years, and under the Statute of Limitations he acquires a title to it superior to all paper titles. He is then ejected by a second party. If he allows this second party to remain in undisturbed idverse possession for five years, the first party loses and the second party has the title vested in him.

Another point decided in this case was, that the purchase of an adverse title is no legal recognition of the validity of that title. A man may purchase it to save himself from the expense; annoyance and loss of time which he would require to spend in litigating it. Such compromise is called "buying his peace" in law, and those who have had to bleed here to get peace from thieving land sharks, know that it is an expressive and most applicable term. Such buying of peace is, however, decided to be no recognition of an adverse title.

To Those who Wish to Sell.

Parties leaving property in our hands for sale, can always be accommodated with advances upon it.

A New and Profitable Pursuit-Tule Lands.

The people of the Pacific Coast have unlearned many things which were at one time firmly believed. It was, for instance, at first believed that because of our dry summers little or no land could be cultivated in the State. - When that fallacy was exploded, another prevailed for about fifteen years, viz., that hill or rolling land was only suitable for grazing purposes. That fallacy was knocked in the head about two years ago, and now we know that rolling land produces the very best wheat that is grown on the coast. For many years after 1851 quartz mining was believed to be a profitless pursuit-now it is known to be one of the most profitable in proper hands. All of these fullacies were so firmly asserted by many that to dispute them was a cause of offense. We are now slowly learning that another long prevalent belief was an utterly erroneous one. We allude to swamp, or tule lands. Those looking for land passed the tules with a sniff of contempt; they knew that they were worthless; and thus many a man who is now poor, lost a brilliant opportunity to become rich, for the tule lands have been demonstrated to possess the very richest soil that we have, in a State whose soil is more than ordinarily rich. The same causes which made the land in the Valley of the Nile a marvel of fertility, have contributed to make our tule lands of inexhaustible richness. The annual overflow of-the Nile left behind it rich deposits of mud, and past Winter overflows upon the tules left annual layers of the same valuable material. The soil of the tules is a black_loam_of_eight to ten feet in depth, and this. combined with extreme heat in Summer, makes the land luxuriantly rich. Late experiments have proven that eighty bushels of wheat to the acre is not an uncommon crop from it. and that forty-five bushels can be reaped from a volunteer crop. The soil is so deep, too, that its fertility is not of that comparatively ephemeral kind which is exhausted in five years; and even if, after twenty years' cultivation, it was found that the yield was decreasing, it could be brought up again by allowing the overflow of the rivers and the sedimentary deposits accompanying them to cover it for a couple of years.

Among the products which seem to find especially congenial homes upon tule lands, may be mentioned-wheat, clover, hay and vegetables; but above all other things, the beet and mul-, berry can be successfully cultivated. They grow very rapidly, to an enormous size, and of the most luxuriant quality When silk culture takes the high position on this coast which it is destined to attain, the cultivation of the mulberry upon the tules will be one of our most important and profitable bran-

ches of agriculture. These tule lands can be bought-cheaply, we believe, and all that is requisite to place them in a first-class position for agricultural development is a system of low and cheap levees -to-protect them from overflow.

We have abundant capital here to spare in this branch of industry, which promises such vast benefits to the State, and large profits to the individuals who unite and take hold of it. We therefore hope soon to see a movement made for the reclamation and cultivation of the tules.

Money and Smartness.

In these days a man is certain to receive a certificate for smartness, without question, provided he is rich. With the most of people the possession of wealth is always associated with the possession of brains, whereas the truth, as a rule, here at least. is that it is the stupid and unenterprising that have money. Jones, an ignorant fellow and groveler, originally a peddler, a huckster or small trader, by the practice of the closest economy, by dehying himself often of the necessaries of life, by the greatest meanness and lying in his dealings with his fellows, succeeded ten years ago in getting some money together, which, with much fear and trembling, he invested in real estate. As street im provements of any kind cost money, he always opposed them in nis feeble way, and if he erected any buildings at all upon his land, they were only shanties, a respectable building being beyoud his five-cent ideas. His land has since grow valuable. He paid perhaps \$100 per foot for it, and it is now worth about \$1,000, consequently Jones is rich; and the crowd says, that Jones is smart, but those who see much of him, and can measure him, know better. They know that if enterprise, liberality and smartness were commodities that could be measured, all that Jones possesses of the three might be spread upon a five cent piece, with room to spare. They know that Jones is avaricious and contemptible; that, because of his intense self-ishness and want of mind of his own, no bargain that he makes, either for the purchase or sale of land, can be relied upon five. minutes, unless he is bound in writing. Yet, despite of these facts Jones walks the streets with the air of a lord, and whenover pioneer enterprise is talked of, and when credit is given to those who built up the State, Jones tries to lift his small head high, though he never spent a dollar in any public enterprise since he came to the coast, and although he was one of the foremost of "our prominent merchants" who signed the protest against the city aiding the Pacific Railroad; and as Jones was here in 1849, and the Pioneers have been promised a free ride over that road this Summer, he is making preparatious to enjoy the ride, because it will cost him nothing. His attempts to push himself into notice on that occasion will be laughable. While the men who really did something for the State, will keep in the background. Jones will have himself in the van, asking credit. And the trouble in this city is that we have hundreds of men of the class of which Jones is a representative.

High Prices.

In April, 1867, we sold lots 25x100 on Twenty-fourth street, east of Mission street, for \$300 per lot, and they were then slow of sale at that figure. On the 13th of last month three of these lots were re-sold for \$3,600. On the 220-nine days after-they were re-sold for \$4,200-\$1,400 per lot. In March, 1867, we sold the lot on the northwest corner of Howard and Twenty-fourth streets, fronting 268 feet on Howard, and 1221/ on Twenty-fourth, for \$3,000. This lot is intersected diagonally by a side track of the San José Railroad, which reduces its value about one-third. This property was sold a few days ago for \$13,000. These facts illustrate the rapidity with which outside Mission lots are increasing in price.

No Poor-House Needed.

Benevolent persons have frequently had serious thoughts of establishing a poor-house here for disabled persons. It was intended to make room for broken-down doctors. tailors, lawyers, and that large and needy class who never support anything but a lunch table, and whose sole duty is that of curbstone paraders. But the necessity for such an asylum-no longer exists. Nearly all of these persons now call themselves real estate agents, and in some awfully mysterious way manage to keep starvation or suicide at arm's length. We need hardly say that our business has been greatly elevated since this large, talented and highly respectable class have assumed the name of real estate agents.

Long Lease.

The lot southeast corner of Third and Townsend, fronting 275 feet on Third street, and 1371/2 feet on Townsend and King streets, has been leased for twenty years. The lessee is to pay \$200 per month for the first five years; \$400 per month for the second five; \$600 per month for the third five; and \$800 per month for the last five years. Third and King streets are on the grade, and Townsend and the lot are both partially graded. The lessee is to pay all the street assessments and taxes, and binds himself to comply with all municipal ordinances that may be passed affecting the property. J. G. Kittle is the lessor, and H. F. Williams the lessee.

Delinquent Taxes in Philadelphia.

The system of collecting taxes from delinquents in Philadelphia, is a much better one than ours. When a property owner does not pay up, he is charged with the tax and interest upon it, at the rate of ten per cent per annum. He is allowed to remain delinquent for some four or five years, but of course is always charged the rate of interest named. Finally, if he does not settle, his property is attached and sold, as under an ordinary execution. The city makes money by this system, because it can borrow all the money requisite for municipal needs at about five or six per cent per annum, while delinquent tax payers, as we have said, are charged ten. This arrangement is in every way preferable to the skinning systemwhich a delinquent tax payer undergoes here in passing through the sharp hands of tax title buyers.

Prices in the Western Addition.

Western Addition block 367, bounded by Fillmore, Steiner Haves and Grove streets, with its western half fronting on Alamo Square, has been sold for the sum of \$46,000. This price is an extreme one, and yet Western Addition property is now advancing in value so very rapidly, that the purchaser of the block named may find, within a month, that the price he paid for it was a very reasonable one. The few owners of entire blocks in that section, always receive much larger prices for them than owners of fifty-varas can, large tracts being in demand.

The Cities of Great Britain.

The Registrar General of Great Britain estimated the population of Loudon in the year 1868 at 3,126,635, and his estimate for the middle of the year 1869 is 3,170,754. For Liverpool the estimate was 500,676 in 1868, and is 509,052 in 1869; Manchester_city, 366,835 in . 1868; Birmingham, 352,296; Leeds, 246,851; Sheffield, 242,362; Bristol, 167,487; Neweastle, upon-Tyne, 127,701; Hull, 122,628; Edinburgh, 177, 039; Glasgow, 449,868; Dublin, 319,985.

Paying the Outside Land Tax.

After the expression of much indignation-sound and fury signifying nothing-the owners of outside lands, upon-whom assessments were levied, have come down from their high horse, and are generally concluding to pay up. - This is sensible. That fund for resisting the assessments has not yet reached one million dollars, but if the prime movers in the matter persevere, doubtless they will get it up to that figure in about fifty years or so.

THE WHITE HOUSE PROPERTY FOR SALE.—We offer for sale the Beatty "White House" property, on the west side of Mission street, near Twenty-third. There is a rear frontage on Bartlett street. The piece can be cut up into thirty-two building lots.

Kearny Street Property. .

-We now offer for sale two choice pieces of property on Kearny street, south of Bush, producing large incomes. Either one is a really first-class investment.

Six Fifty-Varas in the Western Addition.

Fifty-vara lots on Larkin, Polk, and Van Ness avenue are now scarce. We have for sale six, fronting on the above streets, in the most desirable neighborhood.

Large, Cheap Lots.

We have a number of well located fifty-vara lots, opposite the Excelsior Homestead property, which we will sell at low figures, if they are taken soon.

CREDIT SALE OF

SAUCELITO PROPERTY!

MAURICE DORE & CO., AUCTIONEERS.—THURSDAY Special Credit Sale of Sahcelite property. The above property, comprising Business, Homestead Lots, and Villa Sites, will be offered to the public without limit or reserve, on very easy terms, as follows: One-third cash; balance in one and two years, at ten per cent. per annum interest, or ten per cent. cash; balance in eight quarterly notes, bearing ten per cent, per a lot will be granted a free pass on the company's ferry for one year from the date of purchase, and for two years to parties who will build and of the property, and circulars setting forth more particularly its advan-tages, can be had on application at our office.

MAURICE DORE & CO., Auctioneers.

DEOPLE'S INSURANCE COMPANY-HAVING REMOVED to their new office, No. 16 Memonants' Exchange, California street, are prepared to transact—the business of—Fire and Marine Insurance, at as low rates as those of any responsible Company. C. F. MacDermot, President; John H. Wise, Vice President; H. G. Horner, Secretary. Directors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Kellogg, H. W. Bradley, Arthur W. Jee, A. Jacoby, B. Mendessollé, James E. Damon, A. Eberhart, C. E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Horn, Phllip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Rebert Haight, E. J. Delaney. J. Ivancovich, Robert Haight, E. J. Delaney.

CENTRAL PACIFIC RAILROAD, ON AND AFTER JANUARY, 28th, 1869, until further notice, the trains of the Central Pacific Railroad Company will run daily, Sundays excepted, as follows: GOING EAST—Passeng@ train will leave Sacramento at 6.30 A. M.; Col: fax at 9.50 A.M.; Reno at 4.20 P.M.; Wadsworth at 6:30 P.M.; Winnenneca at 3.30 A. M.; Argenti at 8:50 A.M., and arrives at Elko at 1:40 P.M. GOING WEST: Passenger train leaves Elko at 4.10 A. M.; Argenti at 9.05—A.M.; Winnemucca at 2.30 P.M.; Wmlsworth at 12.05 P./M.; Reno at 2.10 A. M.; Colfax at 9.50 A.M.; arrives at Sacramento at 1:20 P. M. Second Class Cars accompany Freight Trains, on which passengers are conveyed at reduced rates. The 6.30 A. M. passenger train connects at Junction with the cars for Marysville and all points of Northern California and Oregon. At Anburn with stages for Yankee Jim's, Forest Hill, Michigan Bluffs, Coloma, Greenwood and Georgetown. At Colfax with stages for Grass Valley, Novada, San Juan, Camptonville, Forest City, Downieville and Iowa Hill. At vada, San Juan, Camptonville, Forest City, Downieville and Iowa Hill. At Dutch Flat with stages for Little York, You Bet, Red Dog and Nevada. At Reno with stages for Virginia City, Gold Hill, Silver City, Dayton, Carson, Washoe City and all parts of the State of Nevada. At Winnenucca with stages for Paradise Valley, Camp Scott, Camp McDermitt, Silver City, Owyhee, and all points in Idaho Territory. At Argenti with stage for Austin, and at Elko with stages for White Pine, and Overland stages for Salt Lake City and the Atllantic States. C. CROCKER, Gen'l Sup'dent.

Money to Loan? BY THE UNION INSURANCE COMPANY, 116 CAL-

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, 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 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.

NOTICE. -DISSOLUTION OF COPARTNERSHIP, -THE COPART. nership heretofore existing between H. F. WILLIAMS, E. W. O'NEH, and R. C. PAGE has, this 21st day of November, a.D. 1868, been dissolved and R. C. PAGE has, this 21st day of November, A.D. 1868, been dissolved—by mutual consent, and the affairs of the late firm will be selided up by H. F. WILLIAMS. E. W. O'NEIL intends opening an agency in New York city about the first of January, 1869, for the sale of California Lands, and II. F. Williams will be his correspondent in San Francisco.

H. F. WILLIAMS,

THE REAL ESTATE BUSINESS WILL HEREAFter be conducted by HENRY F. WILLIAMS and ROBERT C. PAGE, at the same place, 407 California street, under the old firm name of H. F. WILLIAMS & CO.

**HENRY F. WILLIAMS, ROBERT C. PAGE

MERCHANTS - MUTUAL - MARINE - INSURANCE Company of San Francisco, organized April 2, 1863. Office 406 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, H. B. Williams.

J. B. Scotchler, President; Janez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in Marine In-

PACIFIC MUTUAL TIFE INSURANCE COMPANY OF CALIFORNIA, Nos. 37 and 39 Second Street, Sacramento. Leland Stanford, President; H. F. Hastings, Vice President; Joseph Crackban, Sccretary; Schrieber & Howell, General Agents. San Francisco Office, sonthwest corner Montgomery and Bush streets, rooms 11 and 12 (up-stairs). Issue all desirable kinds of life endowment and children's endowment policies, on most favorable terms, and at same rates as those of any other firstclass company in the United States. Policies in this company are Non-FORFESTABLE, and by the laws of California exempt from execution. premiums received remain here, and are all invested in this State, at the regular rates of interest, and as they bring a larger profit than if sent East,

NORTH BRITISH AND MERCANTILE INSUR-\$12,247,422.18. Deposit in California (according to law), \$75,000: Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin WILLIAM H. TILLINGHAST, General Agent for the Pacific States and Territories.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsie, Sydney, Melbourne, Yokohama, Shanghac, Hongkong, Frankfort on the Main.

CALIFORNIA STREET PROPERTY! AND MAR-KET STREET PROPERTY.—To let, the splendid warehouse now being erected on California street, 45 feet east from southeast corner of Davis street, and running through to Market street, having same front on both streets, viz: 45 10-12x250 feet deep, and being two stories and basement, making one of the most eligible locations and commodious stores in the city of San Francisco. Will be rented as a whole or in four stores of 22x125, two on California and two on Market streets. This property will be ready for occupancy in forty days. The foundation of this building is good; brick building standing alone on this ground was absolutely unaffected by the earthquake of October 21st. For further particulars 7 and 8 Fireman's Insurance Building.

REGULATIONS 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 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. 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 scarity and safety. Losses promptly adjusted and paid in U.S. GOLD OIN.

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

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

PROPERTY FOR SALE BY CHARLES D. CARTER. (All property placed in my hands for sale is advertised gratis

in the annexed list.) Lot 310x277 with improvements, on Mission and Bartlett streets, Two corner 50-varas on Van Xess avenue, and two middle 50-varas 00-vara on Pacific and Hyde streets, and house. Half 50-yara corner Jones and Sacramento streets..... 50-yara corner Jackson and Larkin
Large lot corner Jones and Union; ready for building.
Large house and large corner lot on Clay, near Poweli. Very cheap 25-feet lot, with alley, on Sansome, near Pacific.....
50-yara corner Hyde and Lombard, and 50-yara corner Hyde and Chestnut ...
Lot 50x137 % on Filbert, near Leavenworth Lot 25x873 on Filbert, near Larkin.

Improved property on Bush, between Montgomery and Kearny... Four houses renting for \$150, and large lot on Broadway, near Stockton....Large dwelling and 50-vara on Ellis.... Lot on Montgomery, near Pacific
Large lot on Front, near Market.
Fine house and lot on Montgomery street, near Broadway..... Large lot on Market, near Fifth.

First-class improved property on Kearny, south of lush, renting House and lot on Howard, near Second.

Houses and lots on Tehama, near First and near Sixth..... Large lot on Vicksburg, near Twenty-second.... Lot 61x117%, to a rear alley, on Fair Oaks near Twenty-second... Houses and lots on Second avenue, near Sixteenth..... Tract of Land on Guerrero, near Thirteenth... Large and substantial one-story house and lot on Bush, near—Franklin, with garden, wood cellar, and wash house; Bush is macadamized and sidewalked; part can remain on mort-

gage, only..... Large lot on Websier, between Bush and Sutter..... Lot 30x137 on Lackin, near Clay.

New house and large lot on Sacramento, near Broderick, with well and pump.

Large lot on Tyler, near Larkin

Lot on Laguna, near O Farrell.

Two first-class large residences and large lot on Post, near Hyde;

About 109 lots in Gift Maps 3 and 4, very cheap.
Level lots on Church, Duncan and Figg streets.
Five acres in the West End Homestead
Fifty-varas very cheap in West End Map, No. 1.
Lots in University Mound and University Homestead
Beautiful lots in the Fairmount Tract.
Lots in the San Miguel Homestead Santa Clara, Alameda and Marin counties, and farms near

Los-Angeles and Santa Barbara..... Ranch in San Mateo County-Confaining seven hundred acres, five miles from Redwood City, and same distance from Belmont. Three hundred and fifty acres first-class land for cultivation, the remainder woodland. The ranch is well-watered, and partly fenced. Good dwelling-house and all necessary outbuildings on the premises. Title Spanish Grant, confirmed. Terms easy.

PACIFIC MAIL STEAMSHIP COMPANY. Steamers dispatched from New York on the 1st, 9th, 16th and 2th of each month, making the trip to San Francisco in 22 days. Steamers dispatched from San Francisco for Panama on the 6th, 14th, 22d and 30th of each month, making the trip to New York in 20 days. Steamers dispatched from San Francisco for Yokohama (Japan) and Hong Kong, (China) connecting at Yokohama with branch Steamers for Shanghae, on the 3d (or 4th) of each month, and in returning leave Hong Kong on the 14th and Shanghae on the 17th of each month. Time from San Francisco to Yokohama. vice versa) 30 days. From San Francisco to Hong Kong (control vice versa) 30 days. OLIVER ELDRIDGE, Agent.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Nel, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at ONE PER CENT. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 a. M. to 3 P. M., daily; Saturday evenings, from 7 to 9 P. M. evenings, from 7 to 9 P. M.

FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1963. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit-Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. LCsses

promptly paid in U.S. gold coin.

CHAS. R. BOND, Secretary.

D. J. STAPLES, President,
HENRY DUTTON, Vice President.

(TERMAN SAVINGS AND LOAN SOCIETY.-GUARANtee Capital, \$200,000. Office, 513 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 cu C. F. MEBIUS, President.

GRAY & HAVEN, ATTORNEYS AND COUNSELF ORS AT LAW, San Francisco, Cal. In Building of Pacific Insurance Company, N. E. corner California and Leidesdorff streets.

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

ROULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU-SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Wash, ington Street, next door to Maguiro's Opera House, San Francisco. Search-

FRENCH SAVINGS AND LOAN SOCIETY, 533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Director Loans made on real estate and other collateral securities at current rates

Chas D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

FOR THE MONTH OF MAY, 1869. BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

[Single Copies, 10 CTS.

No. 7

SALES FOR THE MONTH OF MAY.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in May, 1869.

Section.	No. Sales.	- Amount. ·
Fifty Varas	81	\$531,943
One Hundred Varas	- 49	550,325
City She and Water Lots	. 8	165,800
South Beach	5,-	- 75,300
otrero	50 ^	144,855
fission Addition	, 159	. 1,150,189
Vestern Addition	147	779,657
lomestead Associations	199-	168,819
ntside Lands	318	653,864
ax, Blackmail and Skeleton Titles	18	1,485
-	1,034	\$4,222,237

San Francisco, 1st June, 1869.

The failure of an auction sale of a poor range of property, about the middle of last month, caused many to believe and assert that we had reached a turn in real estate; that prices were too high, and that a reduction of rates was coming. These persons forgot the proverb which tells us that one swallow does not make a summer, nor one woodcock a winter. The movements of a straw are not always indicative of the true course of the wind. Half a dozen auction sales may be failures-either because the property offered does not happen to be of the class that is in greatest demand, or because sales by that method have been temporarily overdone—and yet the transfers made outside the auction room may be, as they were last month, more active than usual, and the prices obtained as high, and in some cases higher, than ever, The opinions of many persons here, on the subject of real estate, are as unstable and easily swayed as straws by every passing breeze. They neither look forward nor backward, nor under the surface. Everything is judged by its face at the moment. At one hour they will be found ready to pay the most extravagant prices for land, and at the next they declare themselves unwilling to buy at any price at all. Fortunately, these persons exercise very little influence on the course of the market; but even though they had much they could neither alter real estate prices nor sales. When the earthquake of October last failed to shake prices, neither the influence or the fears of those who think land sales and rates must suffer a reduction, nor the wishes of those who prophesy such a change, will have any sensible effect.

In speaking as we have in this issue of THE CIRCULAR upon the question of a fall, our object is not to attempt to change the natural course of the market, but simply to prevent any class of property owners losing money through the fears or

The list of sales given in our table above shows that, although the season of general dullness in real estate is now upon us, the transfers made in May-were larger both in number and value than those effected in April. The excess reached 33 in number and \$49,232 in amount. Surely, these figures will surprise those who have been telling us for a month that there was nothing doing in real estate. Many agents who have talked thus, act like the commercial editor of a city paper here in 1850. When he had money in his pocket he wrot money was plenty and the market easy; but when he was short, he told his readers that money was very scarce and dear.

This is the season of dullness and rest for city merchants and business men. Many of them have been in the country, and their absence is shown by the reduction which our table exhibits in the sales of inside property—that is, in the 50-varas and other sections. The poorer classes, who cannot get away, have been buying as liberally as ever, in the localities where their contracted means compels them to go, viz., in the Mission and Western Additions and beyond in the outside lands,

west of Devisadero street and south of Twenty-sixth. The rapidity with which Mission property is advancing is shown by the fact that the value of the 159 sales made there last month was \$1,150,189. Reckoning the transfers made in the 50 and 100 varas, city slip, water lots, and South Beach sections as inside sales, and those made in all other sections as outside sales, we find that 187 inside transfers were effected in April, of the value of \$1,652,447, against 814 outside sales, of the value of \$2,521,558. A like comparison for May shows that 143-inside sales were made, representing a-value of \$1,323,368, while the outside transactions numbered 891, and amounted to \$2,898,869. Thus the sales on the outside continue to be the largest.

The real estate market is generally in a very healthy condition. Prices continue to advance, but except in a few cases, on the outside, there is no inflation or excitement noticeable.

No Homestead Association in Chicago.

Will it be believed that there is no such thing at present known in Chicago as a homestead association, by which men of small means can secure a lot, payable in monthly installments? Such is the fact; and yet Chicago pretends to be in the van in every useful enterprise. Since the organization of the first association here, which is now about eight years ago, from two to three hundred have been started, of which about fifty are now in active operation, some of them doing harm, undoubtedly, and exacting outrageous prices for their land, but 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 May, 1869.

By whom taken or released.	MOI	RTGAGES	RELEASES.	
	No.	Amount.	No.	Amount.
Private Individuals	221	\$715,405	108	\$488,742
Hibernia Sav and Loan Society	69	173, 300	20	79,000
Clay St. do. do.	3	45,000	12	58,900
French do. do.	2	- 41,516	2	5,500-
German do., do.	17	53,050	2	20,650
Odd Fellows' do.	10	28,400		
Building and Loan Society	20	12,722	14	13,175
San Francisco Savings Union.	11	48,100	7	14,250
Fireman's Fund Insurance Co.	3	.,	5	11,100
Pacific do.	5	16,500		
Union do.	1	14,000	2	_ 1,250
People's do.	2	7,000		
City B'k of S. L. and Discount	3	1,200	2	800
Farmers and Mechanics' Bank	3	7,300		
7		-		
	370	1,177,593	174	\$693,367

Money-was very scarce last month for real estate purposes. Even the largest of our savings banks loaned very little. The insurance companies have loaned more than usual, generally at rates slightly higher than those lately prevailing, and thus the total amount of cash let does not show the decline which might be expected. A comparison between the mortgages of April and May shows that while those of last month were, in point of number, slightly in excess of those of April, in amount they were \$491,141 less. The present scarcity of money has an unfavorable effect on building operations and other improvements, and is most to be regretted for

It is fully expected that cash will soon be much plentier for real estate uses. The fact that money can now be imported here in a week from the Atlantic States, must certainly have somewhat beneficial effect here in helping to keep money down to a more reasonable rate. We are not of those who expect the immediate investment of millions of dollars of Eastern capital here. The grossly exaggerated accounts of the earthquake which were sent East, probably spoiled any chance we had in that direction, and the difference in our circulating mediums is also a great obstacle in the way, Despite these facts, however, it is not unreasonable to expect that a considerable amount of money will soon, in one way and another, find its way to this coast from the East, and its effect will be to reduce the rates of interest. We consider ten per cent. per annum in gold a low price for money, while seven per cent. per annum in currency, is about the ruling rate in New York. Now that the two places have been brought so close together, something like an equalization may be expected-not perhaps immediately, but it will probably occur in a future that is not

Is Land too High Here? The majority of our citizens would perhaps answer this question in the affirmative at present, simply because the rise in prices for the past year astonished the most of them. feel quite certain of this, however, that if a dozen intellegent and unprejudiced merchants or real estate agents were selected -one from San Francisco and each of the other eleven largest eities of the Atlantic States-and constituted a committee of inquiry, to see whether land in this city was too high, they would decide it is not, when compared with prices prevailing in such cities as Chicago, St. Louis and Baltimore. Of course such a question could only be decided by a comparison of populations, the progress of home manufactures, rail and steamboat or steamship accommodations, the general rate of wages prevailing, and the future prospect of increase of trade generally. If an intelligent comparison were made upon all these points, we feel justified in asserting that the verdict would be that our city land is not inflated, often as home croakers assert that it is, and much as non-producing speculators and a few dishonest homestead association manip have labored to clevate it above a fair value. Of course there are a few exceptions at the outskirts, where some lots are selling for two or three times their value; but this exceptional fact does not change the general one, viz: that the land of this city is worth all it is selling for.

Land Jumping.

A number of cases of land jumping occurred last month near the Protestant Orphan Asylum, and in other portions of the Western Addition. It frequently seems as though the law preservers were in league with the law breakers to aid them in their nefarious work. If there is a set of utterly unprincipled and despieable rascals in the United States, the fellows in this city who act as land jumpers fill the bill completely. Perjury, packing and bribery of juries, arson and robbery are weapons for the accomplishment of their villainous ends which are continually in their hands. Murder would be more frequently committed by them, but the commission of that crime involves consequences which they dislike. They are imprisoned for a few months until they are tried and found innocent. Every other crime abhorred by man is, however, committed by the professional land jumper continually; and yet, we are told, the law actually discussing the question of where they will move to.

is made to aid him. When a man has been in peaceable posseession of a lot for years, it is outrageous and indefens that the police should in any shape give countenance to those who come to violently oust him and erect a squatter shanty upon his land. When the law ceases to be just it provokes even the most peaceable into breaking statutes under which their rights were outraged.

Land Sales in New York and San Francisco.

The real estate sales made in this city in March last were the largest which had ever been made in one month. They numbered 914, and had a monetary value of \$4,721,273. During the week ending March 13th, 266 real estate sales were effected in New York City. These sales had a value of \$4,913,337. Thus the value of the two hundred and sixty-six sales made in one week in New-York exceeded the largest ever made here in a mouth by \$192,064. The monthly real estate transfers made in New York exceed those effected here by only about thirty per cent. in number, but by an average of nearly five hundred per cent. in value. The comparatively small excess in the number, and the great difference in the value of the New York real estate sales, as compared with those made here, is due to the fact that none but rich men are able to buy even a single lot in the Empire City, while a poor one can purchase ground for a homestead here. Here, as there, however, each year will be certain to exhibit a greater increase in the value of the land sold, while the number of sales will decrease proportionately .-

The Southern Counties.

The rapid settlement of the southern counties of the State, and the rapid development-of-their agricultural resources, was the subject of an article in our CIRCULAR last December. The views then expressed have since been more than verified, and today a hundred homesteads enliven the landscape where a year ago the thriving settlement of Anaheim flourished alone. An extension of the Anaheim survey, amounting to about 2000 acres, has been quickly-disposed of to actual-settlers, while surrounding that settlement-North, South and West-the larger farms give promise of abundant returns for the few months' labor that has been bestowed upon them since we last wrote upon the subject. We are glad to learn that, notwithstanding the amount of sales made, the prices of land in Los Angeles County have not generally been advanced, although the abundant crops which will soon be reaped will undoubtedly contribute to the enhancement of the unsold farms next season. Excellent opportunities, we are told, are now offered to all intending to purchase soon. Many practical farmers who have moved to the southern-counties within the last six months, will reap from their barley crop 50 to 60 bushels to the acre. Our readers can figure up for themselves how largely such an investment pays.

-Sale of-Half of Mission Block 67.

The westerly half of the above block, having a frontage of 520 feet on Valencia street by a depth of 280 feet on Nineteenth and Twentieth streets, was sold in April for \$75,000. The buyer resold the property a few days afterwards, at private sale, for \$100,000, to a second party, who put the land up at auction on the 15th ult., with Maurice Dore & Co. The terms were very attractive, one-third of the purchase money only being required to be paid down, and the balance in one and two years, secured cent. per annum interest. A street forty feet wide was run through the property north and south. All the streets were graded and macadamized and the land was on the grade, covered with grass, and in every respect very attractive. The half block was sold in sixty subdivisions, the whole bringing \$112,980. Middle lots on Valencia street sold for an average of \$92 per front foot; on Nineteenth street for \$841/4; on Twentieth street for \$82%; on the west side of Stevenson street for \$43; and on the east side for an average of \$381/2 per front foot. The lot corner of Nineteenth and Valencia, 35 on the latter by 80 on the former, sold for \$5,500; the corner of Twentieth and Valencia, same size, for \$4,900; and the four corners of Nineteenth and Stevenson and Twentieth and Stevenson, fronting 30 feet on the main street and 80 feet on the narrow one, sold for an average of \$4,000 each. All of the above were extremely high prices, and will, of course, cause other outside Mission property owners to mark their lots up to similar figures.

A Cheering Sign.

Many of the old inhabitants of the southern and southeastern counties of the State, who settled there ten to twenty years ago, are now complaining that too many farmers are settling among them, and making their elbow room contracted. Their hogs and cattle can not roam at large as they did a few years ago, and the "oldest inhabitants" do not like the change. It denotes progress and enterprise, and old turtles—to which we may compare the class named-have no love of either. The old settlers imported nearly all of the flour, potatoes, vegetables and butter which was consumed among them. They did nothing but raise hogs and cattle, in a sleepy sort of way, and like good old barnacles they were content, caring nothing at all about the agricultural possibilities of the country they were living in. But now the stick of progress is stirring them up, and they are as uneasy as a bear whose season of hibernation has been disturbed. We have neither sympathy nor comfort for this class. They must either wake up or move. They would prefer the latter, and are probably seriously SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM APRIL 26th to MAY 25th, 1869.

Nork.—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.

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				20.		
		.5		- 0	Market	Q+was

	North of Market Street.	West side Mission, 120 feet south of Fourteenth, south 120x182; sold April 16, 1869, for \$16,500; now sold for	16,640
9	Southwest corner Battery and Pacific, south 51%x94\$ 50,000 Northwest corner Stockton and Sacramento, north 68%x137 \(\) 18,035	East side Mission, 50 feet south of Powell Avenue, south outlot;	
	West side Stockton, 84 % feet north of Lombard, north 25x85 2,625	Northwest side Howard, 200 feet northeast of Eleventh, northeast	2,500
	Southwest corner of Powell and Clay, south 22x15. West side Powell, 30 feet north of Pacific, north 22x45%; sold Feb.	Northwest side Howard, 175 feet northeast of Eleventh, northeast	10,650
_	19th for \$2,200	25x90	3,500
	West side Mason; feet north of Pine, north 25x62 3,700	Northwest side Howard, 140 feet southwest of Eleventh, southwest	3,625
+	West side Mason, 60 feet south of Greenwich, south 2020 2020 10214 feet so the of Sacramento, west 95; south	25x76½; sold June, 1868, for, \$1,545; Nov., 1868, for \$5,000; now resold for,	5,800
	66; west 42 ½: south 22 ½: east 47 ½; north 26, east 30, north 27,175		16,000 - 3,000
	East side Taylor, 622 feet north of Filbert, north 40x68 4, with two one-story-houses. 4,000	East side Howard, 95 feet south of Twenty-first, south 30x122% West side Howard, 52 feet north of Twenty-fifth, north 26x115	1.750
	East side Leavenworth, 93% feet south of O Farrell, South 43%x 137%1 sold March 9th for \$5,250	West side Folsom, 100 feet northeast of Thirteenth, northeast 92 kg front by 135 in rear and 138 deep	18,000
_	East side Leavenworth, 60 feet north of Jackson, north 22x70 3,10) East side Leavenworth, 25 feet north of Jackson, north 22x70 5,250	Northwest side Harrison, 130 feet northeast of Tenth, northeast Northwest side Harrison, 130 feet northeast of Tenth, northeast	1,800
	West side Hyde, 112% feet south of Gutter, south 25,87% 6,000	Northeast corner Harrison and Twentieth, north 442 1-6x200	1,800
	West side Hyde, 105 feet south of Union, south 20x00, south 1,600	Northeast corner Harrison and Twenty-Inird, east 100x150	_7,250 _1,300
-	North side Francisco, 91 8-12 feet east of Mason, west 45 10-12x137 1/2 2,500	East side Harrison, 208 feet south of Twenty-fourth, south 22x100 Fast side Breant, 208 feet south of Twenty-third, south 26x100.	3,200 2,700
_	Southeast corner Chestnut and Leavenworth, east 10210 2, 1000	-East side Bryant, 234 feet south of Twenty-Inird, south 20x100;	1,250
	South side Lombard, 137% feet west of Leavenworth, west 137% 5,000	West side Bryant, 104 feet north of Twenty-fourth, north 26x100.	1,100
1	Southeast corner Greenwich and Sansome, east 275x137 2; soid	west side Valencia, 208 feet north of Eighteenth, north 26x183	1,250 2,810
	South side Filbert, 137 % feet west of Powell, west 137 % 137 % 16,500 South side Filbert, 95 feet west of Mason, west 21 % x137 %; less L	West side Valencia, 245 feet south of Mineteenth, south 520 feet on Va-	2,500
	in rear 5x28 2,200	lencia by 280 on Nincteenth and Twentieth	75,000 4,550
	South side Broadway, 50 feet west of Sansonie, west of Arts	East side Valencia, 130 feet north of Twenty-sixth, north 65x117 k; sold Sept., 1867, for \$1,950; Nov., 1865, for \$3,500; now re-	5,500
	South side Broadway, 59 feet east of Powell, east 37 kx 107 k; also south	sold for Southeast corner Guerrero and Twentieth, south 27 1/2 100	_1,500
-	side Pacific, 137 % feet east of Jones, east 10 7 7 1 1 2 1 3,600	Northwest corner Guerrero and Twenty-first, north 100x92 14 Northeast corner Guerrero and Twenty-second, north 228 to Lib-	15,000
_	Southeast corner Jackson and Battery, east 137 1/2 x50; sold April 42,000	erty by 155. Southeast corner Dolores and Railroad Avenue (between 17th and 18th sts.), south 50x110	3,000
	South side Jackson, 28% feet west of Vernon Place (which is 57% feet west of and parallel with Mason st.), west 28 kx47 2,500 North side Jackson, 112% feet west of Jones, west 25x112% 6,000	East side Dolores, 205 feet south of Eighteenth, south 90x220; less lot 3x110	6,000
	North side Jackson, 112% feet east of Mason, east 30x137% 6,000 North side Washington, 68% feet east of Mason, east 30x137% 6,000 North side Washington, 117% feet east of Leavenworth east 20x60 1,800 North side Washington, 117% feet east of Leavenworth east 20x60 1,800	East side Dolores, 100 feet north of Nineteenth, north 53x110 East side Dolores, 178 feet north of Nineteenth, north 50x220	1,800 3,500
	North side California, 75 feet east of Larkin, east 37 1/2 x 137 1/2 13,500	Southwest corner Dolores and Twenty-first, South (8x125; Sold	2,800
	North side Bus:, 165 % eet west of Mason, w st 40% x157 % 11,000	West side Church, 130 feet south of Twenty-third, south 65x114%;	
	Northeast corner Sutter and Taylor, east 4574 x110, with L	65x117%; two lots sold Jan., '68, for \$1,250; now resour for.	5,300
	in rear 27 %x27 %	on Duncan 362.4; northeast 259 7-12; west on Figg 460 2-12; except lot north line Duncan 50 feet east of Church, east 50x	- 1 mm -
	sold June 29, 1868, for \$14,000; and resold for \$17,000. 4,700	Fact side Sanchez 195 feet south of Twenty-third, south 65x117%	14,000 1,650 1,250
	North side Fills, 91 8-12 feet east of Larkin, cast 402107371135 Sold	West side Castro, 165 feet north of Nineteenth, north 55x125 Northeast corner Castro and Jersey, north 114x80	1,500
	Feb., tolis, for \$3,700	East side York, 140 feet south of Twenty-fifth, south 30x100 West side York, 101 feet south of Twenty-third, south 25x100 West side Alabams, 156 feet north of Twenty-third, north 26x100;	850
	137 % 137 k faut south of Folsom, south 137 % x137 % 52,500	west side Alabama, 156 feet north of Twenty-fined, north 26x100. West side Alabama, 156 feet north of Twenty-fourth, north 26x100.	950 900
	West side Fremont, 95% feet north of Harrison, north 42x92% 9,450 Southwest corner Market and New Montgomery, southwest 68%x 50	West side Shot well, 157 feet south of Twentieth, south south south south south for front July, 1868, for \$5,250; now sold for.	7,000
	South side Market, 175 feet west of Second, west 105	West side Fair Oaks, 122 feet north of Twenty-second, north of	1,775
-	Southwest corner starkes and rest of Sanchez, southwest 511/1x Southeart side Market, 263 feet west of Sanchez, southwest 511/1x 5,000	West side Fair Oaks, 122 feet north of Twenty-inird, north of x1172	1,850 1,500
	South of Market and East of Ninth.	West side Chattanooga, 25 feet north of Twenty-lourn, north 202	- 740.
	East side First, 62% feet south of Foward, south 22x75; sold	Western Addition.	
	March, 68, for \$15,650 20,000	Southwest corner Polk and Grary, west 137 3 107 29, sold say,	13,500
	Southwest corner Sixth and Stevenson, South 35x120 9,000	Northeast corner Polk and Sutter, north soxoo, soid Dec., 1000, 101	AU1000
	West side Sixth, 250 feet south of H rrison south 25x165 to Dora West side Sixth, 25t feet south of H rrison south 25x165 to Dora Sept., '68, for \$10,300	East side Van Ness Avenue, 31 fe t south of Bush, south 40x59 West side Gough, 87½ feet south of Fulton, south 50x137½ Southwest corner Gough and Pine, south 60x84½	0,000
	Southwest corner Seventh and Minna, South 55x50, and corner por-	Same resold for Pacific west 137 4x137 4; south-	1,000
	tion, Nov., 1868, for \$1,500	west corner Octavia and Broadway, south 137 1/2 137 1/2 Northeast corner Laguna and Kate, north 137 1/2; cast 270, to north-	82,000
	Dec., 1867, for \$1,830; and nodes and 1868, 8,000	West line-of-Market; Southwest slong Market street assess-	
	West side Seventh, 155 feet north of Branuan, south 25x80 2,660	ment Webster and Haight: north 275 feet	32,000
	South side Mission, 250 feet east of Seven, east 67 4x120; sold in	to Page by 247% on Haight and Page	2,450
	April last for \$14,000. This ground is adopted to 15,500	Southwest corner Webster and Hayes; south on webster 1972, west 95; northeast 138 14; east on Hayes 68; sold July, 1867,	
	North side Howard, 275 feet east of Politics, case sold April 20th,	for \$2,700	- 1,200
	Northwest corner Howard and talk the second of the second		9
	Northeast corner Harrison and Beare, cast 30x80; Tot sold Oct.,	East side Fillmore, 87% feet south of Camornia, south southout	, 2,200.
	South side Bryant, 80 Feet east of Foundation 8,000 1867, for \$1,975; house and lot now sold for	Stelner and Green, 50-vara; Northwest corner Stelner and	13,000
	mission Addition and Beyond,	Northeast corner Steiner and Haight, north 1813137	;
	Northeast side Eleventh, 90 feet northwest of Howard, northwest 14,22	sold January 25th, 1869, for \$400	850
	Northeast side Eleventh, 225 feet northwest of floward, 250 19,423	East side Cemetery Avenue, 162 feet north of Geary, north of 115	1,400
	Northeast corner Fifteenin and Munia, cast 1977141 16 20,000	South side Lombard, 1921/4 feet west of Fillinore, west 33120 Northeast corner Pacific and Scott, cast 275x1371/2: sold Mar. 1868	, 2,000
	South side Sixteenth, 192 told fast west of Church, west 32x80 1,650	for \$6,000	;
	North side Seventeenth, 370 lets of Hartford west 25x75; sold	sold April last for \$1,500	900
1	Southwest corner Eighteenth and Noe, west 75x75	South side California, 81 feet west of webster, west 27x87 % Southwest corner California and Webster, west 27x87 %	1,650
	South side Nineteenth, so test tand Sherman, west 125x75, also, Northwest corner Nineteenth and Sherman, west 125x75, also,	Northeast corner California and Fillmore, east 27x87 3	1,050 1,700
	North side Twenty-first, 267% feet west of Guerrero, west tox114. 1,90	North side Pine, 137.4 feet east of Steiner, east 27x874	1,650 1,025
	Northwest corner Twenty-econd and Brysnt, east 200x116 on Bryant Northeast corner Twenty-third and Brysnt, east 200x116 on Bryant	North side Pine, 27 f. et West of Webster, West 27x87 1	1,600
	Northwest corner Twenty-tilled and Roc, 31 Nov. west 50x114 1,00	North side Pine, 54 feet west of webster, west of hotters, and	h
	North side Twenty-third, 203 feet and Columbia, west 50x104 4,00	87% Ping 81 fast asst of Filimore, east 81x87%	3,075
	South side Twenty-fourth, 125 feet & Sanchez cast 100x114; sold	North side Pine, 135 feet west of Webster, west 27x874	1,400
	Nov., 1868, for \$2,220, now to Noe west 80x114 1,25	Northwest corner Pine and Websier, west 27x87 14	
	South side Twenty-fourth, 80 feet west of Castro, west 80x114 90 South side Twenty-fourth, 240 feet west of Castro, west 80x114	Notencias	-

	900	South side Pine, 1814 feet west of Fillmore, west 50x127 1/2 01,800
h side Twenty-fifth, 75 feet west of Church, west 50x114	3,250	South side Pine 80 feet east of Laguna, cast 57 %x137 % 4.000
h side Twenty-sixth, 77 % feet east of Bartiett, east 40x80	400	North side Rush, 95 feet west of Franklin, West 25x60 2,600
h side Twenty-sixth, 260 feet west of Nue, west 30x114		South elde Ruch 900 feet east of Laguna, cast of % X13/ 20 3,256
h side Army, 160 feet west Sauchez, west 80x114, \$1,300; and	1,600	Southwest corner Bush and Steiner, West 2/2x100 1,000
resold for Powertagnth north 100v105	11,400	South side Sutter, 57 feet east of Devisatero, east 40x100; sou
heast corner Mission and Seventeenth, north 100x105	2,950	Anell for \$4 500
side Mission, 95 feet south of Eighteenth, south 30x122 5	1,000	Southeast corner Sutter and Franklin, cast 35x120; sold April, '67,
side Mission, 100 feet north of Seventeenth, north 50x105;	- 5,000 -	for \$1 650; and Sont : 68, for \$3,400
sold May, 1859, for \$4,150; now sold fort side Mission, 120 feet south of Fourteenth, south 120x162;	-	North side Post 192 % feet west of Scott, West 27 % x137 % 1,100
sold April 16, 1869, for \$16,500; now sold for.	16,640	South side Post, 165 feet west of Polk, west 2/x/20, sold stry, 57,
side Mission, 50 feet south of Powell Avenue, south 50x100;		for \$1 750
also south side Powell Avenue, 100 feet cast of Mission, cast		South side Post, 55 feet west of Polk, west 27 %x120; sold July, '67,
50 x 100 · sold July, 1867, for \$1.040; now resold for	2,500	for \$1,480
thwest side Howard, 200 feet northeast of Eleventh, northeast		North side Geary, 65 feet east of Broderick, east 30x125; sold Dec.,
75-00	10,650	South side O'Farrell, 105 feet east of Pierce, east 34 1 137 2 2.600
thwest side Howard, 175 feet northeast of Eleventh, northeast	0.500	South side O'Farrell, 105 feet east of Fierce, east 34 3/4 107 sold South side Eliis, 137 % feet east of Laguna, east 27 % x120; sold
25.00	3,500	Jan., '69, for \$1,400
thwest side Howard, 75 feet northeast of Eleventh, northeast	0.00	Northeast corner Ellis and Scott, 50-vara; sold Sept., '68, for \$4,-
26400	3,625	000, and Fab '69 for \$5.300
thwest side Howard. 140 feet southwest of Eleventh, southwest	-	Could side Fills 71 foot east of Fillmore, east 334 X131 79 2,000
25x7614; sold June, 1868, for, \$1,545; Nov., 1868, for \$5,000;	. 5 900	No. Ab most common Eddy and Pierce, West duxid, 1,200
now resold for,	: 5,800	Compressed for
thwest corner Howard and Seventeenth, south 260x245; sold	16,000	Northeast corner Eddy and Steller, Cast 62 7 Acc. 2, Sold april
January, 1868, for \$6,000; now sold for	3,000	# 1 ////
t side Howard, 95 feet south of Twenty-first, south 30x12216	1.750	Canth allo Tuels will feet east of Scott, east 2176 x120; both reug
st side Howard, 52 feet north of Twenty-fifth, north 26x115	4.100	100 fra 2(1)()
st side Folsom, 100 feet northeast of Thirteenth, northeast 92%	18,000	at all also Tunk 1584, feet east of Devishdero, cast 26% XI37% XI37%
front by 135 in rear and 138 deep	20,500	South side Tyler, 275 feet west of Webster, west 27 3x151 3; soid
thwest side Harrison, 155 feet northeast of Tenih, northeast	1,800	Toursons Till till Sidd 1 . O
25x95		Courth side Tyler 100 feet east of Octavia, cast ouxiding 1,000
25x95	1,800	costs and Tulor 1271; feet west of Franklin, an-value some such
theast corner Harrison and Twentleth, north 442 1-6x200	22,000	till for 25 4000 mil March till Till 211. 100.
theast corner Harrison and Twenty-Inite, east 100x100	7,250	Canthenast games Wallister and Civilen, West at Sault.
+ elde Harrison 156 feet south of I Welly Jourill, South 20110	1,300	L. Constitute on the state of the street of the state of
t wide Harrison, 208 feet south of Twenty-Tourth, south Dexico	3 200	South side McAllister, 137% feet west of Gough, west-100x137% 11,200—South side McAllister, 125 feet east of Octavia, east 50x137% 5,500—5,000
t side Breant, 208 feet south of Twenty-third, south 201100.	2,700	North side McAllister, 125 feet east of Octavia, east 50x137 \(\frac{1}{2} \) 5,000 North side McAllister, 150 feet east of Octavia, east 50x137 \(\frac{1}{2} \) 5,000
at side Bryant: 234 feet south of Twenty-Inird, south 26x100;	2.050	North side McAllister, 100 feet east of Octavia, east 50x137 100 feet east of Octavia, east 60x137 100 feet
sold April 1868 for \$450; now resold for	1,250	North side McAmster, 100 feet east of Octavia, east colors 10,500 Southwest corner Fulton and Octavia, 50-yara.
et alde Breant 104 feet north of Twenty-lourth, north 20x100.	1,100	1 North alde Crove 197 & feet east of Fillinger, cast to alter gives
et cide Revant. 182 feet north of Twenty-lourin, north 20x100,	1 050	Name aid Grave 137 5 feet West Of Websier, West to 4 xtdl y 1,000
cold Oct 1867 for \$379. now sold IOF	1,250	South side Hayes, 100 feet east of Van Ness Avenue, east 136x275
of olda Valencia 908 feet north of Eighteenth, horth 20x103	2,810	4 - 13-11
of cide Valencia 945 feet south of Nineteenth, bouth water 4.	2,500	Northwast corner Fell and Octavia, east 55x120; soid June, or, for
theast corner Valencia and Nineteenth, south 520 feet ou va-	75,000	
lencia by 280 on Nineteenth and Twentleth	4,550	at such side Oak 85 feet east of Laguna, cast 27 % x120; sold red.
st side Valencia, 65 feet south of Twenty-fourth, south 65x90		100 Com 24 CIM
st side Valencia, 130 feet north of Twenty-sixth, north 65x117 %;	-	Continuest corner ()ak and Steiner, south wext to, soid match, vo.
sold Sept., 1867, for \$1,950; Nov., 1868, for \$3,500; now re-	5,500	for 21 650 and March the Life bolden and the second state
sold fortheast corner Guerrero and Twentieth, south 27 1/2100	1,500	1 a at a tack 19712 foot west of Gourn, West 13156X120 10380
rthwest corner Guerrero and Twenty-first, north 100x92 14	8,250	as at most compare Porto and Websier, Borth 241 to Add
though comion Guarrery and Twenty-second, Horth 228 to Liv-		North side Page, 165 feet West of Gough, West 27 Nx120
owip by 155	10,000	
itheast corner Dolores and Rallroad Avenue (between 17th and	- " 10	ar at much company thatight and Schitt, West 210 Albi Nonanananana and any or
seth etc \ south 50x110	0,000	North side Haight, 137 1/4 feet west of Filimore, west 137 1/4 x177 8,500
st side Dolores, 205 feet south of Eighteenth, south 90x220; less		
lot 3x110	11,000	Investments we have on Hand,
st side Dolores, 100 feet north of Nineteenth, north 53x110	1,800	Investments we have on themen
et side Dolores, 178 feet north of Nineteenth, north bux220	3,500	Business Property.—On Kearny, near Sutter; on Geary,
othwest corner Dolores and Twenty-nrst, south (8x123; sold	0.000	near Kearny; on Post, near Stockton; on Montgomery and
April: 469 for \$2.000: now resold for	2,000	Washington; on Montgomery, near Jackson; corner on Town-
set side Church, 130 feet south of Twenty-third, south 65x117%;	-	Washington, on money, here

ter: on Geary. ntgomery and Washington; on Montgomery, near Jackson; corner on Townsend near Third, everything graded; on Townsend, near Third, nothing graded; on Stockton, between Pacific and Juckson; on Stockton, near Broadway; on Sansome, near Pacific; oa Taylor, Lombard and Chestnut (suitable for a manufactory); on Commercial; near Drumm; on Montgomery, near Broadway (suitable for a confectionery and bakery); on Beale, near Howard; corner of Fillmore and Hayes.

Houses and Lots .- On Eddy, near Leavenworth; on Leavenworth, near Ellis; on St. Mark's Place, near Stockton; en Washington, near Stockton; on Green, near Powell; on Post, near Hyde; corner of Hyde and Ellis; on Broadway, near Stockton; on Howard, near Second; corner of Taylor and Pine; on Perry, near Third; on Stevenson, near Fifth; on Tehama, near Fifth; on Howard, near Sixteenth; on Mission, near Sixth; on Sixteenth, near Guerrero; on Twenty-Second, east of Valencia; on O'Farrell near Devisadero.

Lots for Private Residence.—Full block in Western Addition; on corner of Taylor and Jackson; on corner of Taylor and Lombard; large lot on Filbert, opposite Washington Square; corner Jones and Union; on Filbert, near Leavenworth; on Montgomery, near Broadway; on Turk and Hyde middle lots and corner; corner of Noe and Beaver; on Market, near Sanchez; on Twenty-Second, near Mission; on Alabama, near Twenty-fifth; on corner of Twenty-fourth and Shotwell; on Vicksburg, near Twenty-second; on corner of Howard and Twenty-fourth; on Fair Oaks, near Eighteent on corner of Turk and Pierce; on corner of Post and Baker; on Tyler, near Larkin; on Turk, near Fillmore; on Larkin, near Washington; corner on Laguna, near Geary; on O'Farrell, near Buchanan; on corner of O'Furrell and Broderick; on California, near Fillmore.

Railroads and the Water Front.

-The last Legislature granted thirty acres of land each, at Mission Bay, to the Central and Southern Pacific Railroad Companies, for terminal depots. But the value of this grant was to a great extent rendered useless, at least for the discharge of freight to and from vessels, by a provision which forbids the cars of each company from coming within three hundred feet of the water front. This prohibition will increase the cost of transportation of goods, which is the very thing that should be avoided. Under the present law, the cars of the companies will not be allowed, as they ought, to run alongside of stemmships and sailing vessels, but must have their freight discharged within three hundred feet of the vessels' holds and then carted over to the latter. This is a novel plan of granting an inch of privilege and tacking to it an ell of obstruction. It is to be hoped that the next Legislature will remedy this matter.

LEASE OF MONTGOMERY STEET PROPERTY. - A lease from Mrs. Eliza Haskell to A. McGurrin has been recorded, covering the property on the east side of Montgomery street, commencing feet south of Sutter. There is a small, one-story brick building on the land, which is divided into two stores, one occupied as a liquor saloon and the other by a hair dresser. The lot has a frontage of 25 feet by a depth of 621/2 feet. The lease is for the term of two years, from the first of January, 1869, at the monthly rent of \$400. All necessary or desirable improvements are to be made at the expense of the lessee and are to become the property of the lessor at the expiration of the lease. Nothing is said about taxes or street assessments, which are therefore to be paid by the lessor.

List of Homesteads and Value of Shares.

We herewith annex a list of thirty-two homestead associa tions, showing the names and the size of the lots of each, the number of shares, their par value, the amount paid in upon each share and the premium at which each is now selling. Our information is derived from the Secretaries. If there is my exaggeration in the figures given as the market value of the shares, it is due to the Secretary who made false representations to us. The annexed 32 associations represent about three-fourths of all the homestead societies now in active existence here. These associations have a total of 13,278 shares, the full par value of which is \$4,212,985. The market, or selling value, as shown by the premiums, is \$4,708,220.

Name of Homestead.	Size of Lots.	No. Shar's	Par	P'd on each Share.		rket lue.
Abbey	100x100	2000	\$ 250	\$30	Par.	
Bay Vlew	=-75x100	- 600	1000	220 -	\$220	Pr'n
Ray Park	25x100		360	.32 50	40	**-
Bay Park Addition	25xt00	43	375	35	20	6+
linena Vista	50x114	198	645	225 -:	100	9.4
Castle Tract	100x100.	105	-250	35-	20	11
City Extension	101x10#	500	250	130	25	
City Land Association	25x100	2400	90	48	10	6.6
Clark Tract	25x100	720	65	-5	Par.	
College	50x110	500	300	150	50.	Pr'n
Fairmount Tract	35x150	236	350	30	15	46
Flint Tract	30x100	540	600	40	25	64
Gardenville	25x100	103	350	190	- 500	44
Garden Tract	-25x100	- 168	- + 350	42 50	30	8.6
Garden Tract Addition	25x100	130	390	22 50	10	- 44
Geary Street Extension	20 5x100	400	350	30	Par.	
Harrison Street	26xt00	80	650	275-		Pr'n
Hillside	26x100	103	375	305 50	100	6.6
Howard and Folsom St. P. U.	25x130	92	930	360	500	86
New South San Francisco	25x100	. 90	500	90 -	100	* 6
Noe Garden	60x120	368	450		100	4.0
Paul Tract	-75x100	- 530	500		-50	
Point Lobos Avenue	25x120	155	325		- 85	_ 60
Point Lobos Extension	25x120	48	325	90	65	
Railroad.	25x125	300	135		5	4.0
Sunny Side	45x103	600	250	20	10	14
Sunny Vale	. 30x112	800	250		10	6.6
Superior	25x120	134	500	10	Par.	
University Extension	100x120	341	400		200	61
Villa	2 acres		1500		Par.	
Water Front B. & L. Ass'u	25x100	48	750		20	**
White Tract	% acre		-		Par.	~

How we Propose to aid the Sale of Country Land in

The sale of city land so monopolizes our time and attention that we have little or no opportunity to do justice to the sale of land in the country. This being the case, we have decided to abandon the sale of country land altogether; but as we wish to see immigrants and others succeed in their search for farming lands, we will in future devote a portion of the walls in our spacious office to the use of placards, giving details of all country and, farms, &c., &c., that are sent to us for sale. Before we will do this, however, the owner of the place to be sold must give the precise location of the land he wishes to dispose of; the route by which it can best be reached; the post or express office address of the owner; what kind of crops the soil is best suited for; whether it is fenced or otherwise; whether all the purchase money must be paid down: how near the land is to a shipping point or milroad, &c., &c. There must be no exaggeration in the particulars given: if we discover any we will not put up the description at all. The owner must attach his name to it, We will then place the facts given on our wall, where everybody can inspect them. We will charge no commission whatever to either buyer or seller. All the particulars that we have received about each farm that is for sale will be inserted in the placards, and the owner and buyer will deal with each other. Our duty will begin and end with placing on our boardthe facts furnished by the owner.

Our object in making this arrangement is to aid strangers and others who are desirous of purchasing and settling upon the laud of the interior. We have frequently urged through THE CIRCULAR the policy of aiding immigrants to buy, and farmers and others to sell a portion of their land. We think the plan above described the most practical and useful, and refore have adopted it. Those having land in the country which they wish to sell-especially if they are living upon and cultivating a portion of it-can immediately take advantage of the above arrangement by sending us full particulars in the manner described

How to Uproot all Blackmall Claims.

Our readers have doubtless seen by advertisements in the apers, and also from placards posted round the city, that the Tax Payer's Union is disposed to act for the defendants in the following suits: Lavillan vs. Mahoney et als.; Douglass vs. Bell et als.; Manlove vs. Grattan, and Hutton vs. Lane, known as the Merritt claim; Woodbury vs. Ramsey et als.; and Inches vs. Dam et als. We have given special attention to this matter and find that the Union is in earnest; they have no desire to make any money out of the transaction, but will do all in their power to reduce the costs to the lowest figure, and as the whole expenses are those of court and counsel, these, when divided among a large number, will be very small. The Union is engaged in a good work and we trust all interested will attend to the invitation extended.

Has no Confidence in his own Claim.

One Robert Inches, who is set down in the Directory as ashoemaker, lately set up a bogus claim to that rather valuable tract of land lying between Mason street and Lone Mountain, the bay on the north, and Fourteenth street on the south. That this Inches has no confidence at all in his own impudent claim is shown by the fact that he lately bought a lot on Fell street, 46 feet front by 120 deep, lying within its limits, for which he paid the extreme rate of \$4,000. Perhaps he made the purchase named to show that though he was entitled to the land described, yet, in the greatness of his soul, he does not mean to take it all for nothing. There is a preverb to the effect that a cobbler acts most wisely when he sticks to his last; and we think that Inches will find it true in his case. His land claim won't do.

The Sale on Montgomery Street South.

The auction sale on the above street, which took place on the 6th ult., did not fully realize current expectations, and the owners wisely withdrew the most of the land. We say wisely, because they recognized the fact that, inasmuch as the street was in a rough condition, consequent upon the placing of sewers in it, and the erection of new buildings, &c., upon it, buyers were timid about investing. The lutter must see a thing done ere they will believe in it. The appearance which property presents to the eye has always much to do with the prices it will bring. A lot fenced and with grass upon it will sell for nearly one half more than one without either, although the fence and grass make the value of the ground no greater. Montgomery street South was in an unfinished state, and buyers were afraid to invest until everything is completed. When this is done, they will probably be glad to pay 20 to 30 per cent. more for property on the new street than the most san-

guine anticipated it would bring at the sale last month.

A deed from Selim E. Woodworth to A. Harpending was recorded on the 1st ult., conveying the property on the southerly line of Market street, commencing 175 feet west of Second, and running thence westerly on Market 100 feet front by an uniform depth of 91% feet. The consideration was \$100,000. The deed was executed at Rome. -This sale covers the frontage of Montgomery street South at its intersection with

The deed has been recorded to the property on the southwest corner of Market and Montgomery street South, which was sold on the 6th ult. The ground sold has a frontage of 50 feet on the new street by a depth of 6834 feet on Market. A. B. Grogan was the buyer, at the price of \$152,000.

The Montgomery Street Real Estate Company, in its corpo-

rate capacity, and Wm. C. Ralston, L. L. Treadwell, and A. Harpending, in their private capacity, bind themselves to keep the new street open forever by the following stipulations:

"The parties of the first and third parts do covenant and ugree to and with the party of the second part, that the new street, now opened from Market street to Howard street, and known by the name of Montgomery street South, shall be for-ever kept open and maintained as a public street, according as the same has been surveyed and laid out by the party of the first part, and this covenant shall be deemed and taken as a covenunt running with the land. And the party of the first part doth further covenant to and with the party of the second part, his heirs and assigns, that said street, called Montgomery street South, shall be constructed and completed from Market street to Howard street with brick sewer, Stow pavement, and curbed sidewalk, in the most approved manner, and that said street shall be kept in thorough order and repair for ten years from the sixth day of May, 1869, at the sole expense and cost of the party of the first part.

Homestend Associations.

There is a large class of persons—chiefly young men—in every community, who never have sufficient resolution or selfdenial to save a portion of their earnings, no matter how large the latter may be. They often make attempts to save, and occasionally master their natures sufficiently to place thirty, sixty, or even one hundred dollars to their credit in a savings bank; but these spasmodic efforts are always overcome by the temptations of company or an idle day, by dress, a lazy fit, or some other besetting weakness. To such persons a homestead association is a real blessing, for it enables them to secure a lot which they would never be able to own if they had to pay all the purchase money at once. The association accepts the payment in small sums of ten to twenty dollars per month, and even the least thrifty tradesman or clerk—here at least can save the smallest of these amounts." And when two or three installments have been paid in the shareholder does not wish to forfeit them by failure to meet his monthly obligation, which he generally succeeds in paying promptly. The result is, he owns a lot in a year or two. This lot may be a considerable distance from the city's centre, and may have cost the purchaser two or three times what it is really worth, but it was cheap to him at almost any price, for only by the installment system, under which he paid for it, could he ever have owned real estate at all. The money, too, with which he paid for the land, had it not gone in that way would probably have been spent on liquor, or in some of the many vicious forms of amusement which are so plenty here as elsewhere. When one lot is acquired—when the first step towards independence is taken-a commendable desire for further progress in the same direction is awakened, and a share or two is subscribed for in a second association, or else a movement is made looking to the erection of a house on the ground already owned. For the great good accomplished by homestead associations, in aiding young men of thriftless habits to secure a homestend lot, we can forgive the small abuses perpetrated by those who have charge of some of them. Not that we defend such abuses or think that they should be passed over in silence. Indeed, because of the good accomplished, the press has been too lenient with the evils which, of late especially, have crept into many homestead associations. Several have recently been incorporated, the land of which is in a desert of sand, far distaut from horse-car communication, where improvements must be delayed for years, where the price asked is outrageously high, and where great names are tacked on, the whole being manipulated by the most unworthy parties. We have nothing but praise for well-conducted homestead associations, for they have been and are of incalculuble benefit; but for those which outrage public-confidence condemnation-cannot be too strong.

AGREEMENTS TO SELL AND CONVEY LAND .- A point of great interest to real estate dealers has just been decided by Commis-

sioner Rollins as follows: "A written agreement to sell and convey real estate, upon the fulfillment of specified conditions, such as the payment of a certain sum of money, should be stamped at the rate of five cents for each sheet or piece of paper upon which it is written; but if the instrument contains the promise of one of the parties signing it to pay a certain amount of money on demand, or at a time designated, it shall also be stamped at the same rate as a promissory note.

Prophecies of a Fall in Real Estate.

During the past three years—in which the price of real estate has been uninterruptedly npward—prophets by the score have been constantly assuring us that a fall in prices was at hand. These prophets are particularly active with their tongues at present, because land is now much higher and is going up quicker than ever before. We never admired croakers in any department of life, and still less do we like a croaking real estate prophet. But suppose these prophecies of a fall in prices were to be realized, would the bottom fall out of property? The prophets talk as though it would; as though a reduction in values would ruin half of our property owners. The fact, however, really is that a fall in real estate would be productive, perhaps, of as much good as evil. It would chiefly injure a few persons who are carrying land on borrowed money. But to many a fall would be productive of benefit. It would not injure those who live on their own-property, for they are not holding for an advance, but for a place to live in. A fall would enable hundreds to secure a homestead near the city, who are now, because of high prices, compelled to buy three to five miles out. Those desirous of securing sites for manufactories of various kinds would be glad to see a fall in prices, because it would enable them to secure positions which are now denied them through the extreme rates which prevail for land. And as manufacturers are a class upon whose success the prosperity of any city to a great extent depends, we almost wish for their sakes that a fall in the rates of city land would occur. A temporary reduction of real estate values is just now only among the possibilities; it is not, however, among the probabilities, and it certainly will not occur because croakers prophesy it. Some of them-decry present prices from selfish motives, their object being to bring land down so that they may buy in at about half the prevailing rates. When they have anything to sell of their own, however, they prudently forget all about inflation and a coming fall, and ask, not simply the very highest rates, but generally ten to twenty-and sometimes even thirty—per cent. above the highest prices which were ever obtained. Croakers, too, are almost always a nonproducing and obstructive class. They make no improvements themselves and frequently stand in the way of those which would be made by others. If a community was made up of these doleful prophets, a full in real estate prices would never take place, because land would never get up to a figure sufficiently high to make a fall, as that word is generally understood by us, among the possibilities.

Those who have been constant readers of THE CIRCULAR will bear us out in the assertion that we have always discouraged inflation in the strongest language, and from our first issue have urged upon real estate owners and our citizens generally the vital importance of aiding railroad, manufacturing and agricultural projects much more than they ever have done. We have also urged our loan societies to loan to the producing farmer, under proper guarantees, at as low a rate of-interest as that at which the city speculator is accommodated. When nineteen out of twenty business men here signed the mammoth protest against the city aiding the Central Pacific Railroad, we refused to put our name to it, and told those who had charge of the protest that they were really working to keep the State and themselves poor. We have always recognized the fact that city real estate values are dependent upon the prosperity of the country and home comnerce; and recognizing this fact, we have always urged our Rip Van Winkles some of whom fear a fall is coming to dosomething for the State at large. If they will now do this. instead of a fall, we will guarantee them as great a rise for the next year as the past one has witnessed. If a reduction in prices should occur, it will not come because our-land is too high, but will be the result of our own supineness in allowing the advancing wave of our prosperity to recede, where it is in our power to push it much further ahead.

No Connection to be Made.

We are informed that the Central Pacific Railroad Company will not make any connection with the California Pacific Railroad, which runs from Vallejo to Sacramento. The Central company will keep charge of its overland and other passengers, at least until it lands them at Oakland. When the Western Pacific road is completed, Sacramento, so far at least as the Central road is concerned, will cease to have the importance which it now has. All except those who are bound for Sacramento will be brought no nearer to that town than the bridge over the American river, which is three miles distant from it. The junction of the Central and Western Pacific roads will be at the river named, and it is calculated that the distance from that point to this city will be made in three hours and three-quarters. The Western Pacific road has been built with direct reference to making fast time. It is more a road of tangents than any other in California. Those overland or other passengers who prefer to travel by the Vallejo route can of course do so, by taking the branch line from the American down to Sacramento; but as the cars will travel slowly into the latter town, and as there will necessarily be delay in reaching those of the Vallejo road, it is certain that no time will be saved by the change. The Central Pacific managers feel quite satisfied that they can lay passengers down in this city sooner by the Western Pacific than by any other route; and for this reason there will be no necessity for them to make any arrangement with the Vallejo

WATER POWER.—The Sacramento Union lately showed the manufacturing advantages which this coast has in the water power of her mountain rivers. It mentions a number of these rivers, but neglects to speak of those which are by far the most important for water power purposes. These rivers are the American and the Yuba rivers near Cisco, and the Truckee along almost its whole length. They generally run within a short distance of the Central Pacific Railroad; indeed in some places they run for miles alongside its line; and for this reason they offer unsurpassed advantages for the immediate use of their water power.

In the CIRCULAR for March, in a notice of land suits lately commenced here, the following paragraph occurred:

"The next claim is that of Robert Inches vs. G. W. Dam et al., in the United States Circuit Court. This claim is based upon a frandulent grant, purported to have been made by Manuel Micheltorena to Fernando Marchena, on the 14th of August, 1844, covering, as stated in the grant, one league of land, any where he pleased to locate it in the neighborhood of the port of San Francisco. This claim has been before our Courts before, and has been pronounced a forgery. Robert. Inches, who is in some actions represented by one David Calderwood, claims in this action only one-half of said tract. We have in our possession a printed pamphlet, showing that this grant was once the basis of the infamous Moore claim, which was long since defeated and abandoned."

This truthful notice of the above chain brought a letter to us from the David Calderwood mentioned in it. He feels himself injured by our having connected his name with that of the modest Inches, who claims about half of the city. Before making the apology demanded, we claim the liberty of telling "a little story." Two gentlemen once visited a menagerie. Among the specimens was a particularly ugly baboon, which one of the parties said he thought resembled a gentleman-a friend of both-whose homeliness was a matter of general notoriety. The comparison instituted between him and the baboon, in some way came to the ears of the person with whose face nature had been so parsimonious, and in a rage he immediately sought the gentleman who made it, and demanded an instant apology. This the offender declared himself quite willing to make; "but," said he, "to whom am I to apologize -to the baboon or to you?" Now, to whom are we to apologize for the asserted outrage in connecting Calderwood's name with that of Inches—to Inches or to Calderwood?

The Pacific Hailroad Reservations.

The Western and Southern Pacific Railroads have at length succeeded in locating the sixty acres of land granted them by last Legislature, mostly in Mission Bay. The eastern boundary is Illinois street, or one block outside of Long Bridge, and northward as far as Fourth street. On the west it is bounded by Irwin, Hooper, Hubbel, South and Sixth streets. reaching southward nearly to Solano street, on the Potrero. The route is practically from the foot of Fourth street, southerly, parallel to, and just outside of Long Bridge, in a direct line to San Mateo County, passing, on this course, through the western end of the Butchers' grant, across Hunter's Point, skirting two points of the Bay View Homestead lands through Candlestick Rock, at the foot of the Black hills to the county-line. The right of-way-is-200-feet, or-the full block, from Kentucky street (Long Bridge) to Illinois street.

VALUE OF LAND IN ATLANTIC CITIES .- We receive real estate exchanges-from Chicago, St. Louis, Memphis, Louisville, Baltimore, and other large cities, from which we learn that real estate in nearly all of them is advancing in value almost as rapidly as it is here. If inflation exists here, as some assert, it is also an existing evil in almost every large city of the East. Yet only a few there seem to think that prices are in-

AN EXAMPLE WORTHY TO BE FOILOWED.—The Central Pacific Railroad Company lately sold a tract of land near Sacramento to a company which has been formed for the manufacture of beet sugar, at a less price per acre than private parties had offered for the same land. This is the way to aid home manufactures and to build up a city. How many of our large landholders will follow the worthy example set them by the rai lroad company?

BALTIMORE. -Baltimore real estate is brisk, particularly at the "West End." On the Liberty road the demand for land even out to the city limits continues unabated, and almost all that can be had has been taken up at prices ranging from \$6.000 to \$8,000 per acre. Two years ago this land might have been purchased at from \$800 to \$1,000 per acre. Strangers from ull parts of the country are buying up property both in and out of the city.

50-VARA LOT ON ELEVENTH STREET. - We have now for sale a full 50-vara lot on Eleventh street, near Harrison. The street is graded, macadamized and sewered, and the lot is on the grade. There is a one-story cottage on the land, with a

CALIFORNIA AVENUE HOMESTEAD ASSOCIA-TION.—Lots from twenty-six to thirty feet frontage, by one hundr and twenty feet in depth, in blocks 80, 89, 90 and 91, fronting on California street, between Seventeenth and Twenty-first Avenues. Shares \$330. gold coin, payable in monthly installments of \$10, without interest. First payment, \$20. This association is organized to purchase a tract of land comprised in the above mentioned blocks. The location of this property being on the line of one of the main avenues leading westwardly from the business center of the city, and now easily accessible, makes it unsurpassed in present and prospective value by any property in the suburbs of the city. California Avenue will at an early day be graded its entire length, and the railroad facilities which will be furnished during the next year will amply accommodate all shareholders wo may desire to improve their lots. There is no drift-sand on or near this property, and no high hills. The lots are large, and all desirable. Title pe fect. Its fine location, nearness to the business portions of the city, and the low price at which it is offered, combine to recommend this property to all who desire a profitable investment on easy terms. Books of subscription open at the office of H. B. CONGDON, 619 Montgomery street.

Sacramento Farm Homestead Association.

STOCK READY FOR DELIVERY ON PAYMENT OF SECOND INSTALLMENT OF TEN DOLLLES PER SHARE. First receipts must be produced and surrendered. D. B. MINOR, Secretary, No. 636 Clay street, up stairs.

GEO. C. WALLER,

NOTARY PUBLIC, 329 MONTGOMERY ST., WEST SIDE, STEVENSON'S BLOCK, SAN FRANCISCO.

O FFICE OF SAUCELITO LAND AND FERRY CO., 321 CALIFORNIA STREET (UP STAIRS).—SALE OF LOTS.—Until their second Public Sale is announced, the Trustees of the SAUCELITO LAND AND FERRY COMPANY will be prepared to make DISPOSITION OF LOTS AT PRIVATE SALE. Maps and plottings can be seen, and all information had, by parties desiring to purchase, on application at the office as above. THOS. N. CAZNEAU, Secretary.

ONLY THIRTEEN PAYMENTS—FIVE—BOLLARS—EACH.—CLARK TRACT HOMESTEAD ASSOCIATION—Sixty-five dollars per lot, without interest; payable in installments of \$5 per share, each month; the cheapest Homestead Association ever offered; lots are beautifully situated and on the grade, requiring no outlay for improvements; title, United States Patent.—The undersigned are authorized to offer to the public, for subdivision on the Homestead Association plan, the beautiful tract of land situated on the County Road, in close contiguity to School House Station, known as the Clark Tract. The land is all tracts of the county Road in the land is all tracts of the land situated on the county Road. tility, is incomparable. No hills or ravines interfere with its adaptability for Homestead purposes, and no improvements of any kind are needed to make it immediately available. The vicinity is one which has recently attracted much attention, and must, on this account, as also for numerous contemplated improvements, become, in the course of a few months, a suburb of considerable importance. The tract, for Homestead purposes, will be divided into 720 lots, each lot in dimensions being 25 feet in front and rear, and 100 feet on either side thereof. The low price at which the lots are offered puts them within the reach of all classes of the community, and in thirt en months all the subscriptions will be fully paid. Intending subscribers should visit the premises and judge for themselves.

We desire nothing more than this. The merits of the properly are its best recommendation. Subscription books will be opened at the offices of the undersigned on Wednesday morning the 19th instant, at 10 o'clock." LOVELL & FISHER, 415 Montgomery street, and FORESTER & STUART,

TELIZ RANCHO VILLA ASSOCIATION. ADJOIN-ING CRY-TAL SPRINGS, IN SAN MATEO COUNTY, 5-Acre Lots, \$325 each, payable \$15 down, and \$10 per month thereafter; majority of homestead lot in a delightful locality, at a merely nominal price. Distri bution in September next. H. S. DALLIBA, Secretary, No. 410 California St.cet, two doors west of Bank of California.

DACIFIC MAIL STEAMSHIP COMPANY, Steamers dispatched from New York on the 1st, 9th, 16th and 24th of each month, making the trip to San Francisco in 22 days. Steamers dispatched from San Francisco for Panama on the 6th, 14th, 22d and 30th of each month, making the trip to New York in 20 days. Steamers dispatched from San Francisco for Yokohama (Japan) and Hong Kong, (China) connecting at Yokohama with branch Steamers for Shanghae, on the 3d (or 4th) of each month, and in returning leave Hong Kong on the 14th and Shanghae on the 17th of each month. Time from San Francisco to Yokohama, for vice versal 22 days. From San Francisco to Hong Kong for

CITY BANK OF SAVINGS, LOAN AND DISCOUNT. No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy, Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B., Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at one per cent, interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Other hours from 10 A. M. to 3 P. M., daily; Saturday

DEOPLE'S INSURANCE COMPANY-HAVING REMOVED to their new office, No. 16 Menchants' Exchange, California street, are prepared to transact the business of Fire and Marine Insurance, at as low rates as those of any responsible Company. C. F. MacDen-MOT, President; JOHN H. WISE, Vice President; H. G. HORNER, Secretary. legg, H. W. Bradley, Arthur W. Jee, A. Jacoby, B. Mendessolle, James E. Danion, A. Eberhart, C. E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Horn, Philip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Robert Haight, E. J. Delaney.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco! Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchier, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint,

J. B. Scotchler, President; Jadez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in Marine Ins. FIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sausome streets. Organized April 25th, 1863.

Capital, \$500.000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Itisks, on terms as favorable as any other reliable first class company. Greatest amoint taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses. promptly paid in U.S. gold coin. D.J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DUTTON, Vice President.

GERMAN SAVINGS AND LOAN SOCIETY.-GUARAN. tee Capital, \$200,000. Office, 513 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 cur-C. F. MEBIUS, President. O. WETZLAR, Secretary.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809, 1 \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin.

General Agent for the Pacific States and Territories. THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O MILLS, President; W. C. RALSTON, Cash-ier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise.
throughout the United States, Europe, India, China, Japan, and
Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

ROULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU, BEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Washington Street, next door to Maguiro's Opera House, San Francisco. Search.

OTICE. - DISSOLUTION OF COPARTNERSHIP. THE COPART nership heretofore existing between H. F. WILLIAMS, E. W. O'NEIL and R. C. PAGE has, this 21st day of November, A.D. 1868, been dissolved by mutual consent, and the affairs of the late firm will be settled up by II. F. WILLIAMS. E. W. O'NEIL intends opening an agency in New York city about the first of January, 1869, for the sale of California Lands, and city about the first of January, 1903, 101 in San Francisco.

II. F. Williams will be his correspondent in San Francisco.

H. F. WILLIAMS, . W. O'NEIL,

R. C. PAGE.

THE REAL ESTATE BUSINESS WILL HEREAF-ter be conducted by HENRY F. WILLIAMS and ROBERT C. PAGE, at the same place, 467 California street, under the old firm name of H. F. ROBERT O. PAGE.

RENCH SAVINGS AND LOAN SOCIETY, 533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Director, Loans made on real estate and other collateral securities at current rates

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

PROPERTY FOR SALE BY CHARLES D. CARTER

(All property placed in my hands for sale is advertised gratie. in the annexed list.) Brick building and large lot on Market, between First and Second. 1/2 50-vara with frame building, on-Washington, near Stockton; rents for \$140 per month..... Lot north side Twenty-second, near Mission.

2 story house and 50 feet lot on Sixteenth, near Guerrero...... Lot 277% on west side Mission, running back to Bartlett street near Twenty-third, with improvements and well established 2 houses and lots on Sixteenth, corner of Dolores..... and both streets graded and macadamized, fine view 5,000 56-vara southwest corner of Turk and Pierce..... New 2 story house and double lot corner of Oak and Octavia..... Brick and frame houses, with double lot, on Green, near Powell., House and lot on Geary, near Kearny, producing large rent...... First-class house and lot on Eddy, near Leavenworth...... House and lot on St. Marks Place. Lot 34 1/25, to rear alley, corner of Jackson and Taylor streets; House and lot on west side of Stockton, near Broadway, only Pirst-class improved property on Market, near Taylor..... Lot 50x137 % on north side Filbert, near Leavenworth; fine view Large lot on Post, opposite Union Square, suitable for a church or public building.

Building and corner lot 25x62½, on Montgomery street; producing large rent. 35,000
Lot 55x120 southwest corner Post and Baker. 35,000 Lot 100x137½ north side O'Farrell, near Devisadero, with large stable, 34 stalls, sheds and brick well of good water..... Lot 100x137 % northwest corner O'Farrell and Broderick, running through to St. Joseph's Avenue (100 feet wide)...... Large lot corner Twenty-fourth and Shotwell streets Large first-class residence on Howard, near Fifteenth, with lot 60 x125; the improvements are worth \$10,000. Lot 268x122 5 corner Howard and Twenty-fourth House and lot on Twenty-second, near Mission; very cheap..... Beautiful large lot on west side of Alabania, near Twenty-fifth, Lot 45x110 on Fair Oaks, near Eighteenth..... 50-vara on O'Farrell, near Buchanan, Desirable lot 68% feet front on Eddy, near Polk Two first-class three-story houses, with bow windows and all modern improvements, well rented, on Post, near Hyde, both for.... Lot 60x127 % on Union, near Hyde, with rear front on Havens Good frame house of 9 rooms, and lot 25x75, on Stevenson, near Magnificent residence and lot, with double frontage, on Mission

near Sixth.
Fifteen lets, & a block from Point Lobos Road; all for.....

About 50 lots in Gift Maps 3 and 4, very cheap.

Fifty-yaras very cheap in West End Map, No. 1. Lots in University-Homestead ots in the San Mignel Homestead. Lots in Pleasant View Homestead, Point Lobos Road.. Large let on Vicksburg, near Twenty-second..... houses renting for \$150, and large lot on Broadway, near Stockton ... Large dwelling and 50-vara on Ellis.

Lot 30x137 on Larkin, near Clay.... Lot on Laguna, near O Farrell...... House and lot on Howard, near Second. House and lot on Tehama, near Sixth..... er 50-varas on Baker, near Filbert and Greenwich.... Lot 80x120 corner Townsend street and Clarence place (near Third) 30,000 vara on Pacific and Hyde streets, and house.....

Half 50-vara corner Jones and Sacramento streets..... Lot on Mentgomery, near Pacific First-class improved property on Kearny, south of Bush, renting

> Country Property. Two blocks at Vallejo, adjoining the Railroad depot . Fine residence and block of first-class land in town of Santa Clara 160 acres in Santa Clara County. Large or small tracts of fine grain land, on the road leading from Los Angeles to San Bernardino 160 acres of the best wheat and orchard land, with magnificent

105 acres near Crystal Springs, San Mateo County, with improve-ments worth \$3,500; one-half may remain on mortgage.... 150 acres villa land at Menlo Park.....

28 acres at Oakland ... Ranch of 471 acres, 316 miles from San Rafael; all under crop; th land fronts on the bay, and has a landing; with stream of tine water, live oaks, etc.; the finest ranch in Marin County; 10, 12, and 17-acre tracts on the County Road, near Santa Clara,

near the Railroad Depot Ranch of 710 acres in San Mateo County, five miles from Redwood City..... 20,00 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'Connot, P. McAran, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasure, Edward Martin: Attorney Richard Tobin.

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.

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

Chas P. Carter's Real Estate Circular

FOR THE MONTH OF JUNE, 1869.

No. 8.

Vol. III.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-widuals, during the month of June, 1869.

By whom taken or released.		RTGAGES.	RELEASES.		
Dy whom page 2	No.	Amount.	No.	Amount.	
Private Individuals	143	\$813 759	72	\$298,55	
Hibernia Sav and Loan Society	52	186,300	_16	48,25	
Clay St. do. do.	29	113,543	18	85,31	
French do. do.		:	3	13,50	
German do. do.	6	12,300	2	1,05	
Odd Fellows' do.	14	70,000	2	1,75	
Building and Loan Society	19.	16, 150	16	11,07	
San Francisco Savings Union.	-8	29,300	2	4,20	
Fireman's Fund Insurance Co.	5	18,700	-2	6,50	
Pacific do.	2	16,000	_1	60	
People's do.	3	6,400			
Occidental	3	16,600	2	- 8,00	
City B'k of S. L. and Discount	9	- 6,890	3	1,00	
California Trust Co	0	•			
Totals	293	1,305,942	139	\$419.79	

Although the sales of June were much lighter than those of May, the mortgages given in June, in consequence of the demand for money, were in value slightly in excess of those of May. The banks loaned very little money in May, while they loaned pretty liberally in June. There were 88 part cash sales last month, by which balances, amounting to \$410,316, were left unpaid.

Newspapers and Real Estate Saies,

Several of the newspapers have lately published daily what they call prominent real estate transactions. These are furnished them by the persons who copy the transfers, who know nothing whatever about what sales are bona fide and what are the reverse. In consequence of this, the papers named have been led to publish many transactions that were not sales of full interests at all. Here are a few of these which appeared within one week:

Bryant, S. side, 31.04 W. Tenth, S. 23, E. 46, N. 66,01. E. 21.06, etc......(1/2 interest)....\$20.000

Same......(1/2 interest)... Ellis and Polk, NE. corner, E. 122.06x100. 2,000 Folsom and Nineteenth, SE. corner, S. 125x245. 4,800

The Bryant street transfers noted above are no sales at all. The property on Ellis street, near Powell, is worth \$8,000; without improvements. The property on the corner of Ellis and Polk is worth about \$18,000, while the land on the corner of Nineteenth and Folsom is worth-it having a rear frontage on Treat Avenue-\$20,000 nt least. The fact is, it is a very difficult matter to segregate the bona fide sales of full interests from those in which only tractional interests are conveyed, or by which old sales are completed. Many apparent sales, too, are_ mortgages. The publication of such transactions as real estate sales produces misconception and confusion, and does harm. The newspapers named are probably well posted in those departments which properly come within their province, but in publishing as real sales such transfers as those copied, they prove that knowledge of real estate values and titles is out of

Buying Country Land for a Rise.

For the past three months many persons from this city have been engaged in buying up government and other land, chiefly in the southern and southeastern counties of the State. The great majority of these persons have no intention whatever of cultivating or using these lands in any way. Their sole intention is to hold them for a rise in prices. Now, it is bad enough that we have become somewhat noted for our foolish parsimony in refusing to aid projects that would tend to develop and open up the interior; but it appears that we are now endeavoring to prevent others working there, by grasping the compara-tively small area of land which is yet available for farmers with small capital. This game won't work. We cannot speculate in and lock up country land if we wish city land to hold its. own. The city will not go ahead unless the country is progressing, and the holding of thousands of its acres in an entirely unproductive form, in the game of waiting for an advance, is one of the surest plans for keeping both city and country back. Every attempt to speculate in the land-whichworkers could otherwise buy cheap and cultivate, is an obstacle thrown in the way of city real estate progress. Will those city land owners, who are now raking the San Joaquin Valley and other sections for land, which they mean to hold for a rise, please make a note of these facts?

LARGE HOTEL ON NEW MONTGOMERY STREET,-The members of the Montgomery street Real Estate Company have made an arrangement to lease for six years, the upper portion of the new building which they are now erecting, on the southeast corner of Market and New Montgomery, for a first-class hotel of 400 rooms. The lease has not yet been recorded. The office and main outrance will be on New Montgomery.

MORTGAGES AND RELEASES FOR SIX MONTHS.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the first six months of 1868 and 1869.

By whom		MORTO	AOE	s		RELE	ASES	3.	
		1868.		1869.	1868.		1869.		
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount:	
Pr.persons	-581	\$1,724,004	862	\$3,956,236	601	\$1,688,447	591	\$1,948,988	
Hib.S.L.S	371	1,907,260	383	1,761,600	146		163	710.816	
Clay St. do.	197	822,341	181	595,243	-77	256,613	107	470,658	
French do.	38	327,664	18	183,761	23		20	259,834	
German do	_ 26	102,016		~ 261,250		no releas's	. 13	48,126	
Odd F. do.	34	. 124,050	75	30.1,200	-6	19,900	9	13,550	
Bldg. & L.S	140	-103,453		87,693	162	~205,661	126	158,716	
S. F. S. U'n	84	215,950		331,475	39	91,980	37	129,030	
Fire In. Co	15	58,000	26	117,805	15	54,000	16	48,600	
Pacific do.	34	91.450		60,700	20	69,500	8	35,300	
Union do.	4	93,000	7	135,700	3	7,000	5	39,250	
'Occd'tal do	16	61,550		43,000	°16	68,310	6	19,100	
City Bank.	24	20,617	31	41,653	1	300	14	8,10	
Total	1564	\$5,651,355	1908	\$7,879,316	1100	\$3,094,661	1115	\$3,890,071	

The above table shows that the mortgages of the first half of 1868 exceeded the releases by 42 per cent in number, and 83 per cent in value. The mortgages of the first half of 1869 exceeded the releases by 71 per cent-in number and 1021/2 per cent in amount.

Money was easy during the first four months of this year. Ten to twelve per cent were the rates exacted from real estate borrowers. This low rate, and the ease with which borrowers with land securities could get accommodations, helped to increase both sales and prices in the spring of the year. With the opening of May the monetary stringency, which we have not yet got over, began to make itself strongly felt, and for a time the loan societies almost ceased letting out money. They resumed operations again last month, however; one per cent being the rate charged by the Hibernia, the German and the Odd Fellows' Society. The other savings banks charged borrowers 11/4 to 11/4 per cent. Two-thirds of all the money let last month was loaned at one per cent. One and a-half to two per cent was charged to merchants on the very best commercial paper, last month, while those who had city real estate to offer were able, in the most of cases, to borrow at one per cent. Is it any wonder, that people here prefer to invest in our real estate, when such unjust preference is shown to it? A merchant who has \$10,000 or \$20,000 in surplus cash is almost compelled to invest it in city land, because he knows that in a season of stringency. he can raise money upon it at the cheapest possible rate The merchant may recognize the claims of the country to the investment of a portion of his means, or he may desire to subscribe to some railroad or manufacturing project; but he knows, if he puts his money into anything outside of city real estate, that if the money market and his own affairs became straitened simultaneously, he could neither realize upon his outside investments nor raise money upon them, withoutstanding a very heavy shave. And thus city real estate is pampered and the interests which built it up are excluded.

took mortgages for \$440,435 at 6 per cent.; \$15,000 at 7 per cent.: \$10,000 at 8 per cent.; \$1,509,612 at 10 per cent.; \$1,458,978 at 1 per cent.; \$163,359 at 11/4 per cent.; \$69,468 at 11/2 per cent., and \$34,819 at 2 per cent. per month During the same period, the Hibernia Bank loaned \$727,200 at 10 per cent., and \$1,080,160 at 1 per cent. The Savings and Loan Society and the Savings Union each take deeds of trust, and we are therefore unable to give the precise rates of interest they charged, further than to say that the first mentioned Society charged 1 to 11/2 per cent. to borrowers, while the Savings Union charged 1 to 11/4 per cent. The French Savings and Loan Society loaned \$50,000 at 10 per cent.; \$70,761 at 1 per cent., and \$40,000 at 11/4 per cent. Th German Bank loaned \$38,000 at 10 per cent., and \$265,500 at 1 per cent. The Odd Fellows' Society loaned \$67,000 at . 10 per cent., and \$250,200 at 1 per cent. The Building and Loan Society loaned \$18,880 at 1 per cent., \$49,326 at 11/4 per cent., and \$23,717 at 1\(\frac{1}{2} \) per cent. The City Bank loaned \$17,500 at 1 per cent., \$3,500 at 1\(\frac{1}{6} \) per cent., \$18,-765 at 11/4 per cent., and \$2,388 at 11/2 per cent. It is a noticeable fact, that those banks which loan at the most reasonable rates, almost invariably pay as high a dividend rate to their depositors as those which charge 11/4 to 11/2

During the past six months private individuals loaned or

All of the savings banks have lately raised the interest rate upon those borrowers whose loans had matured and who wished extensions. Some of these banks raised the rate from 1 per cent. to 11/2 per cent, an advance of fifty per cent. This looks very like a shaving business, and the effect of it is directly to impair the real estate securities held by the banks, by forcing borrowers who can not pay the advanced rate to throw their property for sale upon a very dull market. The interests of depositors and borrowers are mutual in this matter. The depositors would prefer to receive 10 per cent. or 1 per cent. steadily, than 11/4 or 11/2 with a risk. And there is a risk, if the societies, in seasons of monetary pressure, become bears in the real estate market by raising the rate of interest up to an extreme figure.

Those portions of the Tide Lands furthest from the city were sold at auction last month—and so were the buyers.

Which Side of the Street is Best.

People in this city generally seem to prefer the north side of a street to any other, because the sun shines upon it all day; but in reality it has not the great advantage supposed; and for this reason: a family always spends more of the day in the rear portion of the house than in the front, and when the dwelling is on the north side of the street the sun never reaches the back part of the house at all; consequently the most important portion of it, so far at least as the wife and children are concerned, is always in the shade. The east and west sides of a street are preferable to the north or south sides, because the sun shines upon both the front and rear of the house. The west side is greatly preferred beyond Thirteenth street, where the prevailing winds blow the dust-directly against the front of a house which is located on the east side of the street. The prejudice in favor of the west side is so great in the locality mentioned, that many persons would rather pay double the price, if necessary, and get their lot on that side of the street. The truth, however, is, that while a lot on the west side of a street is preferable, its value is not over ten per cent. that of a lot on the east side. The fact is overlooked that on the west side the wind enters the rear of the dwelling and blows the odor of the kitchen and yard into the front rooms. This all good housekeepers abhor. One of the special objects of basements in New York is to keep the odor of cooking out of the parlors.

Real Estate Commissions'in New York.

When a real estate sale fails to go through in New York, owing to a defect in the title, the owner of the property-has to pay the commission of the agent who negotiated the sale, The Supreme Court of this State also decided that when a sale was prevented by a flaw in the owner's title, it was clearly the of the latter to pay the commission which the agent would have earned without dispute by the transaction, had the title been satisfactory. New York real estate agents insist upon their dues much more than ours do, and they are more respected than ours, for that very reason. Many owners of property in this city treat-real estate-agents with the greatest meanness and dishonesty, and will defraud them out of their istly earned commissions if they possibly can. They lose in the end by such conduct. Even a dishonest person who buys or sells much real estate, quickly discovers that he can make money by employing and having the counsel of a really good real estate broker when he is either buying or selling property.

Those who wish to see a counterpart in a small way of the tenement dens of the east side of New York, can do so by visiting Main Street, south of Market. Although the houses are only frame ones, one to three stories high, they have the same look of dirt, grease, neglect and discomfort which characterizes the six-story brick caravanseries of New York. Many specimens of the mingled, blear-eyed, bloated, and in other cases wan and suffering countenances, that are so common in the tenement districts of New York, are to be seen in the women's faces who occupy the houses on Main street here. Of course the children are thick as files around a sugar barrel, for where poverty is greatest children are always plentiest; and of course, too, they are unkempt, uncombed, and generally encased in rags. Those who think that our day of tenement dens is not coming will find sad proof to the contrary by visiting the locality described.

The Visitacion Land Company has sold-in New-York, through its agent there, the remaining portion of its land, consisting of 3,800 acres. The price to be paid by the buyers is \$1,000,000, or at the rate of \$263 per acre; \$100,000 is to be paid in cash, and the balance in one and two years, at 8 per cent, interest. The land is situated on the San Bruno road and the Bay, south of the Six-Mile House. It runs back to and also fronts on the new San Jose road.

Many persons asserted last month that prices were falling.

We publish elsewhere a full list of bona fide sales on the main streets. Will those persons who said that prices were falling prove their statements by any of the sales made? They cannot do it, for though sales are dull, prices are fully sustained.

Size of Cities.—The area of New York City is 22 square miles, while Brooklyn is 25 square miles in size, and Buffalo 37. The city of Philadelphia has 125½ square miles, Pittsburg 24, Louisville 12, Chicago 23%, and Cincinnati 7. San Francisco city and county has an area of 43 square miles.

Sales on Montgomery Street.

The property on the west side of Montgomery street, 32 feet south of Summer street, with a frontago southerly of 28 feet and a depth-of 58 feet, was sold on the 4th ult. fot \$56,000—\$2,000 per front foot. The improvements consist of an old frame building. The buyers own the property adjoining on the corner of Summer street, which is occupied by Lawrence & Houseworth. The lot a Hoining the Occidental Hotel on the east side of Montgomery street, 68% feet north of Sutter, 22% feet front, by a depth of 87% feet, together with the lot on Sutter street in the rear, which has a frontage of 50 feet by a depth of 91% feet, was sold on the 11th ult. for \$110,000. There is on old frame building on the Montgomery street lot. The Sutter street lot is worth about \$1,000 per foot, or a total of \$50,000 heaving the value of the Montgomery street lot. or a total of \$50,000, leaving the value of the Montgomery street lot at \$60,000, or nearly \$2,672 per front foot. Two months ago the lot on the N. E. corner. of Montgomery and Sutter was sold for \$158,000, ostensibly to a real estate broker, but really to the proprietors of the Occidental Hotel. The purchase on Montgomery and Sutter noted above was also wade by them. made by them. By these purchases, the proprietors of the hotel become the owners of the entire frontage on Montgomery from Bush to Sutter, with a depth of 137% feet on Bush and 167% feet on Sutter street.

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

West side Montgomery, 32 feet south of Summer: south 28x58	56,000
East side Montgomery, 68% feet north of Sutter; north 2214x87%;	
also north side Sutter, 87 % cast of Montgomery; east 50x91%;	110,000
West side Stockton, 92 feet north of Broadway; north 45 % x68 %.	11,500
West side Powell, 871/2 feet north of Filbert; north 50x771/2; sold	
May last for \$4,500; resold for	5,000 -
West side Mason, 61 feet north of Clay; north 61x80; sold May,	,
1867, for \$2,500; April: 1869, for \$4,500	5,500
East side Mason, 70 feet south of Chestnut; south 22 % x68	- 1.750-
East side Mason, 92 % feet south of Chestnut; south 22 % x68	-1.760 -
East side Mason, 115 feet south of Chestnut; south 22 1/2 x68	1,700
-East side Leavenworth, 40 feet south of Broadway; south 20x68;	1,575
West side Hyde, 60 feet north of Green; north 20x60	1,400
South side Chestnut, 1371/4 feet east of Mason; east 55x1371/4	5,350
Southeast corner Filbert and Kearny; east 27 1/2 x82 1/2	(850-
South side Union, 152 3 feet west of Hyde; west 21x65	1,475
North side Green, 91% feet west of Montgomery; west 23x62%;	
sold Nov. 1868, for \$2,450; now resold for	2,350
North side Green, 177 1/2 feet east of Dupont; east 20x64 1/2	3,250
Northwest corner Green and Sonoma Place (between Kearny and	1
Dupont); west 55x57½	- 6,000
South side Green, 2021/2 feet west of Dupont; west 20x100	4,050 -
North side Vallejo, 171 10 1/2-12 feet east of Stockton; east	
34 4 ½-12x137 ½	-6,000
South side Broadway, 108% feet east of Stockton; east 29x60 to	
Polk lane	14,000
North side Clay, 191% feet west of Montgomery; west 32 10%-12	00 050
x108	28,000 -
North side Clay, 118 136-12 feet west of Stockton; west 19 436-12x	0.500
68%; sold Sept. 1868, for \$1,600; now sold for	2,500
Northeast corner Clay and Jones, 50-vara	_11,000
North side Canfornia, 107% feet east of Battery; east 25% 127%. North side Pine, 192% feet west of Mason; west 82% 155	40,000
North side Bush, 30 feet east of Mason; east 25x120; sold April,	-20,000
1868, for \$8,500; now sold for \$10,000	10,000
South side Sutter, 107 % feet east of Jones; east 30x137 %	18,000
South side Sutter, 137% feet west of Hyde; west 80x137%; sold	10,000
April, 1869, for same price	12,000
North side O'Farrell, 137% feet west of Leavenworth; west	12,000
25x137 2	8,500
Southeast corner O'Farrell and Hyde, east 47 1/2 x 77 1/2	1.200
North side Eddy, 874 feet east of Hyde; east 25x137½; sold Oct.	
1868, for \$5,750; now sold for	8.500
North side Market, 245 1/2 feet west of Van Ness Avenue; west	- 0,00
27 1-6; north 19814 to Oak; east on Oak 22; south 182 5-12;	
lot sold April, 1867, for \$3,175; and house and lot Feb. 1869,	
for \$10,000	11,500
r e e e e e e e e e e e e e e e e e e e	- 1,000
South of Market and East of Ninth.	
West side Second, 1061/4 feet south of Brannan, south 75x160	30,000
Southeast corner Fifth and Perry, south 30x75	10,750
Southwest corner Fifth and Townsend, south 120x68 9-12; sold	
Warsh 1999 for \$6 000; Oct 1968 for \$11.500; Feb 23d '69	

South of Market and East of Ninth.	
West side Second, 106% feet south of Brannan, south 75x160	30.0
Southeast corner Fifth and Perry, south 30x75	10.7
Southwest corner Fifth and Townsend, south 120x68 9-12; sold	,
March, 1868, for \$6,000; Oct. 1868, for \$11,500; Feb. 23d, '69,	
for \$12 398: now resold for:	16,0
West side Seventh, 125 feet south of Harrison, south 25x80; sold	
Dec., 1868, for \$2,800	3,5
East side Seventh, 150 feet south of Brannan, south 25x80	3,2
East side Seventh, 105 feet north of Brannan, north 25x80; sold	
March 1868 for \$2.500	3,7
West side Ninth 375 feet south of Market, south 50x80	10,5
North side Mission, 305 feet east of Fourth, east 30x100	12,0
South side Mission, 363 feet east of Fifth, east 24 % x80	10,5
North side Mission, 275 feet west of Fifth, west 25x160, to Jessie.	10,0
North side Mission, 450 feet west of Sixth, west 25x160, to Jessie,	10,0
South side Mission 150 feet west of Seventh, West 25x85	4,0
Northwest corner Howard and Mary (bet. Fifth and Sixth), west	Br
47-79	8,0
North side Howard, 125 feet east of Ninth, east 50x165; sold March,	
~ 1868 for \$6 420	10,5
South side Folsom, 340 feet east of Eighth, east 25x165; subject	
to Wartagua	5,00
North side Bryant 115 feet west of Third, West 1926 x80	3,5
South side Brannan, 206 % feet east of Eighth, east 52x2/5; sold	
Appr. 1868 for \$7 000	8,00
South side Branuan 137 feet west of Eighth, West 103 1-0x275	25,00
South side Townsend, 275 feet west of 5th, west 68%x120	9,00
· ·	

Mission Addition and Beyond. Southwest side 10th, 100 feet northwest of Folsom, northwest 100

x102½	10,000
North corner Eleventh and Howard, northwest 90x75	18,000
Northeast side Eleventh, 137 % feet southeast of Market, southeast	
601/~1971/	11,000
Northeast side Eleventh, 175 feet northwest of Harrison, north-	
TOTAL 95 V 1 (V)	2,200
North side Fourteenth, 306% west of Castro, west 253%, to Dia-	
mond vorth on Diamond 376k; south 85° 15° West	
1460%; north 66° west 515%; north 76° west 40%; north	
415 east 88%: north 82° east 370%; north 80° 23° east 982;	-
north 5° 42' west 1223; north 8° east 1163%; south 9° 30'	
east 8621/4	6),000
South side Fifteenth, 120 feet east of Castro, east 40x115	1,200
Northeast corner Sixteenth and Wisconsin, north 100x100	5,000
Southeast corner Sixteenth and Dolores, east 23% x59%	3,750
South side Sixteenth, 193 feet east of Castro; east 48x130; sold	
April, 1869, for \$3,400, and May, 1869, for \$3,600; now re-	
sold for	3.700
Southwest corner Eighteenth and Noe, west75x75; the corner %	
of this lot sold Angust, 1867, for \$250	2,600
South side Eighteenth, 25 feet east of Hartford, east 25x75	400
North side Eighteenth, — feet east of Sherman, east 25x100	700
South side Nineteenth, 255 feet east of Valencia, east 25x85	2,225
South side Nineteenth, 230 feet east of Valencia, east 25x85	2,200
Southeast corner Nineteenth and Stevenson, east 30x85	4,200
Doubling Country and Country C	3 (MM)

Southeast corner Nineteenth and Stevenson, east 30x33,	x 1 mm
South side Nineteenth, 120 feet west of Valencia, west 50x95	3,000
South side Nineteenth, 80 feet east of Valencia, east 50x85	4,000
Northeast corner Twentieth and Mission, east 245 to Capp by 95	20,000
Northeast corner Twentieth and Stevenson, east 80x160	70,950
North side Twentieth, 80 feet east of Valencia, east 25x85	2,100
North side Twentieth, 30 feet west of Stevenson, east 25x85	2,075
South side Twentieth, 175 feet east of Guerrero, east 75x115	3,700
South side Twentieth, 100 feet east of Guerrero, east 25x115	1,260
Northeast corner Twenty-first and Shotwell, east 122 1/2 x125	8,000
North side Twenty-second, 105 feet east of Guerrero, east 50x228	
to rear street	4,950
North side Twenty-second, 53 feet east of Guerrero, east 26x90	1,160
North side Twenty-second, 33 feet east of Guerrero, east 26x90	1.200
North Bider Wenty-Becond, 27 Feet east of Cherry, cast 20200.	5,250
South side Twenty-fourth, 125 feet east of Dolores, east 125x100	2.275
Southeast corner Twenty-fourth and Dolores, east 50x100	
North side Twenty-fifth, 100 feet east of Bryant, east 25x104	1,600=
North side Twenty-fifth, 160 feet west of Diamond, west 25x114;	200
sold Sept., 1867, for \$75.	500
North side Twenty-sixth, 200 feet west of Sanchez, west 40x114;	#O.F
sold February, 1869, for \$550	725
Southeast side Mission, 265% feet southwest of Twelfth; south-	
west 29 1-6x139	4,000
Southeast side Mission, 295 1/4 feet southwest of Twelfth; south-	
west 40x138 4	5,000
Southeast side Mission, 335 1/4 feet southwest of Twelfth; south-	
	0 000

west 60%x135% 9,000
East side Mission, 155 feet south of Nineteenth; south 105x122% 10,000

July, 1867. for \$1,040, and May, 1869, for \$2,500; now for... 2,800

East side Mission, 50 feet south of Powell Avenue (south of Scr-pentine Avenue); south 50x100; also, south side Powell Avenue, 100 feet east of Mission street; south 50x100; sold

Northwest side Howard, 120 feet northeast of Eleventh; northeast 25x90, with L in rear 100x75....

East side Howard, 150 feet south of Twelfth; south 25x1375; lot sold March, 1868, for \$1,700. West side Howard, 215 feet south of Twenty-first: south 30x122%. Northwest corner Howard and Twenty-fifth; north 52x115; corner half of this lot sold January, 1867, for \$500, and the inside half June, 1867, for \$550.

Southeast corner Valencia and Nineteenth; south 35x80.... East side Valencia, 35 feet south of Nineteenth; south 25x80... East side Valencia, 60 feet south of Nineteenth; south 50x80... East side Valencia, 110 feet south of Nineteeuth; south 50x160 to 6,850 East side Valencia, 210 feet south of Nineteenth; south 25x160-to

Northeast corner-Valencia and Twentieth; north 85x80. East side Valencia, 85 feet north of Twentieth, north 25x80.... East side Valencia, 110 feet north of Twentieth; north 25x160 to East side Valencia, 185 feet north of Twentieth; north 25x160 to East side Guerrero, 27% feet north of Twentieth; north 50x80...
East side Guerrero, 27% feet south of Twentieth; south 50x100...
Northwest corner Guerrero and Twenty-first; north 100x92%.
East side Guerrero, 152 feet north of Twenty-first; north 25x100...

East side Guerrero, 1f4 feet north of Twenty-second; north East side Guerrero, 90 feet north of Twenty-second; north 24x105. Northeast corner Guerrero and Twenty-second: north 27x90.

West side Sanchez, 103½ feet south of Sixteenth; south 25x100.

East side Noe, 90¾ feet south of Market; south 50x100.

West side Noe, 105 feet north of Seventeent; north 25x120. West side Castro, 165 feet north of Twentieth; north 27 16x125;

sold January, 1868, for \$362..... Northeast corner Castro and Clipper; north 114.

West side York, 104 feet south of Twenty-third; south 26x100; sold March, 1869, for \$900.... West side Columbia, 195 feet north of Twenty-sixth; north 25 x100; lot sold March, 1869, for \$800; house and lot June 12.

East side Shotwell, 187% feet south of Twenty-second; south West side Capp, 220 feet north of Seventeenth, north 5x105..... East side Capp, 169 feet south of Twenty-fourth, south 25x115... West side Capp, 195 feet south of Twenty-fifth, south 65x115...

East side Bartlett, 360 feet north of Twenty-third, north 120x125... West side Fair Oaks, 61 feet north of Twenty-second, north 30x 117 % 4 sold May, 1869, for \$925; now for West side Chattanooga, 89 feet south of Twenty-fourth, south 25x100

Southwest corner Vicksburg and Jersey, south 114x75.... Western Addition. Southwest corner Larkin and Filbert, south 57 1/2 x 100 . .

East side Van Ness Avenue, from Grove to Fulton, 275 feet, by 248 feet on Grove and Fulton, less an angular strip on eastern boundary of Grove, 55 feet front by 1 foot in rear... Northeast corner Nan Ness Avenue and California, north 137%x 100: sold March 16, 1859, for \$15,000, and March 25, 1869, for \$18,000. Northeast corner Buchanan and Pacific, north 275 to Broadway.

by 68%. West side Scott, 137% feet south of Geary, south 27%x123%; also west side Scott, 165 feet south of Geary, south 27 1/3 x 96 1/3 West-side Broderick, 82 1/4 feet north-of-Pine, north-27 x 82 1/4 West side Broderick, 137% feet north of Post, north 27%x110.... East side Baker, 82% feet south of California, south 55x82%,... North side Pacific, 60 feet east of Octavia, east 25x137 1/2 North side Washington, 197% feet west of Broderick 50-vara; sold

May, '68, for \$2,000, and April. '69, for \$3,500, now resold for North side Sacramento, 137% feet west of Pierce, west 68% x137% South side California, 137% feet east of Steiner, east 34% x137%; sold April, 1869, for \$1,100. Block 314, bounded by California, Sacramento, Webster and Fill-

South side California, 1061; feet west of Buchanan, west 25x1371/ 1,000 North side of California, 55 ¼ feet east of Steiner, east 27x100; also east side Steiner, 55 ¼ feet north of California, N. 26 ½ x55 ½ South side California, 135 feet west of Webster, west 54x87 1.... South side California, 27 feet west of Webster, west 54x87½..... South side California, 103 11½-12 feet west of Steiner, west 68%;

137%; sold March, 1869, for \$2,000, and April 1869, for \$2,500 South side California, 27 feet east of Fillinore, east 54x87%; also, north side Pine, 27 feet cast of Fillmore, east 27x83 \(\)
South side Pine, 181\(\) feet west of Fillmore, west 50x127\(\); sold May, 1869, for \(\)1,800, now resold for.

March, 1869, for \$1,300.

North side Geary, 100 feet west of Devisadere, west 65x125; also northwest corner of above property east North side O'Farrell, 1121/2 feet cust of Laguna; cast 521/2x220. South side O'Farrell, 200 feet east Laguna, east 25x120; sold

South side Ellis, 30 feet east of Pierce, cast 60x75...... North side Turk, 521/2 feet west of Franklin, west 25x80. North side Turk, 10314 feet east of Webster, east 77 4x120. South side Fulton, 1371/4 feet west of Webster, west 1371/4x1371/4;

North side Oak, 110 feet east of Webster; east 27 %x120; sold Dec, 1867, for \$750

Misceliancons Sales.

Lots 34, 35, block 544, Haley Purchase.....

Lot 2, block K. Railroad Homestead. Southwest side Garden, 150 feet southeast of Harrison, southeast Lots 12 and 13, block 521, Haley Purchase. East side Stevenson, 160 feet south of Nineteenth, south 25x80... South side Minna, 1973; feet east of Seventh, northeast 25x80... South side John, 1603; feet east of Mason, east 23x60.... Lots 1094 to 1097 inclusive, Gift Map 2.

Lot 8, block 76, University Homestead Association...... Lot 5, block 112, University Homestead Association..... Lot 1, block E, Railroad Homestead Association.... Block 12, University Mound Survey..... Lots 12,-32, 15, 16, and 17, block 13, West End Map 1 Lot 5, block 387, South San Francisco Homestead Association.... Lots 5 and 6, block 21, Fairmount. Lots 429 and 431, Gift Map 1. East side Stevenson, 110 feet south of Nineteenth, south 25x80...

% lots 8 and 9, block 14, Fairmount.....Lots 4, 5 and 6, block 514, Haley Purchase..... Subdivisions 5, 9, 10, 11, West End H'd Association...... Lot 1, bl'k 294, lot 11, bl'k 295, lots 1, 3, bl'k 331, Golden City H'd thwest Minna, 150 feet northeast Fourth, northeast 25x70, part 100-Vara 18...... East side Stevenson, 185 feet north Twentieth, north 25x80..... Lot 15, block 309, S. S. F. H'd Ass'n.

Lot 218, Gift Map 3

Northwest side Minna, 70 feet northeast Ninth, northeast 20x80...

Leases.

5.250

The lot on the north side of California street, 69 feet. of Sansome, 24 by 80 in size, together with a new build which is to be completed within five months, has been least at the monthly rent of \$700, from October 15th, next ensuing The property on the south side of Mission street, 225 east of Fourth, 50 by 100 in size has been leased for three years. The lessee is to pay \$100 per month for the first two years and \$125 per month for the last year.—The lot on the southeast corner of Seventh and Minna, 55 on Seventh by 8 on Minna, has been leased for five years, dating from Never ber 1st, 1868, at the monthly rent of \$55. - A lease execute on May 1st, 1868, has been recorded. It is from J. O'Neil Smith et al. The property leased is the Alhambra Theatre with one store on the ground floor and the two upper stone of the building. The lease runs for five years from the day mentioned, and the lessees are to pay \$1,025 per month for the first two years and \$1,075 per month for the last three years.—The store No. 123 Kearny street has been leased for one year, from August 1st, 1869, at \$175 per month. - Boots Hotel, on the southeast corner of Pine street and Belder place (between Montgomery and Kearny), has been leased for five years. The lessee is to pay \$325 per month for the first year, and \$350 per month for the last four years. -The store and basement No. 110 Sutter street, have been leased for for years, at \$175 per month for the first year, and \$200 per month for the last three years.

The 100-ware let on the N. W. corner of Mission and \$1,000 per month. The lessee is to pay all street assessments, taxes, liens, etc. There are eight old fashioned one and a-half story fra houses on the Jessie portion of the lot, renting for about \$3 per month each.

Homestead Association at Sacramento.

We congratulate Sacramento on the establishment of pioneer homestead association-the City Extension Hor stend. Sacramento has for two years-been as prospero proportionally as San Francisco, and it is a wonder that the inauguration of the homestead principle did not before ta place. There are hundreds of mechanics there require homes, whose monthly savings can be profitably utilized t the homestead association. The early homestead association here were wonderfully profitable to their shareholders, a we see no reason why the pioneer homestead of our siste city may not also prove very remunerative to those intereste in it. An arrangement has been made by which shareholder are to be carried backward and forward daily to the grounds the City Extension, on the cars of the Sacramento Valley Rail road. The fare is to be only 61/4 cents. The land occupies gentle slope, commanding a fine view of the city, and is safe from overflow at all seasons. - The lots are large and the price low. We are glad to see Sacramentans making a movementin the home tead line.

Crying Real Estate Down.

Stanley Day's latest New York Real Estate Circular, w that "everybody at present talks property down, and it is this general belief that prices are either declining or about to de cline, which has for the past few mouths kept idle balance at the banks and buyers out of the market; but not withstand ng all the pressure that has been brought to bear, figures i many instances have advanced, others have been and are held with a tenucious firmness, and but few men are found now who are compelled to sell; and if a disposition on the part of an owner is made to take less money in order to clear or any parcel, there are plenty on the lookout to pick up any thing and everything at the slightest concession."

This is precisely the condition of affairs here. Everybod has been talking of a fall for six weeks; but it is a most no ticeable fact that prices do not break. Sales are dull, by owners will not back down in price. Those who are waiting to invest until the fall they prophesy takes place, will not be disturbed in their waiting for a long time.

Real Estate Dull at Chicago.

The Chicago Real Estate-Journal of June 19th says that real estate dealers complain of dull times. "We cannot bely thinking that they make matters worse than they really are It is quite probable that the heavy business of last spring produced too deep an impression on the minds of breken and that they will never be satisfied because such a heav business cannot be done all the year round. Prices are firm. Of course no great advance can be looked for at present; but nobody thinks of making any concessions. Many holders would much rather hold than sell, believing and believing wisely-that they will be able to do much better in the fall, of even in a month or two, than they can at present. The two anction sales have been the notable events of the week. It is quite evident that the prices realized there were less than the owners anticipated, and less even than have been received at private sale, both before and since the auction."

The above remarks apply almost exactly to this city

WEST END RAILROAD.—This new street milroad-will pre ably be constructed within-the-next-three or four months The route is as follows: Commencing at the intersection of Clay and Montgomery streets; up Clay to Dupont; Dupont to Pacific; Pacific to Powell; Powell to California: California to Taylor; Taylor to Pacific; Pacific to Leavenworth; Leaven worth to Vallejo; Vallejo to Hyde; Hyde to Union; Union to Larkin, at the corner of Chestnut. The entire line will be 2 miles and 540 feet in length.

SALE ON NEW MONTGOMERY STREET.—The Montgomery Street Real Estate Company has sold to Alvinza Hayward, the lot on the west side of New Montgomery street, commencing fifty feet south of Market, 24 feet front by 68% feet deep, for \$39,000—\$1,625 per front foot.

TABLE SHOWING THE TOTAL SALES OF REAL ESTATE

Made in all Sections of the City and County during the first half of year 1869; also, the Sales made during the same period in the years 1868, 1867 and 1866.

MONTHS.	50-	VARAS.	100	l-varas.	CITY 8	. AND W. L.	SOUT	H BEACH.	PC	TRERO.	мівв	ION ADD.	WEST	ERN_ADD	номея	T'P ASSOC.	outsi	DE LANDS.	TAX AN	D B'K MAIL.	TOTAL	FOR EA.MO.
1869.	No.~ Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Anrount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.
January	98	\$1,198,134	62	\$ 525,180	- 7	\$- 167,250	5	\$ 22,031	52	\$ 73,825	121-	\$ 250,667	81	\$ 312,609	28	\$ 39,172	37	\$ 127,855	1-	\$ 100	492	\$2,716,823
February	95	474,534	80	856,002	11	425,913	1	12,328	42	. 50,589	161	358,398	140	574,707	17	9,883	60	142,780	9	673	616	_2,905,807
March	112	1,233,369	9.5	1,039,017	14	241,300	2	8,000	43	113,189	255	741,948	168	866,170	34	12,376		461,610	25	. 4,294	914	4,721,278
April	102	_ 845,080	- 64	417,455	8.	- 4331,900	13	- 58,012	71	181,372	200	728,410	165	830,155	33	13,990		763,111	28	3,520	1001	4,173,005
May.	_ 81	581,943	49	- 550,325	8.	165,800	5	75,300	50	144,855	159	1,150,189	147	779,657	199	168,819	318	653,864	18	1,485	1034	4,222,237
Juae	52	471,555	47	297,125	10	78,502	8	30,450	70	238,146	160	586,805	58	251,430	61	36,894	85	270,485	7	1,137	558	2,262,520
Total	540	\$4,754,615	397	\$3,685,104	58	\$1,410,665	- 34	\$ 206,121	328	\$ 801,976	1056	\$3,816,417	759	\$3,614,728	372	\$ 281,134	983	\$2,419,705	- 88	\$ -11,209	4615	21,001,674
Six mos. of 1868, fm. Jan. to June.	555	3,971,473	571	\$ 3,535,064	. 80	1,337,145	54	244,568	265	422,212	732	1,483,278	526	1,687,267	267	186,273	- 242-	893,399	185	-69,757	8477	13,830,430
Six mos. of 1867, fm. Jan. to June.	486	2,397,511	428	1,791,799	- 7 93	1,410,926	-29	57,469	- 86	162,685	- 597	1,048,172	378	1,046,222	408	236,861	164	692,539	226	140,808	2895	8,985,019
Six mos. of 1866, fm. Jan. to June.	540	2,737,632	402	1,377,841	121	1,553,692	29	75,495	138	164,363	442	546,584	278	638,860	385	150,112	72	194,868	183	195,300	2590	7,634,759

The year 1869 opened while there was a pause in real estate. We had not then recovered from the effects of the earthquake. The impression was general, after the shock of October, that there would be a great reduction in the number of sales, and a fall in prices. This impression kept the majority of people from investing, their wish naturally being to participate in the benefits of the reduction, if one occurred. Holders, however, were firm in their demands. They had no idea of parting with their property because of a slight earthquake shock, and prophecies of a fall. Thus the market stood at the opening of the year. With January, those who had been waiting for a reduction began to perceive that no fall was coming; but that, instead, -prices were unmistakably tending upward. With this discovery, the sales immediately began to increase rapidly, and from that time until the close of May prices reased quickly and the sales were much larger than ever

The great searcity of money, which began in May, had comparatively little effect on the real estate sales of that month. ause it is always one of, the busy spring months in land sales; but with June came the usual season for summer dullness, and that, combined with greater monetary pressure than has for some years been noticeable, had the effect of making the real estate sales of June comparatively small. We saycomparatively small, for \$2,262,529 changed hands in the month named, against \$2,148,071 in June, 1868, and \$1,123,640 in June, 1867. True, the sales made in the previous month (May), were larger than those of the month which has just closed by the sum of nearly two millions of dollars; but the transactions of May were exceptionally large. Every kind of business was very dull last month, and money for every purpose was scarce. Of course, therefore, real estate was comparatively stagnant. Yet that public confidence in it is as strong as it was even in the seasons of greatest activity, is shown by the figures of our list of sfreet sales. No abatement whatever in prices has been evinced, and none is anticipated at present. True, a number of persons have offered property, both in the auction rooms and at private sale, which they failed to find buyers for; but there is nothing strange in that at this season, and owners do not propose to sacrifice their land because we are in a period of unusual dullness and temporary monetary famine. Some persons who are "carrying' property which they have mortgaged heavily, may find it rather difficult to meet their obligations as they mature, especially as some of the chief savings banks have adopted the unwise and small policy of refusing to let maturing loans run unless the mortgagor pays them an advanced rate of interest. Yet even persons thus situated need not lose anything. They purchased the property they hold six to eighteen months ago, and prices have advanced immensely since then. If they are straitened and wish to sell now, they can easily

realize within a small fraction of the most extreme prices. There are plenty of capitalists here who are not short of money; who know that the present searcity will be but shortlived, and who know, too, that San Francisco real estate is one of the very best investments which the world affords. They know that if it is not safe, nothing is safe; and they are ready to gather in all the property offered them, at a very insignificant abatement upon prevalent rates. But as compared with the aggregate of real estate owners, the number of those who are carrying property on borrowed money is comparatively small—much smaller, indeed, than the great majority of those interested would suppose. Not more than twenty real estate owners out of every hundred have their property encumbered by mortgages; and of this proportion not more probably than one-third will find difficulty in meeting their monthly or quarterly interest liabilities. Many persons, seeing the temporary failure of a real estate auction sale, or the dullness of transactions by real estate agents, think that a fall must come, or even a panic in prices transpire. They forget that only the few are offering their land for sale at any one time. The many are never disposed to abate one cent in the rates they ask, because one who has been speculating largely on borrowed money is compelled to suffer a small loss on ruling rates to lighten his burden. It does not matter, either, that it was the over speculation of the few that raised prices. So long as sales were once made at certain rates, the majority will hold out for those rates, though the market may be an extremely dull, or actually a dead one. Real estate is not a commodity that breaks rapidly in price, as stocks do. After the inflation of 1853, and when the city had comparatively no country at all to back it, prices-though notoriously elevatedabove fair values—came down very slowly. A week, a month—a year indeed, hardly showed the reduction that was slowly taking place. But when two years passed a retrospect showed that a decline had occurred.

Viewing it therefore either in the present or the immediate future, we think that our real estate is in a healthy condition. We do not propose now to speak of the greatness of our State, or of our trade generally, as a reason why San Francisco land is worth all it is selling for. If we thought there was any langer of owners sacrificing their property because of a temporary lull, we might do this; but we have no such fear. The earthquake failed to shake prices at a time when there was a rush of real estate sales and inprecedented advances in values. There would have been some cause for a break in real estate then; there is no good reason for one now.

So far as the present dullness is concerned, there is nothing to regret in it. It will not hurt either real estate or real estate operators to rest a little. We have been rushing sales and prices a little too fast, probably. We have been indulging in great expectations of outside aid from the completion of the Pacific Railroad—expectations that will not be realized until we do something more for the State at large than we are now doing. City real estate can rest awhile safely, if we will turn our attention to strengthening the real resources of the State by doing something for the country.

Real estate agents, auctioneers and homestead associations have all done a much better business for the past six months than they ever before transacted in San Francisco. The deposits in the savings banks have increased, denoting the prosperity of the working classes.

City improvements have been very extensive since the first of January, especially in the line of private dwellings. This activity in building was hardly anticipated, as the Eight-Hour law and high price of all building material and house hardware __ streets first named, while many on the numbered streets lie have entailed an increase of at least thirty per cent. on the ost of erecting houses.

Many families removed to the extreme outskirts of the city during the prevalence of the small-pox plague, with the object of lessening their chances of eatching the disease. These additions to our suburban population helped to increase the value of our outside land, and tended also to raise rents slightly there. In this connection, we would urge upon inside property owners the necessity of having their streets sewered, and of having yard connections made with the street sewer. Not more probably than one vault in four is connected with the street sewer. Disease and death are the natural offspring of such criminal neglect, and the result is doctor's and undertaker's bills, which finally far exceed the comparatively small sums which would have been requisite to keep the premises clean. We will now speak of each section of city property in detail:

Fifty-Varas.—Compared with the first half of 1868, the sales made in this section in a like period of 1869, show a loss of 21/4 per cent. in number, but a gain of 20 per cent. in value. Land between Pine and Market, and Montgomery and Larkin, is now so valuable that the majority of buyers are debarred from purchasing it. Lots in the remaining, northerly portion of the 50-varas are cheap enough, but they are not in demand, because they are generally hilly. About two years ago we stated that choice land in this section would be more notable for the rapid appreciation of its value than from the number of sales made of it. This is now shown to be true by the figures of our table. Among the noticeable changes in this section is the completion of the improvement of Kearny street. This thoroughfare is now second only to Montgomery street. The kind of business which used to be transacted on Kearny street four years ago, is now slowly takng root on Dupont, which is destined unmistakably to be a business street, probably throughout that portion of its length from Green to Market street. Business is also cropping out on Bush, Sutter, Post, Geary and O'Farrell streets, between Kearny and Stockton. In five years, probably, but in ten certainly, all of these streets as far west as Powell, or Mason, will be devoted to business purposes. Lots from Stockton to Leavenworth street now sell for \$200 to \$300 per -front foot. The most of the fine private residences of the city are located within these bounds.

One Hundred-Varas.—The sales effected in this section for the last six months exhibit a reduction of 301/2 per cent. in number, when compared with those made there in the first half of 1868, but a gain of 41/4 per cent. in value. During the early portion of the year the sales in this section fell off largely, owing to a variety of causes, chief among which was the small-pox, which was very rife in it. The street grades there do not admit of proper drainage, and there is a want of sewerage facilities generally. The rates for lots are very high, too. Even on the 35 feet streets \$70 to \$125 per-foot is now-the ruling rate for land, while on the main streets, leading east and west, the prices are \$135 to \$300 per foot. These rates forced buy-

ers to go further out, to which considerations of health also prompted them. We have often stated and now repeat, that it is an outrage to have one of the most thickly settled portions of the city on a grade that will not carry off the sewage. The fall from Howard to Harrison, on Sixth street, is only eight feet, while south of Harrison there is no fall at all. Nothing can be expected from such a state of affairs but a heavy death rate. The grades of a great portion of this section will have to be raised, so as to give a fall that will carry off the contents of the sewers. There is generally some public official upon whom grievances such as this are charged. In this case, however, the officials have done their duty. The city engineers have always urged the raising of the grades where necessary in the 100-varas section, but they have been uniformly opposed by a certain clique of property owners, who care nothing at all about the public health, in comparison with the small assessments which they would have to pay. They forget that the change must be made some time, and that, the longer it is delayed the more it will cost. To make it now would improve the value of the land at least twenty per cent. more than the cost would amount to. Heretofore, business has been confined to Market street and the numbered streets in the 100-varus section; but lately there are unmistakable signs that it will go round the blocks there, at least as far out as Sixth street. On many portions of Mission, Howard and Folsom streets, east of Sixth, stores have been erected, and the great difference between the rents of these stores and those on the numbered streets-amounting to about 75 per cent. in favor of the former-operates to keep the stores rented on the idle. In consequence of the present dullness of business, many of them are now idle. This tendency of business to go round the blocks, instead of confining itself, as heretofore, to the numbered streets, will probably have the effect of keeping the value of prospective business property at the outskirts-on such streets as Seventh, Eighth and Ninthmore stationary than it otherwise would be,

City Slip and Water Lots.—Dull, with no appearance of improvement, is a description of affairs which would for the past six months have correctly described the sale of property in the above sections. Since the earthquake, mud flate with a shingling of sand or earth, are viewed with suspicion. The sales made in those sections show a loss of 271/g per cent. in number, and a gain of $5\frac{1}{2}$ per cent. in value. A few exceptionally large sales (one of which amounted to \$218,000). caused the latter gain. It is therefore more apparent than real. If fear of earthquakes does not drive people from this locality, the abomination of choked sewers and consequen vile odors certainly will, unless a thorough remedy is immedi-

South Beach.—The sales made at South Beach were much smaller, both in number and amount, than those effected there in the first six months of 1868. The reduction reached 37 per cent. in number, and 15% per cent. in value. South Beach-property generally is in the hands of a few large owners, the majority of whom are not at all desirous to sell. When they do offer anything, their rates are very high. There is no rush for property in this locality, although it is destined to be very valuable. The fact that it was all a mud flat almost yesterday, is too fresh in the minds of those who felt the earthquake shock of October last, to allow of South Beach property being in active demand.

Potrero. -Although this section is unniistakably destined to be a-if not the-great site for the location of city manufactories and ship building establishments, conflicting titles have kept it from going ahead. It has for some time enjoyed the advantage of being connected with the city by the cars of the Bay View Horse Railroad line, yet that does not appear to have helped it much. Parties who desire to open manufactories at the Potrero complain that the high price of land deters them; and that, except the manufactory is a very extensive one, owners are not disposed to make any abatement in prices. These remarks apply to South San Francisco property, as well as to that of the Potrero. Small owners cannot be expected to abate their figures much, but large owners should encourage the establishment of manufactories and ship-yards. They can afford to part cheaply with a portion of their land, if the improvements made by the buyers double the value of the remainder. Another obstacle to the progress of the Potrero is its high grades, 'To bring the latter down and open the streets will cost as much as a large portion of the land is worth. But the great and apparently endless drawback is conflicting titles. The most sanguine has almost abandoned the hope of unraveling the maze into which these have been brought. Despite all these drawbacks, however, there was a gain this year over the Potrero sales of the first half of 1868, of 24 per cent. in number and 90 per cent. in value.

Mission Addition.—Every description of property in this section sold rapidly, at constantly advancing prices. The sales made from the first of January till the close of June, show a gain over the transactions of the first half of 1868, of 44 per cent. in number and 157 per cent. in value! And this gain would have been much greater if sellers there had not been comparatively scarce. Although a vast amount of Mission property was sold, double the quantity might have been disposed of, had it been offered for sale. This is especially true of that portion of it extending from Twentieth to Twenty-sixth street, and from Potrero avenue to Valencia street. The Mission Addition technically ends at the charter line at Twenty-second street, but its natural boundary is Serpentine avenue. The outside laud tax covers a great portion of these favorite bounds, and the loan societies will not loan money upon the Treat and other titles in the neighborhood, but buyers paid little attention to these things, and willingly paid advances of three to four hundred per cent. on the prices which ruled two years ago. In fact, Mission lots in many places went up by the month, and improvements almost kept pace with the advance of prices. This is true of no other section. Three horse-car lines now keep up cheap and rapid communication between the city and the utmost limits of the Mission, and a fourth is now being constructed, to run-upon-Mission street. To its horse-car lines and the level nature of the ground, the Mission Addition is most indebted for its rapid settlement and appreciation in the value of its land.

Western Addition.—Except perhaps on Polk street, there will not be any business streets in this section for the next five years at least. The value of Western Addition property will lie, as we have before stated, in the fact that it will be to this city what the West End of London is to the English capital, and the west side of New York is to the Empire City. It will be the place where our fashionable residences will be located. The choicest portion of it for this purpose is from Polk to Gough, and from Ellis to Clay. Another very desirable portion of the Western Addition, for this purpose lies between Franklin and Devisadero and Pacific and Vallejo streets. Until within the past year and a half, the land lying within these last mentioned bounds was not in demand at all Since then, however, men-of-means-have-purchased largely there, and a number of them have erected very handsome and spacious mansions. Many streets have been opened up at this north end of the Western Addition, and even already that eld landmark, the Presidio road, has in some places been blotted out. An extension of the Sutter and Polk street railroad now runs to the Presidio. Next to Mission property, Western Addition lots have been most in favor and advanced most in price. The gain in the sales there, over those made in the first half of 1868, was 44 per cent. in number, and 114 per cent. in value. A corner 50-vara lot on Van Ness avenue and any cross street between California and Ellis, cannot now be bought for less than about \$22,500. Our list of street sales shows the sale of a lot on the northeast corner of Van Ness avenue and California, 100 x 1371/2 in size, for \$20,000; and this sale was made too, in the dull season which has prevailed for the past six weeks. Improvements in the Western Addition are not keeping pace with the advances in the price of its land. This, to a certain extent, may be attributed to the fact, that buyers there are generally men of larger means than those who purchase lots Missionward.

Homestead Associations, There has been a perfect rush of new homestead associations within the past six-months. The land of many of these new associations is very desirably located, and is worth all that is asked for it from shareholders. But it is quite as true that the lots of a number of other associations, are badly located, and are too far distant from the city to be available for at least ten years to come. The prices asked for these lots would be reasonable if the land was three or four miles nearer to the city, and was level instead of being hilly. These unworthy associations injure the deserving, and bring the homestead principle into undescreedly bad repute. The division of the property of the Excelsior Homestead Association was the most noticeable homestead transaction of the past half year. The premiums obtained were large. Many of those who were prominently connected with this association have organized another, near the land of the Excelsior. Compared with the first half of 1868, the gain this year was 391/2 per cent. in number, and 51 per cent. in value.

Outside Lands.—The settlement of the titles to outside lands has been greatly aided by the apportionment of assessments which each owner has to pay the city. Upon the payment of such assessment, the owner receives a deed from the city of her title to the land. When this deed is received, and there are no other claimants, the holder's title is perfect, and he can both sell and borrow upon it readily. This settlement of the city's title has greatly aided the sale and prices of outside lands the past six months. The gain amounted to 306 per cent. in number, and to 171 per cent. in value! This is a much larger increase than any other section of property in the county exhibits. The sale of outside land on the Bernal, San Miguel and other ranchos, which is not affected by the outside land tax, was also unprecedentedly large, the past six months, and prices were in some cases obtained that would have been deemed fabulous two years ago. Many of the streets laid out in the outside lands, south of Twenty-sixth street, are narrow and conform to no general survey. Each owner of a few acres has laid out streets through them on whatever plan enabled him to make-the most money out of his tract. Of course he was careful not to waste any ground by making the streets too wide, or to lose any by attempting to conform to any general street system. He looked only at his own tract, and how he could make it pay best. Even now it is too late to widen many of these streets, which are little better than lanes; but for the future some plan should be adopted which would compel southern outside land owners to conform to a general street system, and to make the streets they lay out of a convenient width.

Tax and Blackmail Titles.—We heartily congratulate real estate owners on the reduction in the number of blackmail sales which our table exhibits. This reduction amounts to 52½ per cent, in number, and to 84 per cent, in value. Blackmail titles have ceased to pay here, but the desire to make money out of them is as strong as ever on the part of pettifogging lawyers and others. Within the past six months a half dozen old skeleton titles have been revived, in new dresses and new hands. All of these pretended titles are impudent swindles. We are not surprised to see those who never did anything else but blackmail land owners, endeavor to perpetuate this branch of robbery; but we are surprised to see some lawyers, who profess to have a reputation to maintain, join with old offenders in this disreputable business. Time was when, in the confusion of titles, it was difficult to say which was the true title to property. Then a lawyer might take hold of almost unything without suspicion. Butthat day is past now. All late revivals of skeleton titles are well known to be swindles, and the lawyer who leagues himself with them must expect to lese his reputation.

The total sales for the first six months of this year show an increase over those of the first half of 1868 of 32% per cent. in number, and of 51% per cent. in value. This is not as large a total annual gain as many would imagine has taken place.

RODGER D. MAGEE, INSURANCE SURVEYOR, 410 California street (three doors west of Bank of California).
proprietor of the copyright of the Insurance Block Book Surveys.

ORIENTAL FIREAND MARINE INSURANCE COMpany of San Francisco, Cal. Temporary office, Room No. 3, Plait's Hall, corner of Bush and Montgomery streets. Directors: John Bell 11. H. Bancrott, J. R. Sharpstein, T. H. Hatch, H. Rosekrans, Dr. J. N. Eckel, H. Casebolt, T. W. Mulford, Wm. Hollis, J. R. Jarboe, H. Epstein, Jacob Deeth, Wm. H. Sharp. Officers: John Bell, President; Dr. J. N. Eckel, Vice President; L. W. Kennedy, Secretary; H. A. Cobo, Treasurer; Henry Webb, City Surveyor; William H. Sharp, Attorney. Capital, \$100,000 in

MICHAEL MEAGHER, NOTARY PUBLIC, OFfice, 418 Montgomery street, between California and Sacramento streets (east side), San Francisco. Notes protested, Depositions taken, Instruments acknowledged. Deeds, Mortgages, Powers of Attorney, Leases, etc., etc., carefully and promptly drawn up. BF Leans negotiated. Real Estate bought and sold.

REMOVAL.-C. V. GILLESPIE REMOVED TO THE new building of Mr. Abel Guy, northwest corner Wa Kearny streets, opposite to the Hall of Records and Plaza.

OFFICE OF SAUCELITO LAND AND FERRY CO. 321 CALIFORNIA STREET (UP STAIRS).—SALE OF LOTS.—Un-til their-second Public Sale is announced, the Trustees of the SAUCELLTO LAND AND FERRY COMPANY will be prepared to make DISPOSITION OF LOTS AT PRIVATE SALE. Maps and plottings can be seen, and all information had, by parties desiring to purchase, on application at the office as above. THUS. N. CAZNEAU, Secretary.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT. No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashler, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. received at one per cent. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Office hours from 10 A. M. to J P. M., daily; Saturday

DEOPLE'S INSURANCE COMPANY-HAVING REMOVED to their new office, No. 16 Merchants' Exchange, California street, are prepared to transact the business of Fire and Marine Insurance, at as low rates as those of any responsible Company. C.F. MacDenmot, President; John H. Wise, Vice President; H. G. Horner, Secretary. Directors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Kel. logg, H. W. Bradley, Arthur W. Jce, A. Jacoby, B. Mendessolle, James E. Damon, A. Eberhart, C. E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Horn, Philip Meagher, Wm: Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Robert Haight, E. J. Delaney.

CERMAN SAVINGS AND LOAN SOCIETY.-GUARAN. tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. To Office hours from 9 A. M. to 3 P. Loans made on Real Estate and other collateral scentities, at currates of interest.

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

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U.S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, H. B. Williams. J. B. Scorenler, President; Janez llowes, Vice President; E. W. Bourny, Secretary. This company is engaged exclusively in

PIRE AND MARINE INSURANCE. THE FIREMAN'S S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Marbor and Inland pany. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin.

CHAS. R. BOND, Secretary.

CHAS. R. BOND, Secretary.

HENRY DUTTON, Vice President.

NORTH BRETISH AND MERCANTHE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866. \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin.

WILLIAM H. TILLINGHAST, General Agent for the Pacific States and Territories.

VOTICE. -DISSOLUTION OF COPARTNERSHIP. THE COPART nership heretofore existing between H. F. WILLIAMS, E. W. O'NEIL and R. C. PAGE has, this 21st day of November, A.D. 1868, been dissolved H. F. WILLIAMS. E. W. O'NEIL intends opening an agency in New York city about the first of January, 1869, for the sale of California Lands, and II. F. Williams will be his correspondent in San Francisco.

H. F. WILLIAMS,

R. C. PAGE.

THE REAL ESTATE BUSINESS WILL HEREAF-ter be conducted by HENRY F. WILLIAMS and ROBERT C. PAGE, at the same place, 407 California street, under the old from name of H. F. ROBERT C. PAGE.

TRENCH SAVINGS AND LOAN SOCIETY, 53:1 COMMERCIAL STREET (UP STAIRS). G: MAIIE, Director Loans made on real estate and other collateral securities at current rates

OAKLAND REAL ESTATE, FOR SALE BY E. C.

PROPERTY FOR SALE BY CHARLES D. CARTER. All property placed in my hands for sale is advertised gratis

in the annexed list.) South of Market Street. Improved lot, 50x155, on Market near Second, running through to Lot 50x160 on Harrison and Perry, near Second, on line of Mont. gomery street extension,.... Lot 341 x 137 %, on Fifth, near Harrison... Large house and lot 25x160 on Mission and Jessie, near Sixth.... bot 80x125 corner Townsend and Clarence (on grade)... Lot-45 10-12x137 % on Beal, near Howard. ouse and lot 40x125 on Townsend, near Third. onse and lot 25x80 on Seventh, near Brannan. House and lot 25x85 on Howard, near Second... House and lot 50x80 on Tehama, near Second... Two-story house, and lot 25x75 on Tehama, near Fifth. Large lot with double frontage, on Market, near Fifth.

Mission Property. Fine house and lot 60x125, on Howard, near Fiffeenth. Lot 70x39114, corner Valencia and Fourteenth... House and lot 50x110 on Sixteenth, near Dolores. Handsome lot on Market near Sanchez, 50x110 Lot 122 & x268 corner-Howard and Twenty-fourth. louse and large lot on Sixteenth, near Dolores Lot 277 % on Mission, 310 on Bartlett, near Twenty-third... Large lot on Fair Oaks, near Eighteenth. Lots 20x125 on Hartford, near Twentieth, each : Western Addition.

Corner 50-vara opposite Jefferson Square..... Corner an-vara opposite Jenerson square.
50-vara corner Turk and Pierce.
Large lot on Devisadero, Broadway and Vallejo.
Full block opposite Lafayette Square.
Randsome building lot on Larkin, near Washington.. Lot 67 ½x70 corner Hayes and Fillmore; lot and streets on grade. Double house and large lot on Pine, near Larkin. 50-vara corner Fulton and Buchanan...... Large lot on Webster, near Bush.. Lot 55x120 corner Post and Baker. Desirable lot on Tyler, near Larkin, 67 % frontage. Three corner 50-varas on Baker, Filbert and Greenwich, each... Two houses and good lot on Hayes, running through to Linden, Building lots on Fell, near Steiner ... Lot 68 x67 % on Eddy, near Polk. Splendid lot on Broderick, O'Farrell and St. Joseph sts.

Inside Property. House and 50-Vara corner Ellis and Hyde. 50-Vara corner Larkin and Jackson . . . Two fine houses and large lot on Post, near Hyde Good building lot on Hyde, near O'Farrell. Lot on Montgomery, near Pacific., ot 60x127½ on Union, near Leavenworth..... Desirable lot, 87½x137½, on Post, opposite Union Square.... Degant residence on Eddy, near Hyde.... Fine business property corner Clay and Battery, brick building... House and corner lot on Montgomery. Four good buildings on corner Mason, Filbert and Scotland House and fine lot on Lafayette, near Green Lot 50x13714 on Filbert, near Leavenworth.... 14 50-Vara and 4 buildings, on Washington, near Stockton.. sirable residence corner Taylor and Pine. 50-Vara front on Stockton, near Washington Square, Business lot on Sansome, near Pacific, with side alley..... 0-Vara corner Hyde and Lombard, and Hyde and Chestnut. Two-story house on Leavenworth, near Eddy, line properly... Beautiful 50-Vara corner Turk and Hyde lding lot on-Filbert, near Larkin... Full lots on Clay and Commercial, near Drumm Lot 137 % x160 on Filbert, opposite Washington Square

Lot on grade, corner Union and Jones, 14 50-Vara... 50-Vara on Greenwich, near Jones.

Three-story building in front, iwo-story building in rear, on Pine House and Desirable 50-Yara corner Hyde and Pacific..... House and lot on St. Mark's Place, near Stockton'..... landsome Building lot 34%x125 to alley cor. Taylor and Jackson § 50-Vara corner Jones and Sacramento... 2 50-Varas on Taylor, corner Lombard and Chestnut......

Lot 20x60, on Broadway, near Leavenworth..... Outside Property. 16 full lots in South San Francisco Lot 100x100 corner-Kentucky awd Solano, desirable property..... Choice acre lots in Visitacion Valley 50-Vara lots in West End Map 1, cheap Good lot in Noe Garden Hömestead

Well located lofs in Gift Map 1.. Large corner lot in Fairmount Tract. ... 5 lots in Pleasant View Homestead Lots in San Miguel Homestead..... Two blocks on line of Montgomery street extension, Potrero..... Corner lots in Gift Man I.

Original lot University Homestead, well located.

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. MeAran, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasures, 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.

LOS ANGELES COUNTY LANDS.

MARMING, LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accomm dating terms-say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Monigomery street (adjoining the banking house of Donohos, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anahelm,

Thas D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

the early portion of the month.

We might sum up the events of the past three months in

real estate by the statement, that during that time a struggle

has taken place between money owners and land owners.

censing to buy, and by decrying present prices, to bring

The former have attempted, by raising the rate of interest, by

owners down in their demands. Everything aided this attempt. The loan societies raised the rate of interest on

matured loans, declined to grant new ones at all, and small

buyers, as well as large ones, disappeared. Everybody said

a tumble in prices must occur. Three mouths have passed

and the result has shown that the money owners have gone to

the wall: that real estate has been triumphant in the conflict

All attempts to reduce prices have failed completely. Prop

erty owners have taken the matter quite philosophically. In

stead of flooding the market with their land, they have offered

less than one-half of what had previously been for sale.

They appear indifferent about selling, as a rule, and will not

trade unless they obtain the highest rates. Many kinds

of property here may be subject to bear interests, but cer-

tainty it has been shown that real estate is not among the

number of them. Public confidence in it cannot be shaken.

Sales may be dull, and a famine demand for money may pre-

vail, but property owners know that such drawbacks are but

temporary. They fully believe that their land is as desirable

as the money owners' twenty-dollar pieces, and therefore

Sales by real estate agents are dull, but sales at auction are

dead. At an auction sale last week, only two Gift Map lots

were disposed of. True, the list offered was a poor one, which

was due to the fact that owners see it would be folly to place a

this would probably cause greater duliness, and tend to shake

prices. The proof that property-owners can carry their in-

terest burdens, and are in no hurry to sell, is seen in the

scanty amount offered at auction. 'If owners' needs com-

pelled them to sell, they would muturally throw much more of

their land in the auction room than they are now offering there.

city last month all show a reduction, the 100-varas sales alone

excepted. They were made an exception by one large sale

elsewhere noted, on the corner of New Montgomery and

People have ceased prophesying a fall in prices. The

wonder among all now is that values have been sustained in

the face of such dullness and scarcity of money. Real estate

briskness may return late in the Fall, or may not come again,

(as complete monetary ease possibly will not) until next

Spring. When money becomes once more plenty, real estate

The city savings banks lately paid the following net divi-

274,190

-190.429

34:383

7,629

...31,977 \$1,183,112

144,357 9½ to 11 2-5

36,894 10 to 12

23,399 9½ to 11 2-5

No. depositors.

...4,000

The total amount of money deposited with these eight banks

is \$24,773,078. There has been an addition in the past six

months of 1,979 to the number of the depositors, and the de-

posits have increased \$2,431,000 during the same time. The

average amount on deposit by each member is \$775. The

Sacramento, San Jose, Stockton and Oakland banks are also

CINCINNATI. - Some speculators lately purchased 32 acres of

ground near the Buckeye race course for \$32,000, and resold

the tract three weeks after for \$70,000, an increase of more

will again sell as freely as ever.

dends to the annexed depositors:

Hibernia Savings and L. Soc. 14,545

Savings and Loan Society. . 4,844

San-Francisco Sav. Union... 3,983

Cal. Build'g & Sav. Bank . . . 1,571

Odd Fellows' Sav. Bank. . . . 1,181

German Sav. & Loan Soc. . . 1,439

Farmers & Mechanics' Bank. 411.

Our Savings Banks.

French Sav. and Loan "

The value of the sales made in the various sections of the

refuse to part with it unless upon their own terms.

large amount of property on such an inactive market.

FOR THE MONTH OF JULY, 1869.

No. 9.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. SALES FOR THE MONTH OF JULY.

MORTGAGES AND RELEASES.

Table showing the Number and Value of Sales of Real Estate Table showing the number of Mortgages taken and Releases made made in all Sections of the City and County, in July, 1869. by Loan Societies, Insurance Companies and Private Individuals, during the month of July, 1869.

	Section	-	NO. Dates.	Amount,	y and trouble of	o my,	1000.	-	
Fifty, Varas.	d-Varas		48	\$375,043 356,873	By whom taken or released.	MOI	RTOAGES.	RÉ	LEASES.
City Shp and	Water Lots		5	74,445		No.	Amouut.	No.	Amount.
-South Beach	**************************************		37	9,050. $63,021$.	Private Individuals		\$437,271	91	\$329,320
Mission Addi	tioa		76	204,593	Hibernia Sav and Loan Society Clay St. do. do.	$\begin{array}{c} 47 \\ 28 \end{array}$	$\frac{111,550}{109,750}$	24	65,300
Western Add	lition		67 36	$\begin{bmatrix} 259,123 \\ 34,205 \end{bmatrix}$	French _do. do.	20	103,730	4	14,250 9,800 -
Ostside Laut	18		- 52	113,260	German do. do. do.	18	65,100	. 1	524
Tax, Blackin	ail and Skeleton 'I	litles	2	80 -	Building and Loan Society	$^{13}_{-23}$	38,500 15,475		2,150 8,621
3		matipa	362	\$1,489,693	San Francisco Savings Union.	1	500		5;900
	80	e Par	Scieco Ano	gust 1st, 1869.	Fireman's Fund Insurance Co. Pacific do.		5,000	5	14,450 2,000
The sales	made last mouth	were	smaller tha	n those of June.	People's do.	ī	2,000		2,000
The reductio	n reached 196 in	num	ber, and \$7'	72,836 in value.	California do. City B'k of S. L. and Discount		9 905	1	- 5,000
The dulines	s of the past the minimum point.	ree 1	ough the s	ales recorded in	Farmers and Mechanics Bank	- 1	3,325 -800		17,800
the lust week of that period	of July seem to i	ndica much	te that it h	is, the transfers	Totals	219	\$890,271	153	*\$475,115

Money is much plentier than it was a month ago. The savings banks were then preparing to pay their dividends, amounting in round figures to \$1,200,000, which sum they had to keep on hand, ready to be paid out, should depositors call for it. Only about \$250,000 were called for, and the balance was placed in the general fund to be loaned out. The savings banks which attempted the shave of raising money to 11/2 per cent, soon found that the game would not work. Their funds, ay idle while the rate was kept high, and they were compelled to come back to one per cent. It may be confidently asserted that the banks which tried the "squeeze" game, when they thought they had their customers in the door, will eventually lose more by the operation than they gained. Their patrons and the public will mark them. All this goes to prove that the charging of a reasonable rate of interest is the best policy, even for the depositors' interest. When the rate is raised to 11/2 per cent., only the few whose needs are urgent will borrow. The bank may get the high rate from them, but it will get nothing at all from the large surplus which the public decline to borrow until the rate of interest is lowered. This is especially true in the case of those who wish to borrow to build. A high interest rate stops improvements. While the latter prevails, the mechanics, who are the chief depositors in the savings banks, may succeed in getting 2 or 3 per cent. per annum more than they would have done if reasonable rates were charged; but, for this small advantage, they lose thousands of dollars worth of work, without which they cannot add to their savings in the banks. The lenders who used to exact 2 to 3 per cent. per month for money are still with us, and long for a return-of-high rates. But these cannot return. True, an occasional monetarypressure may give exacting lenders a passing chance, but the advantage does not last long. If it did, our manufacturers and farmers would soon be crushed. A low interest

rate and progress in material development are inseparable. Real estate borrowers are now freely accommodated by the savings banks at 12 per cent., and we hope soon to be able to announce that the rate has been reduced to 10 per cent. The mortgages given last month are less by 71-in-number and by \$415.671 in amount than those recorded in June, and it had but thirty days, while July had thirty-one. The releases of July were larger than those of June. The difference in favor of last month came to 14 in number and to \$55,320 in value. The part cash sales of June amounted to 88, and mortgages of the value of \$410,316, were created by them. Only 42 part eash sales were made last month, the deficit left unpaid by which was but \$288,211. These facts show that if real estate sales have been reduced, we have also shortened sail in the matter of incumbrances, and are going along in the smooth water of cash transactions.

Second Street Hill.

This hill is already among the things that were, so far at least as the street is concerned. In another month the cut will be completed, and a new and much-needed avenue opened up to South Beach. Some of the houses along the line of the street are now perched up over fifty feet above the new level of the street. The company which is doing the work is to receive \$1.25 for each square yard of material in the cut. The estimate of the amount to be removed was 120,000 square

The Eight Hour Law.

It has become very plain, lately, that either the Eight-Hour Law or the manufacturers of this city must go to the wall. A number of the latter have already been compelled to succumb, and many more are threatened with failure. Mechanics here say they will only work eight hours. This they have a right to do, but when they say they will compel their employers to pay them ten hours' wages for eight hours' work, they commit an outrage, if not a dishonesty. These mechanics have succeeded for a time in maintaining this outrage, but the exhaustion of the unfortunate employers, and the scarcity of employment, are convincing proofs that either workmen will perform ten hours' labor or go idle and with empty pockets.

North Beach Looking Up.

It will surprise many, who never believed such a thing possible, to hear that North Beach property is actually looking up in price. Water lots there have, as a rule, largely advanced in price within a year, and land generally, even on the most inaccessible portions of the hills, is held at and sells for higher prices than it would have brought a year ago. The chief drawback to the progress of North Beach is the fact that it is approached by hills, against the climbing of which there is a very decided prejudice here. In addition to this drawback, there are more of the old frame shanties of the '49 era to be found at the north end than in any other section of the city. These old houses invited poor and dirty tenants, who have greatly reduced the value of the property and prevented good houses from going up. In spite of these facts, a number of large North Beach land-owners insist that it is the healthiest, handsomest and most valuable portion of the city; and, ignoring the figures of all the real estate sales there for years, they persist in asking one-third, one-half, or even double the ruling rates for their land. Of course they are allowed to keep it, and in keeping it they keep improvements away, by which values might be increased. These owners should sell at least a portion of their ground at ruling prices. By so doing they would greatly increase the value of the remainder of their property. The disgraceful old frame shanties in other places should be removed and buildings corresponding with the city's late improvement ought to be erected. If these things are done, North Beach property may attain a value that will at least approach the ideas of the few sanguine owners there, who, without a peg to hang their faith on, have for years prophesied that its land was going up to a very high figure yet.

A Correspondent Corrected.

A correspondent of the New York Tribune informs that paper that lots on California and Montgomery streets are worth \$1,000 to \$5,000 per front foot. There is no lot on either street which would sell for any such figures as those last named. The highest price for middle lots is \$3,000 per foot, and even a corner would not sell for more than \$3,800. The same correspondent retails the old lie that the earthquake destroyed \$5,000,000 worth of property. The Tribune is told that lots here have advanced in price from 100 to 500 per cent. within two years. There is not a lot in San Francisco which has advanced 500 per cent. in price in the time named. This corresspondent tells us that owners of 20,000 to 40,000 acres call such immense tracts "little places." All of which is exaggeration and ridiculous. This writer is one of many similar inflictions which the Pacific Railroad brought. Such correspondents get their facts in bar-room conversations, and from stage-coach or steamboat acquaintances; yet they know more about our State in a week than old Californians have learned

Blackmail Titles not Heeded now.

It is gratifying to know that our efforts, and those of the press and people generally, have resulted in making buyers pay much less attention than formerly to blackmail titles. Some years ago buyers in all cases refused to invest unless the seller bought up all bogus titles which covered his property. Those were the days of prosperity for swindlers. Now, however, their pockets go in much lighter ballast with dishonest gains, for even the most particular searchers are not afraid to denounce as utterly worthless, and even the least posted purchasers to pay no attention to the pretended titles of landsharks. These persons have lately covered a great portion of the entire county with bogus titles; but they find that very few heed them; that the days of profit in this disreputable business are past. When the day of profit is passed, the days of the business itself will soon be among the things that were.

---How Some People Buy.

We have seen persons who wished to invest their money in real estate refuse many really first class investments at private sale, because they had no mind of their own and no confidence in their own judgment. These same persons occasionally find their way into an auction room, where a large sale of property on the credit system is being held. This is notoriously the dearest possible way to buy-land, because the sale of a large piece, with the gilded pill of a long credit and low rate of interest, invariably attracts a large crowd of people and results in their paying unheard of prices; but a person who never could make up his mind to buy at private sale, no matter how cheap the property, rushes in and buys largely where there is a crowd. He hears a crowd of fools around him bidding extravagantly, and he quickly becomes tinctured with their folly and becomes one of them.

Montgomery Street South.—The paving of New Montgomery street, from Market to Howard, with the Stow wooden pavement has been completed, and the brick sewer has been laid. The cars of the Mission street horse railroad run on the street. The massive building on the corner of New Montgomery and Market is progressing apidly, and will be the finest in the city.

CORRECTION.—In our last issue we stated that the San Francisco Savings Union had, in some cases, during the previous six months, charged borrowers 11/4 per cent. This was an error. The Savings Union has not charged more than one per cent. to any of its borrowers, and in this is among the few banks which did not take advantage of the late monetary pressure to raise the money rate.

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

	Moith of Mainet Street,	
	Undivided 1/2 southwest corner Kearny and California, south 631/4	
	x41	32,00
	West side Dupont, 55 feet south of Geary, south 271/x110; sold	
	March 26, 1868, for \$8,600; April 11, 1868, for 0,500; now re-	
	sold for	16,00
7	West side Dupont, 60% feet north of Washington, north 29x60	
-	(subject to leases and mortgage); sold January 31, 1868, for	
	\$1.800; now resold for	20,00
	West side Jones, 68% feet south of Pine, south 22 11-12x68%	3,750
-	East side Leavenworth, 87 % feet north of Post, north 25x87%	6,75
-	East side Hyde, 87 % feet north of McAllister, north 25x87 %, sold	
	in April last for \$3,500; now sold for	4,00
	East side Larkin, 70 feet south of Geary, south 47 1 x137 1/4; sold	
	in March and April, 1868, at \$67 per foot; February, 1869,-	
~~	at \$126 per foot; now resold at same rate	6,000
	North side Bay, 137 1/2 feet east of Leavenworth, cast 6824x137 1/4	2,00
	Northeast corner Green and Calhoun (between Sansome and Mont-	-
10	gomery): north 683/x453/	2,250
4	South side Green, 40 feet west of Kearny, west 18% x60	1.90
	Bottli Bide Green, 40 Icel west of Reality, west to a reality	750
	North side Jackson, 250 feet west of Taylor, west 25x137 1/2	19
	South side Washington, 117% feet west of Powell, west 20x57%;	
	sold September, 1867, for \$2,200; May, 1868, for \$2,500; now	

North side Sacramento, 70 feet east of Battery, east 25x50 \(\). North side Sacramento, 58 \(\) feet west of Kearny, west 39 \(\) x119 to Commercial, on which it fronts 20 feet; sold Feb. 27 last North side Post, 1844 feet west of Powell, west 22x13716; sold

August, 1868, for \$5,750; now resold for	10,0
North side Post, 1921/4 feet west of Jones, west 30x1371/4	10,0
South side Post, 20 feet west of Meacham Place (between Hyde	
and Larkin), west 36x5414; sold Dec., 12, 1868, for \$3,000;	
now sold for	3,0
South side Geary, 140% feet west of Dupont, west 22x100	8.5
North side Geary, 252 1-12 feet west of Dupont, west 22 11-12x60	7.6
South side Ellis, 137 % feet west of Jones, west 27 % x 137 %	9,1
North side Eddy, 112% feet east of Hyde, cast 25x137%; sold Sept.	
1867, with 3 feet less frontage, for \$6,000; now sold for	8.7
South side Eddy, 137 1/4 feet west of Hyde, west 137 1/4 x137 1/4	18,0
North side Turk, 137% feet west of Jones, west 27% x137%	8.1
The state of the s	

South-side Market, 150 feet west of Sixth, west 25x90. - South side Market, 275 feet west of Sixth, west 25x90.... South of Market and East of Ninth.

west side Sixth, 425 feet north of Branian, north 25x55; sold	
March, 1868, for \$5,000; now resold for	7
Northwest side Howard, 75 feet east of Ninth, northeast 25x90	912
North side Folsom, 412% feet east of Fifth, east 68% x160; sale	
made April last	20
Mission Addition and Beyond.	

Mission Audition and Beyond.	
Southwest corner Howard and Eighteenth, south 100x1221/	17,223
East side Howard, 155 feet south of Twentieth, south 60x12214	7,50
East side Folsom, 125 feet south of Twenty-second, south 60x122 16	8,00
West side Folsom, 195 feet north of Twenty-sixth, north 65x115	4,000
East side Bryant, 130 feet north of Twenty-fourth, north 26x100;	
sold July, 1868, for \$500; now resold for	1,000
West side Bryant, 133 feet south of Twenty-fourth, south 25x100.	1,300
Same as last described resold for	1,500
South side Sixteenth, 118 feet east of Dolores, east 50 1/2 x110	3,400
South side Sixteenth, 144 feet east of Castro, east 48x130	3,500
North side Twentleth, 75 feet east of Guerrero, east 25x114	966
North side Twenty-first, 125 feet east of Guerrero, east 50x115	2,450
North side Twenty-second, 79 feet east of Guerrero, east 26x90	1,160

Southwest corner Twenty-second and Dolores, west 125x104; also south side Twenty-second, 125 feet west of Dolores, west South side Twenty-fourth, 125 feet east of Dolores, east 125x100. Southeast corner Twenty-fourth and Vicksburg, east 50x100..... South side Twenty-fourth, 75 feet east of Vicksburg, east 50x114... Northwest corner Twenty-fourth and Vicksburg, west 100x114; sold April, 1867, for \$1,150; now sold for West side Valencia, 52 feet south of Thompson, south 25x100, Southwest corner Guerrero and Vale, west 382% on Vale by 228

Twentieth), south 101%x105 West sido Dölores, 78 feet south of Twenty-first, south 26x125: sold January, 1868, for \$350; February, 1869, for \$800; now

Southwest corner Church and Vulture (bet. Nineteenth and Twentieth), south 89x105..... West side Noe, 30 feet north of Seventeenth, north 75x80, with L in rear 25x40; lot sold with full depth of 120 feet, Dec. 1868,

East side York, 130 feet north of Twenty-fourth, north 26x100. East side Fair Oaks, 122 feet south of Twenty-second, south 301/2 x117%; sold February, 1869, for \$900; now resold for East side Fair Oaks, 152% feet south of Twenty-second, south 30 x117 %; sold October, 1868, for \$800; now sold for.....
West side Fair Oaks, 246 feet south of Twenty-third, south 30x

117%; sold September, 1868, for \$1,000; now resold for Western Addition.

East side Polk, 60 feet south of Pine, south 60x62%... East side Webster, 55 feet south of California, south 82 1/2 x81 1/2... East side Fillmore, 87% feet north of Pine, north 50x100... Northeast corner Devisadero and Haves, north 137 1/2 x275 on Haves; also southeast corner Devisadero and Grove, south 137 %x 275 on Grove, 50-varas 2, 3, 4 and 5, in block 447; sold Aug. Southwest corner Devisadero and Vallejo, west 1641/4, southeast 12, northwest 265, esst 1773, north 275...

North side Pacific, 206% feet east of Polk, east 54% x100... North side Washington, 137 % feet west of Devisadero, west 137 % South side Clay, 110 feet east of Broderick, east 55x12734; sold July, 3, 1868, for \$340; now resold for... South side Sacramento, 128% feet west of Steiner, west 25 10-12x

North side Sacramento, 110 feet east of Broderick, cast 27 1/2 x127 1/4 April 11, 1868, for \$1,000; now sold for..... Same as last described resold for ... Northeast corner Pine and Baker, north 82 1/2 x57 1/3; sold Sept.

Northwest corner Sutter and Buchanan, west 68% x137%......

Northwest corner Post and Franklin, north 120x105... Northeast corner Post and Devisadero, east 27 %x110; sold Sept., 1868, for \$1,800; now resold for.

South side Geary, 137 % feet west of Polk, west 27 % x120......

South side Géary, 80 feet west of Devisadero, west 45x100...... 1,600

North side Geary, 35 feet east of Broderick, east 30x137 1/2; sold May 25, 1868, for \$1,600; March 24, 1869, for \$2,000; now

resold for.
South side Tyler, 137 % feet-west-of Polk, west 27 %x120; sold Jan.
1867, for \$750; December, 1867, for \$000; May, 1868, for \$1.000; now resold for..... Northwest corner McAllister and Devisadero, west 4121/4 to Brod-North side Haight, 275 feet west of Laguna, dast 68% x137 %.

Miscellaneous Sales. South side Duncan, 110 feet west of Guerrero, west 50x114... Northwest side Heron, 85 feet northeast of Eighth, northeast 20x69 1,000 Lots 6 and 7, block 328, South San Francisco. 2,200 Lots 2 and 15 and east 34 of lots 3 and 14, block 325, South San

Undivided % of 6 25-100 acres, part Buckley claim. East side Geneva, 100 feet south of Brannan, south 25x100.... Block 224 O'Neill and Haley Tract... South side Silver, 95 feet west of Second, west 25x70.... Lots 1969 to 1973, and 1955 to 1960, Gift Map 4. South side Shipley, 175 feet east of Fifth, east 25x75. Lots 18 and 19, block 38, Nucleus Homestead Association versere North side Jersey, 160 feet west of Noe, west 80x114...... North side Jersey, 240 feet west of Noe, west 80x114..... South side Powell avenue, 150 feet east of Mission, east 25x200... Lot 2, block 289, South San Francisco.....

West side Nevada, 332 & feet south of Folsom, west 65, south 25, east 63 %, north 25 ... Lot 179, block 141, Central Park Homestead Association... North side Perry, 300 feet west of Third, west 25x75.....

north 35 by west 150..... Block 327, South San Francisco.

Lot 4, block 160, South San Francisco. outh side Welsh, 150 feet east of Fourth, east 40x80.... Lots 463, 464, 465, 466, Gift Map 2.... Southwest side Eleventh Avenue, 225 feet southeast G street, Lot 211, block 187, Central Park Homestead Association,

North corner Columbia Place and Norwich, north 90x27-0. East side Mississippi, 125 feet from Sierra, north 50x100.... Lots 15 and 34, block 499, Hatey purchase..... Lot 5, block 223, South San Fra Undivided 14 south side Creek Lane, 16214 feet west of Howard, west 1621, south 1151; east 157, north 116..... Lot 5, block 388, South San Francisco..... South corner Elevanth Axenue and G, southwest 100x25, South

San Francisco 200
Lots 7 and 42, block 499, Haley purchase. 620
Lot 1, block 60, and lot 8, block 76, University Homestead Ass'n. 1,500 East side Missouri, 125 feet north Nevads, north 25x100..... Lot 24, block 38, Nucleus Homestead Asa'n ... Lots 627, 628, 631, 633, 635, Gift Map 2... North side Hunt, 180 feet east of Third, east 20x55... Lots 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, Gift

Lots 6 and 7. block 21. University Homestead Ass'n..... Lot 8, block 104, University Homestead Ass'n... East side Eureka, 110 feet north of Twentieth, east 125x110..... Lot 620, Gift Map 2 Lots 7 to 10, block 362, South San Francisco..... Lots 23 to 26, inclusive, block 294, O'Neill and Haley Tract mencing at post B 6, standing on a line with a willow fence, and at the northwest corner of the tract; thence running

south 8½° cast 30 links, across a lane, at 843 chains to a-stake station; thence north 81% cast, 5.19 links to a station; thence north 4° west 3.99 chains to a stake station; thence north 81º east 219 chains to a stake 5 links north of a gar d-n fence, from which the southeast corner of a house 35 inks long, bears north 18 %° west, distant 2.50 chains; thence north 8140 west, 4.38 chains, to stake B 1 in said fence, from which a granite block, marked S D 1, for southeast corner "Suerte M Dolores" bears north 8130 east, 4.21 chains and thence south 81%? west 8.43 chains. "Solar" property, near the Mission Dolores

South San Francisco.

Many laudatory newspaper articles appeared about two years ago, relative to South San Francisco and the dry dock there. The impression was sought to be conveyed that, with the completion of the dock, the entire tract would be covered with houses. A mountain of fancy was erected upon a needle of fact. The dry dock has been finished about a year, but lonely desolation still broods over the tract of land surrounding it. There is no section of city land about which such great expectations were formed and for which such unjustifiable prices were paid as South San Francisco, and none has been a greater failure, in the matter of improvements. Newspaper puffs may aid the sale of land, but they cannot make people build houses. In this case, however, it is probable they accomplished the end sought in aiding the sale of the lots.

Still Mystlfying the Public.

and the same of the same of

15,000

Some of the daily and weekly papers continue to publish what they call prominent real estate transactions. Among these we lately found a fifty-vara lot on California Street. between Van Ness Avenue and Franklin, for \$5,000. It is really worth \$15,000. The city lately surrendered her interest in the gore bounded by Market, Pine and Front streets to the party who had the possession of it, for the sum of \$9,558, which is only a fraction of its value. This transaction was published as one of the prominent sales. A transfer was intely made on Stockton Street, with the object of deeding a house and lot to a wife as her separate property. This too was published as a sale. Of what use is such befogging of the public on real estate matters? Bona fide sales of full interests are the only ones which give correct information; but of course men who know nothing at all about real estate, or titles thereto, are unable to separate the latter class of sales from those which are not sales at all.

Land in the Footbills.

The assertions of one day have frequently proved to be folly the next in the experience of California. This is cer. tainly true of the land of the foothills of the Sierra Nevada It was generally asserted, and was as generally believed, until lately, that the land in those regions would never be good for much. Now it is known that the soil there is unexcelled for the production of wine or table grapes, cherries, peaches apricots, and that fruit and nut-bearing trees generally thrive well. It is also known that the mulberry leaf thrives luxuri antly in the foothills, and that silk culture may be profitable carried on there. Many other products are mentioned which do well, but their success is not so well attests as that of the articles mentioned. - Sheep-raising is another industry which is successfully followed in many places in the foothills. Since the decadence of the placer gold minin interest, the south-eastern counties of the State have los greatly in wealth and population. But the land of these counties will yet bring them back both. Farmers and speculators have taken up about all the good valley land in the State; but there is plenty still left in the foothills in the south-eastern counties, and in the vicinity of Placerville and along the line of the Central Pacific Railroad. These lands can now be purchased at a cheap rate, and it may be confdently asserted that few purchases will repay the settler better than they will,

Free Lunches at Real Estate Auctions.

The New York Real Estate Record has the following on the above subject : "The fashion has very recently sprung up of giving unches at real estate sales. We say recently, as nearly all the late sales in the been accompanied by lavish lunches and the thing has got to be somewhat of a pest. The theory of this practice is somewhat difficult to justify. True, if a crowd of people are taken to an out-of-the-way place, where there are no large hotels, it is very desirable that they should have something to cat, until they get back to a region where food is plenty; but when people come to buy property involving large amounts of money, it is not probable that a general feed of bread and wine has any effect upon the bid ding. And yet sellers must have some such theory, else ther would not provide these free lunches. From what we hea among the best members of the trade, we are inclined to be lieve that this free lunch business has now been overdone, and that it ought to be discountenanced altogether. Its ten dency is to bring people together who care nothing about the sale, and whose only concern is about the lunch. This practice should be discountenanced. Let us have no more of this

Real estate-auction-sales have been very dull of late here Perhaps if our auctioneers spread a free lunch for all comers immediately before each sale, more animation would be observable.

Diary of some Real Estate Agents at Present.

· Ruse at 7; "sparred" for breakfast; read the papers and picket my teeth and nails till noon; had not even a short bit to the lunch table; therefore took a light and wholesome lunch on the remains of a cigar. Yawned, snoozed, scribbled and whittled until three o'clock, when a solitary customer strayed in. Had the mind to clutch him by the throat and make him surrender what money he had, but was afraid to. Lied to him like thunder, but failed to rope him in. Finished the day by writing placards of imaginary property I had for sale "Sparred" for dinner; then went to my office and did a little tailoring on my clothes, which are getting shiny as a look ing-glass. Thought with dread of approaching rent day Brought my blankets from behind the desk, and lay down Remembered that I had not made a cent for two months Concluded to make a desperate effort to raise the wind by advertising that I had \$50,000 to loan, and then fell into at uneasy sleep.

Land in Interior Towns.

We are too much inclined to think that San Francisco is California. We forget that there are other towns in the State, and that they must share in the prosperity which will result from interior development and increase of population. The real estate of interior towns will increase in value, within the next ten years, at nearly as rapid a rate proportionally as that of San Francisco. Those who own land in Sacramento Stockton, San Jose, Marysville, Santa Cruz, Red Bluff, -Truckee, Los Angeles, etc., etc., have all what we call "good things," if they will hold on to them, and be content for two or three years more to be rich in patience—that quality in which we are all so poor.

The Folly of Moving Old Houses.

We have more than once spoken of the nuisance of mer ing old houses through the streets, and also of the fact that to purchase and move an old building costs about as much as the erection of a new one. We have an illustrative case in point. Some four months since, a property owner purchased the old St. Lawrence House (which formerly stood on Market, opposite Montgomery Street), and had it moved out to his lot on Eighth Street. Of course when it reached its destination, it required to be fixed up and repaired. The bover lately counted the entire cost, and found that the old shanty had cost him as much as a new building, and the old house will constantly require repairs, and will not rent nearly as well as a new one. And this experience is that of nineteen ont of every twenty persons who are so foolish as to move and patch old shanties that should be torn down or turned into firewood.

NEW YORK SURPASSED. - The New York papers say that the suburban cities of Newark, Paterson and Elizabeth are growing more rapidly in population than the city itself, and that in Brooklyn, N. Y., there were 3,065 new dwellings erected last year to 1,490 in New York city. Slow-moving and uncomfortably-crowded horse-cars are declared to be the obstacle to the rapid extension of New York in a northerly direction.

How we may Attain Prosperity.

For the past two years the press and people of the State have never tired of talking about the benefits which were to flow to this State from the completion of the Pacific Railroad and our direct steam communication with China and Japan. That we have reaped some benefits from these sources, even already, is true; and it is quite as true that we will reap many more. But neither the railroad nor the steamship line will do everything for us, as many expect. This expectation that our State will be built up from causes that are to a certain extent extraneous; that the work will be done by strangers from without instead of by ourselves from within, has lulled the menterprising into still greater inaction, and even the enterprising into partial shunber. California will pexer attain one half the prosperity and increase of her material resources which have been so often prophesied, and is possible. unless we put our own shoulders to the wheel. We must at least set the train of our prosperity in motion, by taking stock in much needed local railroads and new manufacturing projects. The stock of none of these enterprises should go begging for subscriptions when offered by responsible persons. Every real estate owner in the city or county should be willing to invest at least five per cent. of all he is worth in aiding local railroads and manufactories. Upon the success of the latter and the farmers the value of land depends, and far-seeing landowners elsewhere are well aware of this fact. They aid railroads and manufactories, not from philanthropic motives, but from motives of enlightened selfishness: because they are thus best aiding themselves. At least half a dozen local railroad franchises are now held by parties who seem to be making no use of them. Each one of these roads is needed; and we think the people generally are willing to take stock in them if there is a fair prospect that work will be immediately commenced and pushed upon them. Then, there is the Southern Pacific Railroad, more needed and more important than any other railroad enterprise which is being talked of. We have yet had no evidence of the vigor with which it was promised the new Roard of Directors meant to take hold of the work. These railroads should and can be carried forward immediately. if the parties holding the franchises will go to work in earnest. If we had plenty of home manufactories, and a needed net-work of railroads to connect the land of the State with shipping points, the foundation of our State would have been laid broad and deep, and we might then consistently invite strangers to come and aid us and benefit themselves in the further erection of the structure. Until we do this, it would be well-to-eense talking of and expecting a

Prices Outside and Inside.

marvelous and immediate-prosperity.

Those who think that real estate prices are too high, base their opinions, not on the prices of inside land, but on the rise which has taken place in property in the suburbs. A lot-25x1221/4 on Folsom near Twenty-third is esteemed very high at \$1,700 or \$1,800, while no complaint is made by those who pay \$3,000 or \$3,250 for a lot 25 by 85 or 90 on the same street between Eighth- and Ninth. Yet the inside lot is the dearest of the two, for in five years hence the value of lots in the two localities will be much more nearly on a par than they are at present. The fact is, outside prices have been forced up by the high rates lately attained by land inside of Ninth and Larkin streets. When inside property is advancing, outside land must also exhibit a proportionate increase.

A sharper, who pretends to call himself a real estate agent, lately sold a woman a lot-for \$400, to which he had no other claim than that given by a tax title which cost him \$3.18. The woman discovered the fraud when it was too late. Many such swindles are perpetrated, of which the public hear nothing, by fellows who make a pretense of engaging in the real estate business here, in little 6-by-9 rooms resembling dry goods boxes. They wait like spiders for victims, and when one is clutched, he or she is made to bleed. Careful search of title should always be made, although that is only a partial protection. It does not save the deposit, which it is frequently found impossible to recover from the hands of these sharpers.

Business Streets.

That portion of the city lying between Pacific and Sacramento, and Montgomery Street and the water front, is fast losing both first-class retail and the wholesale dry goods trade. It is in a transition state. In a short time the stores there will be occupied by just such branches of business as have long been conducted in that portion of New York lying between Fulton street and the Battery, and Broadway and South street. Those who have resided in New York will remember that the above portion of that city is occupied by wholesale wool, flour, sugar, liquor, ship chandlery, oil, storage and other warehouses, and by shipping and commission

Nicolson Pavement.

The Nicolson pavement is a most desirable street flooring for a short time after it is laid. Its evenness and solidity are of short duration, however, or at least have been so here. The pavement has yielded and broken up into unsightly fissures repeatedly on Montgomery, Bush, Pine, Merchant and ether streets. Perhaps these faults are due to the insufficient thickness of the foundation boards on which the blocks are laid. Pine planking, one and a half or two inches in thickness, instead of three-quarter inch redwood boards, should be used for the foundation. If some improvement is not adopted, the universal verdict will very soon be that Nicolson pavement is a costly failure.

NEW YORK REAL ESTATE. -The total valuation of the real estate on Manhattan Island, for this year, is \$684,140,768, against \$623,236,555 for 1868, or an increase in one year of \$62,843,313.

LONDON.-It has 320,000 houses. Its streets would, if placed in line, reach from Liverpool to New York. It has 360,000 street gas lamps. It uses 44,000,000 gallons of water

A Modern Real Estate Agent.

The following appears in the Syracuse (N. Y.) Real Estate

SIR:-I have made up my mind to go into the real estate business. I have contemplated seriously the life insurance business, but after conferring with two hundred and fortyseven agents, already in that line, concluded that the public demand could not be pressing. I have laid the matter before Mrs. Jack, and she is delighted with the project, and lays down for my encouragement the following considerations: First-There is much land about here. Second-It ought to be sold. Third-It is a genteel occupation. Fourth-It sounds well. Fifth-It will tend to the introduction of the children into higher society. I mentioned the matter to a confidential friend, who recently "made a bust of it" in the grocery trade, and to my astonishment found him about embarking in the same business. Indvertised for a partner in which I set forth an excellent opportunity for some one with a small cash capital. I received plenty of offers, except with money. Stubbins, the shoemaker, offers to go in, and let a part of his shop for an office. He is also in communication with twenty-one others who wish to go into the same business. I also have offers from thirty-seven others already started. Taking it altogether, I am quite in the fog. I spent one day in finding boards and placards "for sale," with a view to seeuring agencies, and found owners for eleven of them with the following result:

Old signs inadvertently left up from one to five years after sale

Already in hands of from 15 to 56 agents each..... Offers of agency, provided customers were privileged to buy of owners when sent, free of commission....

-Total 11 Now, Messrs Editors, will you be kind enough to enlighten me on a few points: First-Do you make much money in your business? Second-How much does it cost to run the Journal? Third—Can you give me a few lots to make a start on? Fourth-Will you advertise a little for me in your Journal? Fifth-Won't you please furnish me the exact location of the property you advertise for sale, as it is now a little indefinite, and difficult to find the owners. Sixth-Could you let me have a desk in your office? I wish to assure you that you can repose in me the broadest confidence, and if I can assist you in effecting your sales, I will remunerate you with a liberal share A. JACK. of the commissions. Yours,

A Rich Insurance Swindle.

So many adventurers launch out into professions on this coast, with no capital but cheek and no intention but chicanery, that we are sometimes tempted to believe that this is the very paradise of rascality and empty pretension. Our exchanges, however, prove that the world at large is just as thoroughly afflicted with like impudent rascals. The most entertaining swimlle which we remember having seen for a long time, is that of a bogus insurance company in London The managers were butlers and waiters, who had probably become tired of brushing their masters' coats and standing behind their chairs for small wages and gratuities. They therefore launched out in the insurance business, and each used his master's fashionable address in the list of directors' names, prudently forgetting to mention that they lived there in the humble capacity of servants. All the funds received by the company went to the private pockets of the enterprising butlers who managed the affair. Of course, the rope on which they were operating was rather short, and at the end of it the police appeared, and bagged the ainusing rascals who had souls above a flunkey's buttons. A special commissioner was appointed, who found that the directors had not deposited any money in a certain bank, as represented, and that they were fraudulently using its name. All the other assets set down in the company's report, melted in like manner into thin air, upon examination. The personal needs of the directors had been so great, in drinking "'alf-and-'alf," or taking their female domestic confreres to shows, or deckin them out with the stolen funds, that they really could not afford to let any of the money received go to the credit of the insurance company. A few months' operating landed these precions rascals in an English jail. If they had come out to California, they might have gone on unchecked for years. Many of our pretenders, in various professional and other avocations, if in their proper spheres, would, like these English butlers, have on white jackets and have their greatest season of activity behind chairs at dinner time.

Pursuing the Shadow and Neglecting the Substance.

People here are willing to pay three prices for tide lands, out at the county line, with twenty feet of water on them, which will not be needed for commercial purposes for about twenty years, while enterprises which would build up the State and city rapidly, and add greatly to our population, are allowed to languish. To save fifty feet of travel, and benefit a few speculators, it is proposed to spend a million of dollars in making an utterly useless and unsightly connection between Montgomery and Second streets. If such a sum of money was spent on some interior railroad, on the reclamation of our tule lands, on the cultivation of our neglected foothills, on the utilization of the water power of our magnificent mountain rivers, on opening up some of the lime, granite and marble quarries of the Sierra-on any neglected industry, in fact-great good would result. How long can we put the cart before the horse—the city and speculation before the country and its development-and expect to prosper? Have we not brought on the present unparalleled stagnation in business by our own supineness, and do we not richly de-

LAND HERE AND AT CHICAGO.—Land distant seven miles from the city center is worth \$7,000 per acre at Chicago, and is not considered inflated at that price. Here, five miles out, land can be bought for about \$1,500 per acre, and is thought by many to be greatly inflated at that figure.

How to Remove Rincon Hill.

Owners of property on Rincon Hill are certain to be pretty, thoroughly fleeced by street contractors within the next few years. The cut through Second street, for instance, will cost them \$1.25 per cubic yard. And contractors are not the only persons who are to be provided for. Commissioners for opening the various streets there-will-demand-fat fees. The Secand Street Commissioners must be paid, and the commissioners for the opening of Beale Street will follow in due time with their little bills, for useless services rendered. Between them all, property owners on the hill will be well skinned, besides having their land rendered useless, by being left 10 to 50 feet above the new grades of the streets. There is, we think, only one way for land owners there to protect themselves. Let them form an association, and take in hand themselves the work of cutting down the entire hill, from Third to the bay on the east, and from Folson Street to South Beach on the south. They can thus make one job of the hill, cutting down the grade of both the streets and lots at the same time. All of the material is required for filling in at South Beach and beyond, and the grade thence is a down one, so that loaded carts can travel upon it conveniently. All of Rincon Hill must eventually be removed. The space it occupies is required for commerce, and its removal will transform the land there from private residence into business property. It will therefore pay to remove it. The question is, shall it be removed piece-meal by contractors and commissioners, at an enormous price, or shall it be removed immediately by the associated owners at a comparatively small cost? The sooner the job is done, the sooner the land will advance in value. If the owners do not unite, one will grade his lot down, and another will let his remain up, and thus the neighborhood will be made a dangerous and unsightly one. The company which is cutting through Second Street is growing rich from both ends of the job. They are to get \$1.25 per cubic yard for all earth removed, and are making an extremely profitable disposition of this material by using it to fill in South Beach water lots. Owners of Rincon Hill property need not allow others to grow rich at their expense. If they will unite, they can remove the entire hill cheaply and quickly, and make profitable filling-in contracts with owners of South Beach and Potrero property. If they do not thus unite, they will be made to bleed by street contractors and commissioners. The chief duty of the latter will be to make provision for their own pockets in the shape of

An Extension Scheme.

Urgent publicanecessity alone justifies a city or state in forcibly taking possession of private property which the owners do not desire to sell. We manage things differently here, however. If a few-persons think they see a profitable scheme in seizing and destroying the property of others, they do not hesitate to do it. All that is requisite is to have the Board of Supervisors order the scheme carried out. The preliminary movement has been made in the Board to destroy the block on the east side of Montgomery, between Sutter and Market—the object being to open an oblique connection be-tween Montgomery and Second streets. Such a connection would not save more than lifty feet of travel over the present one between the two streets, via Market street. Does such a saving, we would respectfully ask, constitute an urgent public necessity? Does it justify the expenditure of about \$1,000,000, the destruction of a most valuable block of improvements, and the outrage of seizing the property of private citizens against their will? And if this opening were a public necessity, who should pay for it-those benefitted or those injured? Montgomery street would be placed in the latter position, and yet owners there, between California and Market, are to be assessed to pay for the "improvement!" Is this right?—is this honest? Is this injustice and impudence to be followed up in other cases? Are property owners to be outraged and our street system defaced at the mercy of speculators, and is the rule to be that they will make others pay for property which they destroy for their own private ends? A little information no these matters would be timely.

About Sidewalks. We believe there is not a city in the United States in which

such make-shift sidewalks can be found as we have on many of our business streets. Take the sidewalks on Market street, for instance, from Montgomery to Fourth. They are built of a poor quality of pine planking, the surface of which has become splintered into dangerous roughness. The planks in many places yield under the feet from inadequate supports underneath-here projecting upward, there sloping downward. To walk on such sidewalks is both dangerous and tiresome. Property owners whose land is worth \$800 to \$2,000 per front foot, surely ought to know that if they do not have decent asphaltum, brick or flag sidewalks, the public will walk as little as possible over them. We are inclined to charge our women with an indisposition to walking. This indisposition, however, is not to walking itself, but a disinclination to being utterly exhausted, and to run the risk of having their dresses destroyed upon sidewalks that are a disgrace to the city. So long as such things are maintained, so long will horse-cars be well patrenized. Store-keepers thus lose many a dollar. If ladies are kept from walking by poor sidewalks, they cannot see the wares displayed in the show windows, and consequently they are kept from buying. If property owners will not have decent walks placed in front of their buildings, those who rent the stores from them should do so, for bad sidewalks discourage promenading, and thus lessen sales.

MONTGOMERY STREET TEN YEARS HENCE. - In ten years hence the first-class retail stores of San Francisco will certainly not be where they now are. The first retail street of the city will then be south of Market street-how far south of it, it is impossible now to say. Ten years ago the best portion of Montgomery street was that between Jackson and Sacramento. Land there has now declined to \$1,000 to \$1,500 per foot, while between Bush and Market it is worth nearly \$3,000 per front foot. The year 1880 will show different figures.

The first floor of the building northwest corner of Kearny and Geary, has been leased for three years from the 1st ult. at \$200 per month. The new hotel, adjoining Woodward's on the west, on the south side of Sacramento street (34½ by 137½ in size), has been leased for five years, at \$700 per month for the first year, \$750 per month for the next three years, and \$800 per month for the last year.—The lot on the south side of Market street, 275 feet east of Eighth, 821/2 feet. front by 165 in depth, together with the cheap frame buildings thereon, have been leased for twenty years, at \$300 per month for the first five years, \$400 per month for the second five years, and \$500 per month for the last ten years. - The house and lot (40 by 60 in size) on the west side of Stockton street, 20 feet south of Sutter, has been leased for fifteen years, at \$100 per month.—The store, No. 320 Pine street, has been leased for three years, at \$100 per month.-The Globe Hotel and Restaurant, on the southeast corner of Pacific and Bartlett alley (east of Dupont) has been leased for five years, at \$325 per month. The lot has a frontage of 40 feet on Pacific by a depth of 57½ feet on Bartlett alley.—The store No. 404 Kearny street has been leased for three years, at \$170 per month for the first year, and \$175 per month for the last two years. The lease dates from October 1st, 1868 .- The stores in Nos. 33 and 35 Webb's Building, on Second street. have been leased for three years, from January 1st, 1869, at \$180 per month.—The two-story frame house, No. 337 Bush street, 901/2 feet east of Kearny, and covering a lot 231/2 feet front by 68% in depth, has been leased for three years and eight months from August 20th, 1869, at \$275 per month. The building leased is at present occupied as a millinery-store.-The property on the southwest corner of Lombard and Sansome (1371/2x871/2 in size) has been leased for three years at \$400 per month.—The store No. 113 Front street has been leased for five years, at \$250 per month for the first and second years, \$275 per month for the third year, and \$300 per month for the last two years.

SALE ON NEW MONTGOMERY AND HOWARD.—A deed from the Montgomery Street Real Estate Company to Maurice Dore has been recorded. The land conveyed is situated on the northeast corner of Montgomery street south and Howard street, and has a frontage of 160 feet on the former street and 62 feet on Howard and Natoma. The consideration is \$192,000. Deducting \$10,000 as the extra_value_of-the Howard Street corner, and \$3,750 extra as the value of the Natoma Street corner, the property sold at the rate of \$1,114

CREAT OVERLAND RAIL ROUTE vin CENTRAL Pacific Railroad of California.—Through Freight and Ticket Office, 415 California street, San Francisco. Tickets sold, Sleeping-car berths secured, freight rates and other information given, upon application at this office. Baggage checked through to points on the Central Pacific Railroad and Omaha at the California Steam Navigation Company's Dock, from 1 to 4 P. M., upon presentation of ticket, without expense to the passenger for transferring from the steamer to the cars at Sacramento. Trains run dally. Through time Eastward—Leave Sacramento at 6.30 A. M.; arrive at Promontory (distance 690 miles) at 9.55 p. M.; running time, 1 day 15 % hours. Leave Promontory at 10.30 P. M.; arrive at Omaha (distance 1774 miles) at 9.30 A. M.; running time 4 days and 3 hours. Leave Council Bluffs at 11 A. M.; arrive at Chicago (distance 2268 miles) at 1.30 P. M.; running time 5 days 7 hours. Leave Chicago at 5.15 p. M.; arrive at New York (distance 3167 miles) at 6.30 A. M. Through time, 7 days. Leave Council Bluffs for St Louis at 10 A. M.; arrive at St. Louis (distance 2214 miles) at 11.30 A.M.; time, 5 days 5 hours. Prompt connections made at Promontory. FARE—San Francisco to Promontory (coin), \$50. The rates from San Francisco to the following points are all in currency: To Omaha, \$133: to St. Louis, \$153; to Chicago, \$153: to Cincinnati, \$166\frac{1}{2}; to Niagara Falls, \$170 1/5: to New York, \$173; to Boston, \$176. Children not over twelve (12) years of age, half fare; under five (5) years of age, free. 100 pounds baggage (per passenger) free. For tickets and other information, apply at the Company's office. CHAS. CROCKER, General June 23d, 1869. T. H. GOODMAN, Freight and Ticket Agent.

SACRAMENTO FARM HOMESTEAD ASSOCIATION. stockholders are notified that the fourth installment of ten do lars, gold coin, per share, on the stock of this Association, has been called in by order of the Board of Trustees, and payment thereof is hereby de manded. B. B. MINOR, Secretary, 636 Clay street, up-stairs. San Fran-

DIVIDEND HAS REEN DECLARED ON DEPOSof eleven and two-fifths per cent. (11 2-5 per cent.) per annum on Term Deposits, and consequently nine and one-half per cent. (9.5 per cent.) per annum on Ordinary Deposits, in both cases free of Federal Tax; payable on and after the 15th instant. By order of the Board. JOHN ARCHBALD, Cashier.

HIBERNIA SAVINGS AND LOAN SOCIETY, CORner of Montgomery and Market streets. A Dividend of ten (10) percent, per annum net, upon the earnings of the Hibernia Savings and Loan Society, has been declared this day, payable on and after this date. EDWARD MARTIN, Secretary.

ORIENTAL FIRE AND MARINE INSURANCE COMpany. Temporary Office, room No. 3, Platt's Hall Building, northeast corner of Bush and Montgomery streets. This Company having fully complied with the laws of the State, HAS BECEIVED THE CEUTIFICATE OF HON. GEORGE W. MOWE, INSURANCE COMMISSIONER, authorizing them to transact business.

L. W. KENNEDY, Secretary.

FRENCH SAVINGS BANK-DIVIDEND NOTICE. A dividend of eleven per cent, per annum, net, (11 per cent.) upon the operations of the French Savings and Loan Society for the six months ending June 30th, 1869, 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 on the 15th instant. The dividend will be payable on and after the NINETEENTH instant, at the office_of the Society, No. 531 Commercial street, below Montgomery, up-stairs. GUSTAVE MAHE, Director French Sav'gs Bank.

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, 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 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.

LOS ANGELES COUNTY LANDS. MARMING LANDS IN LOS ANGELES COUNTY FOR SALE. INsections and quarter sections, at reasonable prices and on accommodating terms-say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoc, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim, Los Angeles County.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O MILLS, President: W. C. RALSTON, Cash-ier. Agents: In New York, Messrs. LEE & WALLER: In Boston, TRE-MONT NATIONAL BANK: In London, ORIENTAL BANK CORPORA-TION. Letters of Credit Issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong,

ROULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU, SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Washington Street, next door to Magnire's Opera House, San Francisco. Search.

PACIFIC MAIL STEAMSHIP COMPANY, Steamers dispatched from New York on the 1st, 9th, 16th and 24th of each month, making the true to San Francisco in 22 days. Steamers dispatched from San Francisco for Panama on the 6th, 14th, 22d and 30th of each month, making the trip to New York in 20 days. Steamers dispatched from San Francisco for Yokohama (Japan) and Hong Kong. (China) conneeting at Yokohama with branch Steamers for Shanghae, on the 3d (or 4th) of each month, and in-returning leave Hong Kong on the 14th and Shanghae on the 17th of each month. Time from San Francisco to Yoko. hama, (or vice versa) 22 days. From San Francisco to Hong Kong (or vice versa) 30 days. OLIVER ELDRIDGE, Agent.

THE CALIFORNIA MUTUAL LIFE INSURANCE Company of San Francisco, office No. 13 Merchants' Exchange. All policies issued by this Company, are, by the laws of California, exempt from attachment or execution for debts, whether the policy be in favor of the party assured, or of any other person. Policies are made non-forfeitable after two annual payments. All profits are divided among the assured. One-half of the annual premium loaned to the assured at any time when desired. Thirty days grace allowed in the payment of renewal premiums. This Company offers to those who have paid up their premiums in cash for two or more years, the advantage of giving notes for the mole content of the premiums. the whole amount of their annual premium, for a period corresponding to the time they have paid all cash, by merely giving their note, and paying the interest in advance.

WM. R. WHEATON, General Agenty.

NOTICE.—THE TAX SALE OF THE OUTSIDE.

Lands is hereby postponed until the third Monday in October next.

Parties desiring deeds can in the mean time obtain them by paying as sessment and delinquent taxes. FRANK McCOPPIN, Mayor, A. AUSTIN, Collector.

ROGER D. MAGEE, INSURANCE SURVEYOR,
410 California street (three doors west of Bank of California). Sole
proprietor of the copyright of the Insurance Block Book Surveys.

VICHAEL MEAGHER, NOTARY PUBLIC. OFfice, 418 Montgomery street, between California and Sacramento streets (east side), San Francisco. Notes protested, Depositions taken, Instruments acknowledged. Deeds, Mortgages, Powers of Attorney, Leases, etc., etc., carefully and promptly drawn up. B. Loans negotiated. Real Estate bought and sold ated. Real Estate bought and sold.

OFFICE OF SAUCELITO LAND AND FERRY CO., 321 CALIFORNIA STREET (UP STAIRS).—SALE OF LOTS.—Until their second Public Sale is announced, the Trustees of the SAUCELITO LAND AND FEITRY COMPANY will be prepared to make DISPOSITION OF-LOTS AT PRIVATE SALE. Maps and plottings can be seen, and all information had, by parties desiring to purchase, on application at the office as above. THOS. N. CAZNEAU, Secretary.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kesrny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy, Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy, Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at ONE PER CENT. Interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 A. M. to 3 P. M., daily; Saturday evenings, from 7 to 9 P. M.

DEOPLE'S INSURANCE COMPANY-HAVING REMOVED to their new office, No. 16 MERCHANTS' EXCHANGE, California street, are prepared to transact the business of Fire and Marine Insurstreet, are prepared to transact the business of Fire and Marine Insurance, at as low rates as those of any responsible Company. C. F. MacDensor, President; John H. Wise, Vice President; H. G. Honnen, Secretary. Directors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Kellogg, H. W. Bradley, Arthur W. Jee, A. Jacoby, B. Mendessolle, James E. Damon, A. Eberhart, C. E. Johnson, Ed. F. Bealc, D. D. Colton, B. C. Horn, Philip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Robert Haight, E. J. Delaney.

(ZERMAN SAVINGS AND LOAN SOCIETY.-GUARAN. tee Capital, \$200,000. Office, 513 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. L. L. ARNOLD, See'y.

MERCHANTS' MUTUAL MARINE INSURANCE California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U.S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tuhbs, C. Adolphe Lowe, W. J. Adams, R. F. Ralmond, James P. Flint, B. Williams. J. B. Scorchler, President; Jabez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in

FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin. D. J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DUTTON, Vice President.

WORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and Invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H TILLINGHAST, General Agent for the Pacific States and Territories. .

NOTICE.—DISSOLUTION OF COPARTNERSHIP. THE COPARTnership heretofore existing between II. F. WILLIAMS, E. W. O'NEIL
and R. C. PAGE has, this 21st day of November, A.D. 1868, been dissolved
by mutual consent, and the affairs of the late firm will be settled up by
II. F.-WILLIAMS.—E. W. O'NEIL intends opening an agency in New York
city about the first of January, 1869, for the sale of California Lands, and
II. F. WILLIAMS.—E. W. O'NEIL, R. C. PAGE.

THE REAL ESTATE BUSINESS WILL HEREAFter be conducted by HENRY F. WILLIAMS and ROBERT C. PAGE, at the same place, 407 California street, under the old firm name of H. F. HENRY F. WILLIAMS, ROBERT C. PAGE.

FRENCH SAVINGS AND LOAN SOCIETY, 533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Director. Loans made on real estate and other collateral securities at current rates of interest.

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

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All Property placed in my hands for sale is advertised gratis

,	. the the annexed tist.)	. 1
	Inside Property.	
-	Handsome house and half 50 vara on Francisco, near Leavenworth magnificent bay view	
	Large lot corner Ellis and Jones. Fine business property corner Glay and Battery, brick building.	14,000 18,000
	atouse and corner for on Montgomery	45,000
	Lot and four good buildings on corner Mason, Filbert and Scotland House and fulc lot on Lafayette, near Green.	35,000 10,500
g.	1401 308134 % On Filbert, near Leavenworth	2,750 2,250
	35 50-Vara and 4 buildings, on Washington, near Stockton Brick building on Geary, pear Kearny	13,500
	Ousi building for with houseon Commercial near Fact	16,500° 4,000
	House and large lot on Montgomery, near Pacific Large lot and 4 buildings on Brondway, near Stockton.	14,000 14,000
-	Desirable residence corner Taylor and Pine. 36 50-Vara on Stockton, near Washington Square.	6,500
	Business lot on Sansome, near Pacific, with side allex	5,000 6,000
-	50-Yara corner Hyde and Lombard, and Hyde and Chestnut Two-story house on Leavenworth, near Eddy, fine property	6.500
	Dunding for on Filbert, hear Larkin	10,000
	Lot 45x68 i to alley on Mason, near Chestnut, terms easy House and 50-Vara corner Ellis and Hyde.	4,000 30,000
-	50-Vara corner Larkin and Jackson. Two fine houses and large lot on Post, near Hyde	10,000
	Brick house and lot 46 ax137 % on Green, near Powell.	13,500
	House and large lot on Bush, near Taylor, splendid location Lot on Montgomery, near Pacific	15,000 4,000
	Lot 60x127% on Union, near Leavenworth. Desirable lot, 87%x137%, on Post, opposite Union Square	1 600
-	Elegant residence on Eddy, near Hyde	45,000 12,000
	Well improved property on Kearny, north of Washington	
1	Full lots on Clay and Commercial, near Drumm 5. Lot 13734x150 on Filbert, opposite Washington Square.	72
-	Lot and large brick building on Stockton, near Jackson	18,000
1	Lot on grade, corner Union and Jones, 5 50-Vara	2,750
-	Three-story building in front, two-story building in rear, on Pine	6,000
1	near Dupont, for 34 '5 x137 '6. Large House and lot corner Clay and Tay	10,000 5,500
	House and Desirable 50-Vara corner-Hyde and Pacific	12,000
-	% 30-Vara corner Jones and Sacramento	6,000
	2 50-Varas on Taylor, corner Lombard and Chestnut	25,000
	House and lot 25x80, on Seventh, near Mission.	7,000
	Lot 46x137 % on Beal, near Howard	15,000
-	House and lot 40x125 on Townsend, near Third. House and lot 25x80 on Seventh, near Brannan	4,000
1	Two-story house, and lot 25x75 on Tehama, near Fifth. Large lot with double frontage, on Market, near Fifth	4,500
1	100-vara lot near P. M. S. S. Co.'s wharf	
	2%-story house and lot 25x80, on Perry, near Fifth	3,500 ~
+	Lot 50x160 on Harrison and Perry, near Second, on line of Mont-	\$90,000
-	gomery street extension	15,000
1	Lot 34% x137 % on Fifth, near Harrison. Large house and lot 25x160 on Mission and Jessie, near Sixth	8,000 13,000
1	Lot 80x125 corner Townsend and Clarence (on grade)	2,400
1	Mission Property.	
-	Lot 80x90, corner Mission and Eleventh. Lot corner Courtland avenue and Prespect avenue, 70x70	-
1	Double house and deep lot on Second avenue, near Sixteenth st First class dwelling and lot 60x125, on Howard, near Sixteenth	4,500 16,000
	Let 122 % x268 corner Howard and Twenty-fourth	20,000
	House and let 30x110 on Sixteenth, near Dolores	3,500
-	Lot on Diamond, near Twenty-second, 50x1153; Lot corner Noe and Beaver 115x135	9,000
1	Lot 40x100 (outside land tax paid), on Alabama, near Twenty-fifth	1,700
-	Lot 70x391 %, corner Valencia and Fourteenth. Handsome lot on Market near Sanchez, 50x110	20,500 5,000
-	Let 40x117½ on Vicksburg near Twenty-second, to alley	- 1,000
1.	third: tax paid	50,000
1	Large lot on Fair Oaks, near Eighteenth	1,500
T	Lots 29x125 on Hartford, near Twentieth, each Lot 1223/x201, corner Twenty-fourth and Shotwell	14,000
+	Small lot on Twenty-second, near Valencia	1,200
	Western Addition.	
-	Good corner lot on Eddy and Pierce, streets improved Large lot corner California and Euchanan	1,600 1,600
	50-Vara corner Turk and Broderick. Fine building lot on Larkin, near Pine	5,000 5,000
1	Full block opposite Lafavette Square	37,500
+-	Handsome building lot on Larkin, near Washington. Lot 67 1/2 x 70 corner Hayes and Fillmore; lot and streets on grade.	3,500 5,000
1	Double house and large lot on Pine, near Larkin	10,000
-2-	50-vara corner Fulton and Buchanan	11,000
	paid for	1,600° 15,000
1	Improved lot 100x137 on O'Farrell, near Devisadero	6,000
-	Corner building lot on Laguna, near O'Farrell	5,000
1	Splendid lot on Broderick, O'Farrell and St. Joseph stsLot 80x90 on Devisadero, near Geary	6,000 3,000
	Large lot on Webster, near Bush	
	Lot 55x120 corner Post and Baker. Desirable lot on Tyler, near Larkin, 67½ frontage	3,000 7,500
1	50-vara on O'Farrell, near Buchanan	3,000
1	Two houses and good lot on Hayes, running through to Linden,	
	near Laguna	3,500 8,000
	Corner 50-vara opposite Jefferson Square	16,000 9,100
	Large lot on Devisadero, Broadway and Vallejo	8,000
ſ	Outside Property.	
	Two lots well located on the Poirero	
	Six acres land in Oakland, well located	
	Two-blocks on Potrero.	
	5 acres choice land in Oakland	*/
	1/2 block in West End Map 2, and several buildings	
7	Choice lots in Gift Man 2	

Original lot University Homestead, well located.....

Lots in San Miguel Homestead.....

Full block, 48 iots, in Haley Tract, within 800 ft. of Long Bridge.

Full size corner lot in University Homestead.

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

Chas P. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

FOR THE MONTH OF AUGUST, 1869.

[SINGLE COPIES, 10 CTS.

No. 10.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. SALES FOR THE MONTH OF AUGUST

Table showing the Number and Value of Sales of Real Estate

Section	No. Sales.	Amount.
Fint Varas	50	\$227,994
One Hundred Varas	30	178,489
City Slip and Water Lots	10 .	154,001
South Beach	3	11,500
Patrero	41	65,147
Mission Addition	80	146,026
Western Addition	54 _	198,360
Homestend Associations	45	32,902
Outside Lands	56	124,613
Tax, Blackmail and Skeleton Titles	6	384
	375	\$1,139;416

SAN FRANCISCO, September 1st, 1869.

Those who have for some time talked of the likelihood of a panic in real estate, and of a heavy and immediate fall in prices taking place, probably have been convinced by the events of the past month that such a thing is hardly among the possibilities. Everything seemed to favor a fall in real estate in the first half of last month, and there was not wanting those who assured us that we would have it. But no sign of such an event has yet been noticeable. The transactions of August, though smaller in value by \$350,277 than those of July, show a total increase of 13 in number. We elsewhere furnish full particulars of the sales made, which those who are posted in prices will peruse in vain for any evidence of a reduction of rates.

We admit that we are ourselves astonished at this. Coming, as the late extreme-monetary stringency and dullness of business did, after a season of unparalleled activity and advances in the price of real estate, it is really a matter of wender that no reduction of rates has occurred. The simple fact that none has taken place under such pressure, must be taken as a proof of general public confidence-for ownership. of city land is confined to no one class-and a complete refutal of the arguments of those who have so often asserted that city land was an inflated bubble which the first dullness and scarcity of money would cause immediately to collapse.

Scarce as money was last month, the sales amounted to \$1,139,416. In view of recent events, and the dull state of trade, this is a better showing proportionately than the sales of March made. They numbered 914, and had a value of

The greatest falling off in the sales of last month was in the fifty and one hundred-varas sections, the value of which, as compared with those of July, exhibit a reduction of about forty per cent. Compared with the figures of July; the city slip and water lots sales were double both in number and value last month. The sales of Potrero property were about equal. . The Mission Addition transfers were as large in number, but had a value of \$58,567 less. The Western Addition transactions were smaller by 13 in number and \$60,763 in value, while the outside hand sides of last month were the equal, both in number and value, of those

The real estate market is dull but healthy. Those who wish to buy, now know that they must pay full rates.

Interest Rates to Come Down.

It has lately become plain that the rates of interest on this coast must come down from 12 to 15 per cent. per annum to 8 or 9 per cent. The railroad has brought us in close connection with those State of the East in which the rate of interest is but 6 to 8 per cent. per annum in currency, and California is now but 18 days travel from Europe, where money is worth only 3 to 4 per cent. per annum. It is impossible for us to keep up extravagant rates of interest, when cheap money is so near to us. The securities we offer are not watered railroad stock, or the securities of rotten joint-stock companies, but rich farms, worth \$30 to \$300 per acre, and paying a market rate of interest on these prices; city real estate worth \$100 to \$3,000 per foot; new and valuable manufactories, and railroads running through rich agricultural districts. With securities such as these, loaned money is safe; and, that such securities are plenty, capitalists from abroad can readily discover by a visit to us. Some of them have already visited us, and the result (as in the case of the London and San Francisco Bank) will be an immediate increase of the funds in the hands of their agents here. And this is but a beginning. It is a beginning, however, which quite plainty foretells that a reduction of our high interest rates is coming. Foreign capital will continue to flow in here until an equalization takes place; until the price of money with us becomes something like as reasonable as it is elsewhere. With money plenty and cheap, our manufacturing and other interests will be rapidly built up. Of course it would be much better for the State that home capital, instead of foreign capital, supplied our wants cheaply; but this it cannot or will not do. And, this being the case, it is better that we should have foreign capital, even with the drawback of non-residence of its owners, than no capital at all.

REAL ESTATE BARGAINS—Those who are looking for cheap real estate are recommended to peruse the list of property we have for sale, which will be found on the last page. All classes of buyers can be suited.

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 August, 1869.

By whom taken or released.		RTGAGES.	RELEASES.			
	No.	Amount.	No.	Amount.		
Private Individuals	- 93	\$312,815	-60	\$200,154		
Hibernia Sav and Loan Society	61	210,550	23	119,000		
Clay St. do. do.	31	- 144,250	- 6	10,228		
French do do.	1	40,000	2	4,473		
German do. do.	10	39,000	6	19,258		
Odd Fellows' do.	22	75,225	1	1,500		
Building and Loan Society	-11	6,400	11	10,930		
San Francisco Savings Union.	10	22,850	41	0,000		
Fireman's Fund Insurance Co.			2	9,500		
Union do.		1	1	5,000		
People's do.	. :	7 **				
California do.						
City B'k of S. L. and Discount	6	13,600	2	1,200		
Farmers and Mechanics Bank						
Totals	245	\$864,690	118	\$389,243		
	210	\$1004,000	110	\$300,243		

The daily papers were unnecessarily severe on Secretary Boutwell last month, because of the delay which attended his compliance with the request of a number of our bankers and merchants, that they should be allowed to draw coin from the sub-treasury here on payment of equal sums into the treasury at New York. The truth is, as we are assured, Mr. Boutwell released the money here as quickly as the red tape, by which all government officials are hedged, allowed him to. \$2,000,000 were thus placed in circulation here, and \$2,000 000 more have been ordered released, should our bankers or merchantseall for a further supply. It is not-believed, however, that any more money will be required. The money market is much easier new. Coin paid out for grain in the interior is finding its way back, and bills of exchange for grain experted are also becoming plenty. The deposits in one of our leading banks increased a quarter of a million of dollars last month, while the deposits at the savings banks have also largely increased. .. The increase at the Hibernia Saving Bank is shown by the following figures to have been \$38,856;

Deposits from June 28th to July 28th.....\$710,997 " July 28th to August 28th..... 749,853

The dividends left on deposit by depositors are not included in the above. If they were, the figures given would be very

There was a perfect famine for money during the first half of last month. Accommodations at the banks were not to be had, and the result was that real estate owners who could not get money in the usual way, went with their property to the savings banks and obtained loans at lower rates of interest. In this way the mortgages of last month were greatly increased. The Hibernia Bank loaned last month about \$99,000 more than in July; the Savings and Loan Society. \$34,500 more, and the Odd Fellows' Society \$36,725 more. Private individuals, however, loaned much less money than in the previous month, and thus the mortgages of August were only slightly larger than those of July. The deficit between the mortgages and releases of last month was only \$475,447, which is a very good showing for such a time of monetary scarcity. Only 41 credit sales were made in August, by which mortgages of the value of \$116,131 were recorded. This class of sales numbered 42 in July, and the mortgages caused by them had a value of \$288,211.

The Western Pacific Railroad.

By Monday or Tuesday next it is expected that the Western Pacific Railroad will be in running order from San Lorenzo (which is between Alameda and Hayward's) to Sacramento. via Stockton. The company will use the track of the Alameda Railroad and Ferry Company from San Lorenzo to the Alameda wharf, and from thence passengers will be brought across the bay on the Alameda ferry-boat. On Monday last there was a break of twenfy-one miles, on which all the work had been performed but the laving of the rails. The most of the iron was then on ships at the wharves here, and its discharge is a tedious business. If the necessary iron is got out, there will be no trouble-in finishing the road by the time named, at the rate of about three miles per day. The use of a portion of the Alameda road will only be temporary. The Western Pacific Company will continue the road down to Oakland, to which place it will be in running order by next month. The object of using the Alameda road is to carry passengers to the State Fair at Sacramento direct from this city.

AUCTION SALE OF SOUTH SAN FRANCISCO LOTS .- On the 7th inst., Mesrs. Dore & Co. will sell at auction four hundred and ten lots at South San Francisco, comprising some of the choicest land in that section. Full particulars are elsewhere

FEW BOARDS UP.- It is astonishing, considering the scarcity of money, how few real estate owners are offering their property for sale. Not more than half the land is now offered for sale that was up three months ago. More persons are desirous of selling now, but so long as they have an idea that they, cannot obtain full rates, they refuse to offer their property at all.

Lively Auction Sale.

Maurice Dore & Co. held their regular weekly real estate auction sale on the 25th ult. A desirable list of property was offered, a large andience was in attendance, and the bidding was animated. The following property was sold at the prices annexed: Lot 1, block 7, University Mound Survey, \$775; lot southeast corner of Hyde and Turk streets, 371/2 feet on Turk by 871/2 feet ton Hyde, \$5,800; lot adjoining on Turk street, 25x87½ 1eet, \$3,000; two lots south side Turk, 87½ feet east of Hyde, 25x137½ feet each, \$3,500 each; lot east side Hyde, 87½ feet south of Turk, 25x87½, \$2,975: This last was an extremely high price, for Hyde is not so good a street as I urk, and the lot was what is called a rear one. The entire 50-yara in which all of these subdivisions are, was sold on the 9th of July last for \$20,750. The rate at which the lots were disposed of at the anction. The 50-vara on the northwest corner of Fulton and Buchanan was sold as a whole for \$9,000. This lot was sold on the 23d of February last for \$8,000. Lot northeast corner of Tyler and Webster, 371/2 feet on Tyler by 1371/2 on Webster, was sold for \$2,950. The whole of the 50-vara in which this lot is situated, was sold on the 16th of March last for \$7,500.

Reduction of Rates to New York.

The Pacific Mail Company has reduced the price of passage between San Francisco and New York to \$100 in the first cabin and \$50 in the steerage. The second cabin arrangements have been done away with. The Union Pacific Railroad Company has steadily opposed reductions of through rates; but, owing to the efforts of the Central Pacific Company, second-class cars have been placed on the road, and the rates fixed at \$45 in gold to Chicago, and only \$55 to New York. The first-class rates have also been reduced. They are now \$97.50 to Chicago, and \$112.50 to New York. The Central Railroad Company is anxious to have immigrant cars put on, and the price of passage placed at \$50 in currency. To this arrangement the Union Pacific Company, and the other lines operating between Omaha and New York, refuse to accede. The steamers carry very few cabin passengers now.

The lot on the southwest corner of Fifteenth and Whitney (between Mission and Howard), having a frontage of 260 feet on Whitney by a depth of 143 feet on Fifteenth street, has been leased to Dr. Tucker, for the purposes of an hospital, for three years, at \$165 per month.—The upper floors of No. 3251/2 Bush street, have been leased for three years at \$300 per month.—The premises,-No. 737 Washington street, have been leased for two years at \$150 per month.—The store No. 129 Kearny street, has been leased for six years at \$200 per month.

The Eight-Hour Law, which adds twenty per cent, to the cost of labor, makes a house which could have been built for \$2,000 two years ago cost \$2,500 to \$2,700. The income derived from such property does not justify the expense-hence, building is dull. Other causes have helped to make it so, but the Eight-Hour Law has been one of the chief dampers

upon improvements.

Washington Street. As early as 1850, property on Washington street, between Montgomery and Kearny, was worth \$600 per front foot; andin 1854, the lower corners of Washington and Stockton were among the most valuable corners in San Francisco. Washington street is still, and will continue to be, one of the best business streets in the northern portion of the city. The most of the travel going to and coming from North Beach passes along it. It is a street from which a steady income can-be counted upon.

FOR SALE-A HAT.-A curb-stone real estate broker, about retiring in disgust from business, desires to sell the hat in which his office and business effects have all been heretofore kept. The latter and good will of a very poor business will go with the hat. It is a little dinged and seedy, but these disadvantages it is believed will-be overlooked, because of the value of the owner's original system of laying its interior space out in seetions or departments. Inquire on the curb-stone, corner of Montgomery and California.

---Long Streets.-Valencia and Gough, Dolores and Bucha nan, and Noe and Pierce streets, run directly into each other, and make continuous streets along the whole of the Mission and Western Additions. These streets make the largest continuous thoroughfares in San Francisco. From the southerly end of Dolores street to the northerly end of Buchanan street, is a distance of four and a quarter miles.

BRUSHING OFF THE PARASITES.—The present dullness in real estate has at least one good effect: it is starving out the parasites who have for some time been fastened upon the business. We suppose that, since they are being starved out of real , estate, these fellows will return to their legitimate occupations of cobblers, butchers, hod-earriers, second-hand furniture dealers, etc., etc.

A Jolly Sale.—A real estate auction sale was lately held at Islip, L. I., at which it is said the crowd was large, very respectable, and very orderly; the bidding spirited, the prices good, and the lunch excellent and abundant. The auctioneer, we are told, was in high spirits, telling stories, cracking jokes, and knocking down lots in fine style. The sale was very large, and prices quite satisfactory.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY; FROM JULY 26th, TILL AUGUST 25th, INCLUSIVE:

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

-North of Market Street.

West side of Dupont, 137% feet south of Jackson, south 47%x 1371, less ell in rear 1 10-12x771; sold October, 1868, for \$38,000; now resold for.... heast corner Mason and Chestnut, south 25x68 feet 3,000 West side Mason, 137 % feet north of Chestnut, north 57.% x91 %; sold June last, for \$2,400; now sold for.... Northeast corner Larkin and Pacific, cast 45 4 x60 feet; sold February, 1869, for \$2,000; now resold for...

Southwest corner Larkin and Tyler, south 24x87% feet.

North side Filbert, 114 1-6 feet west of Mason, west 23 1-12x120.

North side Broadway, 115 feet east of Stockton, east 22½x130 North side Jackson, 87½ feet west of Jones, west 21½x112½..... North side Washington, 72 feet east of Powell, east 25x57½.

South side Washington, 68½ feet east of Jones, east 68½x137½. South side Sacramento, 122% feet west of Sansome, west 25x80. . . Southwest corner Sacramento and Prospect Place, west 30x46 feet North side Sacramente, 113% feet east of Larkin, east 23%x137%. South side California, 183% feet west of Battery, west 20x89..... South side California, 25 feet cast of Powell, east 24x100; sold September, 1867, for \$6,000; now resold for the same...... North side California, 157% feet east of Powell, east 40x77%, with L in rear, 20x20....
South side Pine, 114% feet east of Powell, east 23x60 to Fella L in rear, 20x20. North side Sutter, 50 feet west of Powell; west 27 1/4 x87 1/2; sold-February, 1869, for 10,000; now for same price Northeast corner Sutter and Jones, east 24 3 x65 feet; sold September, 1867, for \$4,500; new sold for...
North side Sutter, 161 1/2 feet west of Jones, west 25x137 1/2; sold January, 1869, for \$6,000; February, for \$6,500; now resold

North side Post, 40 feet east of Jones, east 40x60. South side Geary, 162% feet west of Powell, west 75x137 South side Ellis, 1923 feet west of Taylor, west 273x13734, with large house and furniture. Lot sold February, 1867, for \$2,800; November, 1867, for \$3,200.

North side Tyler, 192% feet west of Taylor, west 682; x137% feet; sold February, 1869, for \$10,250; now sold for. North side Tyler, 68% feet cast of Jones, east 68% x137% heast corner Market and Front, gore lot, fronting 279 1-5 feet on Market, 163 1-6 on Front, and 226 on Pine (und. 1)..... 60,000

South of Market and East of Ninth. South side of Market, 150 feet west of Sixth, west 25x90; sold in July, 1869, for \$14,000; now resold for..... Half interest, west side Steuart, 100% feet south of Market, south 27% x45%. 27 % x40 %... East side Steuart, 183% feet north of Folsom, north 45% x137% to East street, water lot 726; sold June, 1867, for \$7,550; now West side First, 275 feet south of Bryant, south 80x83 %; sold October, 1867, for \$15,000; now resold for...... East side Sixth, 150 feet north of Bryant, north-25x160 to-Park-Avenue... West side Seventh, 175 feet south of Folsom, south 25x80; sold in May, 1869, for \$6,700; resold at same price... Southwest corner Folsom and Fremont, west 100x87 % (sale made in May last); sold May, 1868, for \$35,000; resold for...... 45,000 South side Folsom, 1671/2 feet east of Third, east 25x100...

Mission Addition and Beyond, Southwest corner Ninth and Mission, south 1311/11134 feet, with Northeast corner Sixteenth and Hampshire, east 65x110 feet..... 3.500 North side Seventeenth, 251 feet east of Dolores, east 25x100..... North side Seventeenth, 296 feet east of Douglas, east 74x260; sold April, 1869, for \$2,000; now resold for.... South side Nineteenth, 230 feet east of Valencia, east 30x85... South side Nineteenth, 205 feet west of Church, west 50x114.... North side Twentieth, 130 feet east of Guerrero, east 30x85..... South side Twentieth, 105 feet east of Church, east 25x114 ... outh side Twenty-first, 350 feet east of Chierrero, east 25x114..... South side Twenty-first, 300 feet east of Guerrero, east 25x114 ... South side Twenty-first, 275 feet east of Guerrero, east 25x114.... South side Twenty-first, 250 feet east of Guerrero, east 25x114... South side Twenty-first, 200 feet east of Guerrero, east 25x115... South side Twenty-first, 150 feet east of Guerrero, east 50x114.... North side Twenty-third, 75 feet east of Columbia, east 25x104.... Southeast corner Twenty-fourth and Columbia, east 40x100 feet... South side Twenty-fourth, 50 feet east of Vicksburg, east 25x90; sold April, 1869, for \$700; now resold for .

East side Misslon, 210 feet south of Twenty-fifth, south 25x115 East side Howard, 126 feet north of Thirteenth, north 75x140 1,600 West side Alabama, 100 feet south of Twenty-fifth, south 40x100 sold October, 1868, for \$750; January, 1869, for \$1,100; now

West side Bryant, 158 feet south of Twenty-fourth, south 25x100. West side Bartlett, 135 feet south of Twenty-sixth, 72% feet front, 54 1-6 feet in rear by 125 in depth; sold April, 1869,

lot, 46 %x105 in size, was sold in August, 1867, for \$875; now resold for East side Guerrero, 51% feet south of Twenty-first; south 25x100. East side Guerrero, 76% feet south of Twenty-first, south 25x100. East side Guerrero, 101% feet south of Twenty-first, south 25x100. Northeast corner Guerrero and Hill, north 76% x100... West side Dolores, 102 feet north of Liberty, north 50x105; sold

July, 1867, for \$900; now sold for.

East side Dolores, 100 feet north of Twenty-slxth, north 50x125; sold December, 1868, for \$1,100; now resold for... East side Chattaneoga, 65 feet north of Twenty-third, north 25x

Western Addition.

Southwest corner Polk and California, west 88% x103.... of 72.... West side Pierce, 100 feet south of Ellis, south 25x90..... tire 50-vara sold in June, 1868, for \$1,000)... North side Vallejo, 137% feet east of Huchanan, east 150x137%.
South side Jackson, 137% feet west of Fillmore, 50-vara.
Southeast corner Washington and Fillmore, east 137%x127% feet. Northeast corner Clay and Fillmore, cust 275 feet by average depth South side California, 1954 feet east of Van Ness, east 50x13714...

South side Pine, 1314 feet west of Fillmore, west 50x1274... North side Bush, 1374 feet east of Devlsadero, east 85x1374; sold January, 1868, for \$1,275; February, 1868, for \$1,750; December, 1868, for \$2,000; now resold for....

North side Sutter, 70 feet east of Gough, east 50x120.... North side Post, 102 11-12 feet east of Laguna, east 25 10-12x120... Southwest corner Eddy and Buchanan, west, 25x120; sold October, 1868, for \$1,600; March; 1868, for \$2,000; now sold for..... North side Tyler, 109 feet fast of Van Ness; east 25x120. North side Fulton, 1764 feet west of Franklin, west 30x120; sold August, 1867, for \$975.

Southeast corner Page and Gough, east 27 4x120.

Miscellancous Sales, West side Vermont, 100 feet north of Yuba, west 100x50. orth side Jessie, 450 feet west of Seventh, west 25x75. East side Enreka, 75 feet south of Seventeenth, south 212,x125. Northeast side Lafayette 405 feet northwest of Howard, northwest West side Alemany, 204 feet northrof Seventeenth, north 26; west 7437; south 26; cast 743,....

Southeast side Arlington, 322 feet northeast Mignel; northeast 54; southeast 89; southwest 54; northwest 90. East side Pollard Place, 97% feet north of Vallejo; north 20x58%. Southeast side Arlington, 376 feet from Miguel, northeast 27x88... Lots 676 and 678 Gift Map 2; also, west corner Twelfth Avenue and D street, northwest-150x100.... North side Stevenson, 250 feet east of Seventh, east 25x75...... Lot 48, block F, Haley Purchase East side Pike, 623 feet south of Washington, south 30x55... outheast side South Park Avenue, 24 % feet northeast of Center-Place, southeast 107 14 x 50 . . . Lots 104x105, Bernal Homestead Association. 13,500 Lots 38, 40, 42, 44, 46, 48, Academy Press. 560

orth side Minna, 250 feet east of Sixth, east 25x80. Lot 8, blocks 400, south San Francisco. Lot 11, block 1021, South San Francisco; also, east side Tennessee 175 feet north of Butte, north 25x100... Lot 6, block 10, and lot 4, block 111 University Homestead Asso Lot 9, Block 205, University Homestead Association....

Lots 7 and 10, block 291, South San Francisco Lots 1 to 8 inclusive, block 29, Excelsior Homestead Association. Lot 8, block 242 South Sau Francisco.
Lot 7, block N, Railroad Homestead Association. West side Goden's street, 60 feet south of Mission, south 30x60 (Precita Valley)

Lot 13, Gift Map 4; also, lot 3, block 5, People's Homestead Asso-rtheast side Fifteenth Avenue, 175 feet northwest of K street; northwest 50x100, South San Francisco....

South side Grove, 75 feet west of Dolores, south 114; west 22, northwest to point 145 west Dolores; east 70. northwest to point 145 west Dolores; east 70. East side Patterson, 225 feet north of Flower, north 50x65 (Precita Block 93, O'Neil & Haley Tract. North side Everett, 275 feet west of Third, west 60x80..... Block 93, O'Neil & Haley Tract Lot 351, Precita Valley Lot 3, block 424, South San Francisco....

Lot 38, Hollday Map 9.... Lot 8 39, 86, 88, 200, 202, Holiday Map 9.... Southwest side Eleventh Avenue, 175 feet southeast of G street. Same as last described resold for ... North side Natoma, 337% feet north of Sixth, north 25x80... West side Harriet or St. Mary's Lane, 90 feet south of California, 8outh 47 5 x 5834 Lots 58 and 60, Gift Map 1 North % lot 359, Precita Valley South side Minna, 411 feet west of 1st, west 19 %x80...

Northeast side Twelfth Avenue, 200 feet southeast of G street, southeast 25x100, South Sau Francisco.

southeast 25x100, South Sau Francisco... East side Mission Avenue, 100 feet south of Seventeenth, south

West side Kentucky, 300 feet north of Colusi, north 50x100.....

Northwest corner Seventh Avenue-and S street, north 200x300.

O'Neil & Haley Tract

Lots 8 and 9, block 24, West End Map 1; also, lots 4, 5, 8 and 9, block 7, West End Map 2.

North side Natoma, 250 feet east of Sixth, east 25x80.

Lots 573, 575, 576, 577, 578, 580, 582, (lift Map 3.

South side Perry, 475 feet west of Third, west 25x80.

Vest side Alemany, 152 feet north of Seventeenth, north 26x74 34.

northwest 160; southwest 25; southeast 30; southwest 25;

Measurement by the Acre.

To aid farmers in arriving at accuracy in estimating the

amount of land in different fields under cultivation, the fol-

lowing table is given by an agricultural paper: 5 yards wide by

968 yards long contain 1 acre. 10 yards wide by 481 yards

long contain 1 acre. 20 yards wide by 242 yards long con-

tain I aere. 40 yards wide by 121 yards long contain I aere.

80 yards wide by 601/2 yards long contain 1 acre. 70 yards

wide by 691/2 yards long contain 1 acre. 60 feet wide by 726

feet long contain 1 acre. 110 feet wide by 369 feet long con-

tain 1 acre. 120 feet wide by 360 feet long contain 1 acre.

220 feet wide by 198 feet long contain 1 acre. 240 feet wide

long contain 1 acre.

by 118% feet long contain 1 acre. 410 feet wide by 99 feet

Northwest side Laurel Place, 225 feet southwest of First street,

Northeast corner Tennessee and Colust, north 50x100... West side Kentneky, 275 feet north Colusi, north 25x100.

West side Kentucky, 250 feet north of Colusi, north 25x100... East side Tennessee, 375 feet north of Colusi, north 25x100...

South side Jessle, 297% feet west of Fourth, west 22% x70. 5,250

Block 402, Golden City Homestead Association. 12,333

West side Kentucky, 150 feet north of Oblusi, north 100x200 3,200

South side Duncan, 160 feet west of Guerrero, west 50x114...... Lot 4, block 312, South San Francisco.... Lots 5, 6, 7, block 15, West End Map 2..... Lot 40, Holiday Map A. E side Vlenna, 150 feet south of Japan Avenue, south 150x100.... Northwest corner Railroad and Ninth Avenues, west 93%; north 25; cast 84%; south 26%; O'Neil & Haley Tract.....

, block 291, O'Neill & Haley Tract..... Lot 2, block 112, University Homestead Association. Southwest side Eleventh Avenue, 250 feet northwest of F street, northwest 50x100, South San Francisco ... Lots 194, 196, 198, 200, 202, Gift Map 2:..... Lot 12, block 387, South San Francisco., Lot 7, block 25, Excelsior Homestead Association. Southwest side Eleventh Avenue, 125 feet southeast of G street, southeast 25x100, South San Francisco.

These facts show as how far we are behind New York, and that we have a long pull before us ere we catch up on Chicago. The way to increase the value of all our land, and bring it up to the prices of the great cities of the East, is to do as they have done-build up the country. Let us build railroads and manufactories, and loan money cheap. We think this city is a great one. The truth, however, is, it is but a village compared with New York. Its possibilities are great, but we may lose all these if we sleep while other places are stirring.

Provide for your Wives.

When men are prosperous, and are making money, and consider themselves rich, I wonder that it so seldom comes home to them that they are liable to reverses, which shall plunge their families into the utmost pecuniary distress. Men know that business is subject to fluctuations, and that nothing is more frequent than that men should in one year have all the comforts and advantages of wealth, and the next year be stripped bare. But a vicious hopefulness prevents them from realizing that they shall never be subject to this fate which befalls others. Some persons have questioned whether a scrupulous honesty would allow one to hold back from creditors any part of a husband's property. A settlement of property on another, while debt liangs over it, either for the sake of avoiding payment of debt, or of securing the family, would be fraudulent, dishonest and wicked. But if, while clear of debt, a husband settles property on his wife for the just maintenance of herself and children, his after debts have no more claim upon that property than if he had sold and transferred it to a neighbor instead of his own wife. No man has a right to leave a family whom he has accustomed to affluence liable to wasting poverty. A provision made betimes, in property, for the safety of hisfamily in case of death or bankruptcy, may be accepted and employed by the most sensitive conscience. I write strongly on this subject, because I have seen so much distress arising from the want of this precaution. - Henry Ward Beecher.

Around the Hay and in the Santa Clara Valley,

A drive around the bay and in the Santa Clara Valley sho clean shaven fields. Harvesting is over, and the compl poor and light crops is general in the locality described. R and blight did much damage. It is admitted now that son thing must be done to bring up the yield of the exhausted so The land has been despoiled of its life-giving qualities by one-crop and no-rest system. Each year, in old distri shows a poorer yield, and complaints of destroying insects more frequent. Poverty of blood and want of cleanliness the lumum system produce vermin, and poverty of soil a careless cultivation are having the same natural effect on on land. A few farmers have begun to place manure and oth fertilizers on their land; all of them will soon have to do this. The old practice of burning the straw has be generally disearded. It is now unde into large stacks and le in the fields. Exposure gradually rots it, and when thorough rotted, it is of decided benefit as a fertilizer, and does not the obstruct the plow by its toughness as it does when new, . long as these straw stacks dot our farms, we need have no few that the bones of our cattle will ever again cover the land will ghastly mementos of drought and our folly.

A view of the Santa Chara Valley from the hills which sur round it is a most beautiful sight. The land has the ar pearance of a vast garden, dotted with somber-green and le California oaks. These serve to set off the now golden-bro color of the shorn grain-lands. The air is thick with he dust, and a purple haze. The roads are inch-deep with burn flour-like dust, and travel over them makes cloud-like an continuous tinger-posts. The nights are delightfully cool, and are continuous invitations to out-door sents on versudals,

Fruit, we are told, has paid better this year than ever befor cherries being prominently mentioned. That the best is i cheapest to produce, as it is the cheapest to buy, has been found true of fruit as of everything else.

Land on the Oakland side of the bay, from Alameda to S José, much of it being rolling-hill land, too, is worth \$125 to \$250 per acre. These are high prices-unjustifiably so, ir deed. They prove that if the city land-owner is disposed t take time by the forelock in the price he asks for his lots, the farmer is not far behind him with his neres.

Of late one has had to go about fifteen miles south of Se Francisco ere he could emerge from our wet blanket of for That which is fleecy clouds of silver on the hills west of Sa Mateo, becomes rolling banks of black fog around San Fran ciseo. We may boast of many advantages, but when ou climate is mentioned, a dignified silence is prudent.

There are few more beautiful countries in the world that that along the line of the San José Railroad. It is especially designed for country villas for city merchants, and is being generally used for that purpose.

San Francisco, New York and Chicago.

San Francisco has, undoubtedly, a brilliant future before her. As yet, however, she is greatly behind the leading cities of the East, and this fact is seen in the relative prices of real estate here and in New York and Chicago. Property on Broadway, from Canal street to Fourteenth-a distance of on mile and a quarter-is worth \$4,000 per front foot, and from Chambers street to Canal a distance of half a mile-property is worth \$3,000 to \$3,500 per front foot. The best priva residence property in New York is situated on Fifth Avenue between Fourteenth and Fortieth streets. Lots lying within these bounds are worth an average of \$2,000 per front foot.

There are many first-class retail business blocks in Chicago in which the property is worth \$4,000 per front foot; and there are lots on Wabash avenue-the best private residence street there-which would sell for \$1,000 per front foot. Indeed, a resident of Chicago assured us lately that some corners on that avenue would sell for \$2,000 per front foot. -

There are only two blocks here—on Montgomery street be tween Bush and Market-in which property would sell for \$3,000 per front foot in gold (which is \$4,000 in currency) while lots on our very best private residence streets-Bush, Sutter, Post, Geary and O'Fatrell or Ellis, between Stockton and Powell-are only worth \$300 per front foot in gold (\$100 in currency).

new industrial efforts, and thus did us much injury, but the light and success, born of intelligent experiment, are fast rendering ridiculous the opinions of those who set up their prejudice for wisdom, and their ignorant theories for facts.

Settling Property on a Wife,

to make a will, and even where a man dies with his will

made, the wife has to go through a tedious and expensive legal

process in probate, ere the property comes into her possession

There is a way to avoid a will, with its delay and expense to

the wife after the decease of her husband, and yet accomplish

all the ends which it serves. The plan, as regards real estate.

is for the husband to-make a deed of gift to his wife of all the

property he wishes to be hers in the event of his death. Let

him witness it before a notary, and attach the necessary stamps.

to it in the usual form. Then let this deed be put in a safe

place. If the husband dies, the wife has only to record the

deed to place the property completely in her possession, without

any other process of law. While the husband continues alive.

the property is kept under his control by the deed not being

recorded. Should the wife die first, or should it be decided

to sell the property, all that is requisite in either ease is to

destroy the deed. In the case of the sale of the property.

though not absolutely necessary, for the wife to join in the

deed, an explanation being given to the purchaser why she

was so joining in it. . This is the least complicated, by far the

least expensive, and the safest way of making a will. We

have asked the opinion of some of our best real estate lawyers'

of this plan, and they approve of it. It is a perfect protection

for the wife against the annovances and heavy expense of

going through probate. The latter process, when placed in

charge of a dishonest lawyer, very frequently ents un the

greater portion of the property left to the wife. All good hus-

ands should see to it that, in case of their sudden death.

their affairs are in such a position that their wives will not run

the risk of being robbed and annoyed in getting possession of

what belongs to them. We elsewhere publish the views of

Stone and Iron Bulldings no more Fire-proof than Wood.

A New York paper says: "The fallacy of modern structures

being rendered impervious to the ravages of tire is sufficiently

exemplified in the destruction of those brick, stone, and iron

edifices recently demolished in Philadelphia. Those materials

are not inflammable certainly, but they yield to the influence

of excessive heat with fatal readiness. Iron girders will ex-

pand and force out the walls that they are intended to sus-

tain, and brick and stone will crumble almost into sand before

the force of fire. Our great confidence in the incombustible

character of these materials is neutralized, when we perceive

them yield to other circumstances no less ruinous, and we

almost wish that those marble structures of Broadway were

sustained by ribs of the growth of the forest, instead of the

produce of the mountain. 'If our buildings were designed for

emptiness they might remain in safety, but as warehouses.

stores, and dwellings, they are furnished with articles sus-

eeptible to fire, and these once kindled, the walls without give

"Some time since, on the oceasion of the extensive confla-gration in the English metropolis, the evidence of a number of

architects was delivered upon the subject of fire-proof build-

ings, when it was admitted that such structures existed but in

name; that although this nomenclature had been applied to

iron and stone, they were no more deserving such distinction

than houses of oak and walls of plaster, for whilst wood and

plaster conjointly often resisted the flames, the destructive

It would be difficult to say how much the development of

the landed, mineral and manufacturing resources of this coast

have been retarded by a class of persons who peoplesy failure

to all experiments. In the early period of our history, these

wiseacres could render tifty reasons why quartz mining would

not pay, why agricultural operations in such a dry climate

would always be failures; why San Francisco would never

amount to much, and, more recently, why a railroad could

never be built over the Sierra Nevada. All of us know

how perseverance and experiments upset all these theories.

Having seen so many dogmatic opinions and prophecies come

to naught, it is our opinion that whenever a number of shallow

eritics and prophets assure us in advance that a new enterprise

will prove a failure, we have in such prophecies one of the

most cheering augeries of its success. There was a time on

this coast when croakers exercised great influence in retarding

expansion of iron under heat could not be controlled.'

Theories of Failure and Facts of Success.

Henry Ward Beecher on this subject.

way to the enemy within.

while both husband and wife are alive, it would be well

Large Sale of Land in Monterey County. We are informed that a truet of 10,000 acres of land, situated on the southern border of Monterey County, near the old San Miguel Mission, was lately purchased from the Government, by a land speculator, for \$1.25 per acre. This tract is now partially used as a sheep range. But for searcity of water it would be well fitted for that purpose. Even as it is, nearly one-half of the tract is suitable for grain growing. Heretofore it was deemed impossible to raise grain on the dry Salinas Plains This season, however, a space ten miles square was planted in wheat and barley. The experiment has been successful, the grain having come up well, greatly to the surprise of the wiseacres of the vicinity, who knew in advance that the experiment would be a failure.

Water Supply. The Water Company is now doing what it should have done at least two years ago, viz.: laying water pipes between Sixteenth and Twenty-sixth and Valencia and Folsom streets. During the time named, probably five hundred new houses have gone up within the above bounds. The occupants of these houses would nearly all have been customers of the Water Company, but its pipes were not there, and each householder was compelled to sink a well to supply the wants of his family. Now that they are thus provided for, of course they will not need any water from the company.

Manymen, from superstitions and other reasons, do not like

Germans Looking for Land. A few days ago, two Germans, who desired to secure a tract of 10,000 to 75,000 acres of land, called upon us. They had been appointed a committee by a number of their fellow-countrymen, who desire to secure a large tract of cheap rolling land, upon which they intend to form a German settlement somewhat similar to that of Anaheini. We have a number of large tracts for sale, but had none large enough to suit. We referred the gentlemen to the Central Pacific Railroad Comknowing that it has large tracts of suitable foot-hill land, which is cheaper and more desirable than any other land we at present know of. A settlement of working Germans, with their well known habits of patience and industry, would be a most desirable thing to have at present in the foot-hills of the Sierra Nevada. They would soon demonstrate to the satisfaction of those who are still skeptical, that the soil there is susceptible of profitable and varied cultivation: to a limited extent in the line of cereals, and largely for dairy purposes. and that for fruit-raising and wine-making it is unsurpassed Such a practical demonstration would soon produce a demand for land in the foot-hills, and cause its cutilvation. Then the old placer-mining counties would be raised from their present threatened bankruptey to prosperity and progress. The day is not far distant when those who own land in the despised toot-hills will be among the best located land owners in the

Real Estate in New York.

The Real Estate Journal says, that at private sale business is reduced to a very narrow compass. Large negotiations and transactions are wholly suspended, and the smaller ones are by no means numerous. The brokers, a short time since so active, are now almost unemployed. There is a repugnance to purchase out of season, for so many buy with the hope of selling quickly at a profit, and this can only be accomplish when the market is in excitement. We can only speak of the real estate auction market as having barely sufficient business to sustain it in life. We think but two sales occurred within the salesrooms in the course of the week, but this is only arecurrence of the events of former Summers, and has no influence whatever upon the intrinsic value of real estate. There are some commodities that give way in dull and inactive periods; but real estate is an article governed by no such laws, for whilst it struggles for appreciation, competition is in its favor; it yields nothing of its self-esteem when the spirit of excitement has abated. So that if there are no buyers at this season of the year, the sellers have retired also-at least from the public market. Every buyer and seller knows that the lmoyant season will return, and that it is fixed by custom, and that many months will not clapse before that period arrives, and until that revolution of time, both are content to lie at

Business and Private Residence Property.

In New York and other large Eastern cities the best private residence property sells for one-third to one-half what the best business land is worth. In this city residence lots are worth only-one-fifth to one-tenth the value of the best business property. There has always been a sort of rage for business property here, and dwelling lots have been comparatively neglected; yet, with proper management, and judiciou ntilization of frontage, as heretofore explained in THE CIR-CULAR, land on our best dwelling streets may be made to pay much better and more steadily than property on Third, Fourth, or Sixth streets, and fully as well, proportionately, as land on Montgomery street. And there is another argument in favor of land on such streets as Bush, Sutter, and parallel streets as far south as Ellis: there is no probability of lots on these thoroughfares retrograding in value. Any change will be for the better. It is different with our business streets. however. They are all moving southward, and therefore business lots in the northern portion of the city are declining rather than advancing, both in price and in the income which they produce for their owners.

Prospective Business Property too High.

If a fall in the prices of our real estate were to occur, we suppose that property would fall first which is the least worth rnling rates. If this were the rule, land on prospective business streets would be the first to feel-the influence of a reduction. That much of this class of property is inflated, there can be no doubt. Lots on the lower portions of Third and Fourth streets, and on all of Fifth, Sixth, Seventh, Eighth and Ninth streets, as well as on Market beyond Fifth, are held at \$250 to \$800 per foot. It is utterly impossible to make the most of this property pay more than four to six per cent, per innum on ruling prices, no matter what description of a house is put upon it. Much of this land will not be live business property for ten years, while Fifth, Seventh and Eighth may iever be business streets at all, because no street runs into them from the north side of the city. The grades on all of the numbered streets from Third street to Eighth or Ninth, will have some time to be raised from Howard street south, and this will be an element of expense. These are unpleasant truths for some property-owners to read, but as they are truths which ought to be told, we do not hesitate to express

In Bad Condition.

The planking on Mason street, between Geary and Ellis, is torn, tattered and splintered. At one place it projects up, and at another it is torn away, leaving deep cavities in the sand. We know of a valuable horse which was lately thrown down by this broken planking and lamed, and buggies are almost daily injured by it. Those desirous of having their horses' knees proken and buggies smashed, are earnestly recommended to take a drive on Mason street, between the blocks mentioned. Formerly a crowd used to gather when the planking caused a horse to break his leg there, but the people have grown tired of such common sights, and will not turn out unless a man has his neck broken. Such an occurrence is daily looked for, and the people of that locality are not sanguine, either. The condition of the street fully justifies them in their expectations.

A Bunk to Aid Material Progress.

The people of this city are beginning to recognize the necessity of doing something more than we ever have done to build up the State. Now, after this pinch in the money market is over, would it not be possible to have, say 500 persons, subscribe \$1000 each (making a total capital of \$500,000,) with the object of starting a bank to aid manufacturers, in either city or country. The cardinal feature would be the loaning out of the funds at a low rate of interest-say 10 per cent per annum. Economieal management of the institution would enable 1 per cent of these earnings, or \$416 per month; to pay the working expenses of it, leaving a net profit to shareholders of 9 per cent per annum. Ample security could be taken on the entire stock of each manufacturer to whom money was loaned, and each required to insure his property in the name of the society. Failing to find a sufficient number of manufacturers to loan its funds to, the society could lend money to farmers who have perfect titles to their land, or upon the franchises and stock of local railroads, which are not being built for -want of funds-the distinct contract in such cases being that the money loaned was to be used in prosecuting the work,

This suggestion may be susceptible of great improvement It is made because, as we have said, we are all beginning to see the necessity of doing something to back our real estate. and to place it as far as we can beyond the possibility of fluctuation. Just now, it has a monopoly of our money and our attention, greatly to the loss of those interests without which

The Outside Land Tax. Some parties who own lots in the locality covered by the outside land tax, refuse to pay the assessment, and simply give buyers from them a written guarantee that they will pay it. This arrangement is made because it is the intention of a number of large outside land holders to make an effort to have the outside land tax remitted by the Legislature. Failing in this, there is an indefinite idea that payment of the tax can in some way be avoided. Parties buying outside lots should insist either on having the tax collector's receipt, showing that the outside land tax is paid, or that the seller deduct from the purchase-money the amount necessary to pay the assessment. If the tax is ever romittedwhich there is no chance, however-buyers should have the advantage of it. Sellers now-a-days receive high prices, and they should not grumble or try to evade paying the assessment, which is absolutely necessary for the perfection of their

Horse-Cars on Bush Street.

There is talk of running a line of hore-ears on Bush Street, in the direction of Lone Mountain. Such a line is much needed. The want of it has long been felt, and has kept back improvements. There are now no ears between Turk and Pacific streets, and residents on Bush and parallel streets have to take a roundabout line, and then have a tedious and dusty walk to reach their property. We believe there has long been a franchise out for a line of cars which were to run up either Sutter or Post Street to Laguna; thence along Laguna to Plue, and along Pine to the cemetery. Nothing has ever been done with this projected road. A line of cars on either Bush, Sutter, or Post Street cannot be dispensed with much longer.

Auction Sale on the O'Neil & Haley Tracts.

Maurice Dore & Co. held a credit sale of lots, situated in the above tracts, on the 18th ult. Contrary to general expectation, the sale was a success. Middle lots 25x100 on Eleventh, Twelfth, and Thirteenth avenues, between O, P, and Q. streets, sold for \$550 to \$675 a lot, and corners of the same size for an average of about \$800. Swamp lots in the block bounded by Q and R streets and Tenth and Eleventh avenues sold for \$230 to \$250 each. The price at which some lots sold would have placed the value of a block, 200x600 in size, at \$33,500. Some of the daily papers, in speaking of this sale, mentioned the lots which sold highest first, and then spoke of the low-priced ones, leaving the impression that prices had fallen towards the close of the sale. The lots which were sold at \$230 to \$250 each were in a swamp, and of course brought a much lower price than those which were well sitnated on solid ground.

Duty to Buyer and Soller.

Some real estate agents act as though the buyer of real estate from them had no rights at all, and as though all their interests lay in doing the bidding of the party who gave them the property for sale. The latter often attempts, in various ways with the connivance of the agent, to cheat the buyer, by asking him to pay the commission on the sale, after the original agreement has been that a certain sum, gross, was the price; also by asking him to pay for the deed, stamp, and notarial fee. All this is wrong. The duty of an agent who has a reputation to maintain is to see equal justice done to buyer and seller alike, and to rebuke an attempt at injustice by the latter as quickly as though it emanated from the buyer. The seller may be pleased at the unjust preference shown him by an agent, but he always secretly weighs and despises him for it, and the agent finds that he loses both reputation and business in the end by injustice.

A New Market.

The owner of the lot on the south side of Market Street, 53 feet east of Sixth, 981/2 feet front by 165 feet in depth, to Stevenson Street in the rear, is about to erect a market upon it. The building will be of wood and one story in height. A market there will accommodate a large section of the city. which is far distant from the down-town markets. . The owner of the lot at first intended to have a large building with stores erected upon it, but the bids for the contract were so high that he became disgusted, and changed his plans. This he need not regret, for stores cannot yet be rented on Market Street between Fifth and Sixth. The few that are there now are idle half the time, and when occupied, rent The Lumber Market.

The lumber market is in a state of great stagnation. "Nothing doing" is in everybody's mouth connected with it. Very few buildings are being erected in the city, and as the farmers have been busily engaged in harvesting, there has been scarcely any demand from the country. The followingare the latest prices:

- By the Cargo-Dressed redwood-lumber, \$35 per thousand; rough, \$20; Puget Sound pine flooring and stepping, \$321/2; planks for street work, \$18; assorted scantling and other building material from \$20 to \$221/4; timber, \$221/4; fenc-

At Retail - Redwood lumber dressed, \$40 per thousand rough, \$25. Puget Sound pine flooring, \$35; street planks, \$20; assorted scantling and other building material, \$25; fencing, \$25, Native Iron,

A company of responsible capitalists has been formed withthe object of developing valuable iron deposits at Gold and Mohawk Valleys, in Sierra and Plumas counties. This is a most desirable movement, and we hope, if our citizens are asked to aid it, that they will generally respond. There is no reason why we should import all the iron we use, when we have abundant deposits of the best quality in the Sierra Nevadas. Instead of supporting workmen abroad, let us open up pursuits for them here and employ them at home. Home manufactories are, perhaps, our greatest present want.

THE best bank is the bank of earth. It never refuses to discount to honest labor. And the best shares are plowshares. on which dividends are always liberal.

MAURICE DORE & CO., REAL ESTATE AUC-410 LOTS IN SOUTH SAN FRANCISCO

Homestead and Railroad Association, each 25 by 100 feet, on TUESDAY NEXT, Sept. 7, 1860, at 12 o'clock, at salesrooms, as follows: 3 lots in block 08: 15 lets in block 112: 21 lets in block 148: 6 lets in block 150: 6 lets in block 154; 6 lots in block 155; 4 lots in block 156; 3 lots in block 188; 14 lots in block 189; 3 lots in block 190; 9 lots in block 192; 24 lots in block 193; 18 lots in block 201; 9 lots in block 196; 12 lots in block 202; 21 lots in block 203; 3 lots in block 204; 3 lots in block 205; 21 lots in block 235; 3 lots in block 236; 6 lots in block 238; 6 lots in block 234; 6 lots in block 234; 6 lots in block 238; 237; 6 lot-in block 246; 48 lots in block 271; 12 lots in block 275; 3 lots in block 284; 15 lots in block 287; 8 lots in block 348; 3 lots in block 349; 6 lots in block 351; 9 lots in block 400; 3 lots in block 401; 3 lots in block 423; 12 lots in block 1019; 18 lots in block 1022; 42 lots in block 1029; also, Northeast corner of Railroad and Fourteenth Avenues, (macadamized road.) Lot forming the northeasterly corner of Railroad and Fourteenth Avenues, having 100 feet front on Railroad Avenue, 200 feet on Fourteenth Avenue to M street, on which it fronts 100 feet, maxing three fine fronts. Together with the improvements thereon, consisting of the fine Hotel known as the "Hermitage," together with the Garden and Ontpayments to bear interest at the rate of ten per cent, per annum, payaquarterly, and to be secured by mortgage on the property. Lithograph Maps will be ready for distribution in a few days.

MAURICE DORE & CO., Auctloneers.

TALBERT & LEET, REAL ESTATE AGENTS AND Auctioneers=Office and Salesroom, 526 California street, San Francisco.—Public and private sales and purchases promptly attended to. Parties may always rely upon CLEAR TITLES. A large list of City and County Property can be found at our office. STATE AUCTIONEERS FOR THE

CREAT SALE OF OUTSIDE LANDS

Lying on and contiguous to the GREAT PARK, THURSDAY, SEPTEMBER 9, 1869, at 11 & clock A. M , at Salesroom, 526 California street. Blocks numbered 402, 403, 404, 405, 406, 408, 409, 410, 411, 412, and 413; and Fractional Blocks, numbered 348, 349, 350, 351, 352, 353. 354, 355, 356, 357, 358, 359, 360, 401, 407, 414, and 415, containing 640 lots. Full Plocks, 240x600 feet. Full Lots, 40x120 feet. Dimensions of Fractional Blocks and Lots at sale. This property fronts on and lays contiguous to the Great Park, making it the most desirable list of outsid property in this city. TITLE PERFECT. TERMS OF SALE: 25 per cent, in U. S. gold coin on day of sale, and the remaining 75 per cent, in U. S. gold coin in 90 days thereafter, without interest. TALBERT & LEET, Auction'rs,

TOHN T. LITTLE, AGRICULTURAL LAND AND City Real Estate dealer. No. 1, Stevenson's Building, S. W. corner of California and Montgomery streets, San Francisco, offers for sale 200,000 acres of Farming Lands, being the choicest selections from the rich grain and fruit lands of the beautiful San Joaquin Valley, and within four hours of San Francisco by the railroad now in course of construction These lands will be sold to immigrants in quantities from half a section upward, and on a liberal credit. Maps and plans can be obtained at his

TALBERT & LEET, REAL ESTATE AGENTS AND Auctioneers—Office and Salesroom, 526 California street. — Auction Sale of SALT MARSH and TIDE LANDS belonging to the State of California nia, by order of the Board of Tide Land Commissioners. 128 full Blocks. and 71 Fractional Blocks, containing over 3,000 lots, to be sold at public auction, by Talbert & Leet, Auctioneers, at their salesroom, 526 California street, San Francisco, commencing at 10 A. M., on WEDNESDAY, SEP-TEMBER 15, 1869, and continuing every alternate day thereafter (Sanday excepted), until said lands are disposed of; unless said lands are withdrawn from sale, in whole or in part, by order of the Board of Tide Land Commissioners. The above Tide Lands are bounded on the north by Islats Creek Channel, on the east by the Established Water Front of the City and County of San Francisco, on the south by the South Basin and the Open Canal, and on the west by property of the South San Francisco Homestead and Railroad Association, by the Butchers' Grant, and by the shore line of San Francisco Bay, having a water frontage on the Open Canal, South Basin, Dry Dock Basin, Indian Basin, Islais Cr ek Channel, and the established Water Front, of over THIRTY-ONE THOUSAND (31,000) FEET, or nearly SIX MILES, which gives the property great commercial advan-tages and value. Maps and Diagrams may be seen at the salesroom of TALBERT & LEET. TERMS OF SALE: Cash, in gold coin; twenty five per cent, payable on the day of sale to the Commissioners; and seventy-five per cent. psyable in one, two and three years thereafter, to the State Preasurer at Sacramento: together with interest at the rate of seven per cent. per annum. All sales made subject to the approval of the State Board. In case any of the sales are disapproved by the State Board, the twenty-five per cent. paid by the purchaser at such sale shall be refunded to him by the Commissioners. Such approval or disapproval will be made immediately after the report of said sales to the State Board.

B. F. WASHINGTON, H. P. COON, L. L. BULLOCK, Board of Tide Land Commissioners. WM. S. BYRNE, Secretary."

PACIFIC FIRE AND MARINE INSURANCE COMpany, San Sen Francisco, California, -Capital Stock, \$1,000,000. Amount in hand in excess of capital, available to pay losses and dividends \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; Wm. Alvord, Vice-Presi dent; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

SACRAMENTO FARM HOMESTEAD ASSOCIATION. The stockholders are notified that the fifth installment of ten dollars, gold coin, per share, on the stock of this Association, has been called in, by order of the Board of Trustees, and payment thereof is hereby demanded. B. B. MINOR, Secretary, 636 Clay street, up-stairs. San FranHENRY F. WILLIAMS & CO., REAL ESTATE AGENTS. 407 California street, San Francisco. / Prompt attention given to all matters pertaining to Real Estate, such as buying and selling on commission, negotiating loans, investing capital, and managing estates.

(ZERMAN SAVINGS AND LOAN SOCIETY.-GUARAN. Montgomery and Kearny streets, Office hours from 9 A. M. te # 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. Directors: L. Gottig, G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officens: L. Gottig, President; L. L. Arnold, Secretary:

ORIENTAL FIRE AND MARINE INSURANCE COMpany. Temporary Office, room No. 3, Platt's Hall Building, northeast corner of Bush and Montgomery streets. This Company having fully complied with the laws of the State, has necessite the Certificate of Hon, George W. Mowe, Insurance Commissioner, authorizing them to transact business.

L. W. KENNEDY, Secretary.

BY THE HIBERNIA SAVING AND LOAN SOCIETY. New Building, northeast corner of Market and Montgomery sireets, 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, Gustava 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.

LOS ANGELES COUNTY LANDS. RARMING LANDS- IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms-say, one-fourth eash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office. No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim,

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs, LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Citles. Draw direct on London, Dublin, Paris, St. Petersburgh, Amstèrdam, Hamburg, Bremen, Vicana, Leipsic, Sydney, Melbourne, Yokohama; Shanghae, Hongkong,

BOULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU, BEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Washington Street, next door to Magnire's Opera House, San Francisco. Search.

PACIFIC MAIL STEAMSHIP COMPANY, Steamers dispatched from New York, on the 1st, 9th, 16th and 24th of each month, making the trip to San Francisco in 22 days. Steamers dispatched from San Francisco for Panama on the 6th, 14th, 22d and 30th of each month, making the trip to New York in 26 days. Steamers dispatched from San Francisco for Yokohama (Japan) and Hong Kong, (China) conaccting at Yokohama with branch Steamers for Shanghae, on the 3d (o 4th) of each month, and in returning leave Hong Kong on the 14th and Shanghae on the 17th of each month. Time from San Francisco to Yokohama, (or-vice versa) 22 days. From San Francisco to Hong Kong (or vice versa) 22 days. OLIVER ELDRIDGE, Agent.

NOTICE.-THE TAX SALE OF THE OUTSIDE Lands is hereby postponed until the third Monday in October next.

Parties desiring deeds can in the mean time obtain them by paying as sessment and delinquent taxes.

FRANK McCOPPIN, Mayor.

POGER D.- MAGEE, INSURANCE SURVEYOR, 410 California street (three doors west of Bank of California proprietor of the copyright of the Insurance Block Book Surveys.

MICHAEL MEAGHER, NOTARY PUBLIC, OFfice, 418 Montgomery street, between California and Sacramento streets (cast side), San Frangisco. Notes protested, Depositions taken, Instruments acknowledged. Deeds, Mortgages, Powers of Attorney, Leases, etc., etc., carefully and promptly drawn up. ar Loans negotiated. Real Estate bought and sold.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT. No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy: Secretary, P. H. Kenny: Allorney, D. Wm. Douthitt. Deposits received at ONE PER CENT, interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Morigages, Warehouse Receipts Bills of Lading, etc. Office hours from 10 a. m. to 3 r. m., daily; Saturday

* EDEOPLE'S INSURANCE COMPANY - HAVING REMOVED to their new office, No. 16 MERCHANTS' EXCHANGE, California street, are prepared to transact the business of Fire and Marine Insurance, at as low rates as those of any responsible Company. C. F. MacDene-mor, President; John H. Wise, Vice President; H. G. Honner, Secretary. ors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Kel logg, H. W. Bradley, Arthur W. Jee, A. Jacoby, B. Mendessolle, James E. Damon, A. Eberhart, C. E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Horn, Philip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Robert Haight, E. J. Delaney.

TERCHANTS' MUTUAL MARINE INSURANCE ompany of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco, Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold colur. Board of Directors; C. L. Taylor, F. Roeding, Isaac E. Dayls, J. B. Scotchler, A. M. Slmpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, H. B. Williams. J. H. Scotchler, President; Janez Howes, Vice President; F. W. Baylory. Contract President; Janez Howes, Vice President; F. W. Baylory. lent; E. W. Bourne, Secretary. This company is engaged exclusively in

TIRE AND MARINE INSURANCE, THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, H: rbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold-coin. D. J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DUTTON, Viće President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,0-0. Accumulated and invested funds, March 23d, 1806, \$12,247,422.18. Deposit in California (according to law), \$75,000; Depos-Ited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisc Balkers, Messrs, Tallast & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. II. THLLINGHAST, General Agent for the Pacific States and Territories.

OAKLAND REAL ESTATE, FOR SALE BY E. C.

GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY Street, San Francisco. Be Real Estate of every description bought PROPERTY FOR SALE BY CHARLES D. CARTER

(All Property placed in my hands for sale is advertised grate

Inside Property. Lot 50x13736 on Filbert, near Leavenworth... 15-50-Vara and 4 buildings, on Washington, near Stockton. Brick building on ticary, near Kearny..... Good building lot with house, on Commercial, near East. 50-Vara on Greenwich, near Jones.... Three-story building in front, two story building in rear, on Pine Large House and lot corner t'lay and Tay. House and Desirable 50-Vara corner Hyde and Pacific. House and lot on St. Mark's Place, near Stockton ... 50-Vara corner Jones and Sacramento. 2 50-Varas on Taylor, corner Lombard and thestnut Two fine houses and large lot on Post, near Hyde ... Brick house and lot 464 x137 gon Green, near Powell Lot on Montgomery, near Pacific. ... large lot and 4 buildings on Broadway, near Stockton. Desirable residence corner Taylor and Pine..... 50-Vara on Stockton, near Washington Square. magnificent bay-views... Large lot corner Ellis and Jones ... Fine business property corner Clay and Battery, brick building. 45.00 Lot-and four good buildings on corner Mason, Filbert and Scotland 10.50 50-Vara corner Hyde and Lombard, and Hyde and Chestnut... Two-story house on Leavenworth, near Eddy, tine property. Building lot on Fillert, mar Larkin.... Lot 45x68% to alley on Mason, near Chestmit, terms casy ... 50-Vara corner Larkin and Jackson Desirable lot, 87 \(\)

Lot 137 axtee on Filbert, opposite Washington Square... Lot and large brick building on Stockton, mar Jackson. . South of Market Street. Good house, renting for \$60, and lot on west side Stenart near House and lot southeast corner Sixth and Clementina, with firstclass store and house renting for \$100 per month ...

Well improved property on Kearny, north of Washington, ...

Two two-story houses on Mission hear Second, with large lot.... Improved lor, 56x155, on Market near Second, running through to Stevenson .. Two-story house, and lot 25x75 on Tchama, near Fifth. 100-vara lot near P. M. S. S. Co.'s wharf House and lot 25x80, on Seventh, near Mission. Lot 40x137 % on Beale, mar Howard, House and lot 25x50 on Seventh, near Brannau

Lot 50x160 on Harrison and Perry, near Second, on line of Montgomery street extension Lot 34 3 x137 %, on Fifth, near Harrison . . . Large house and lot 25x160 on Mission and Jossle, near Sixth... Lot 80x125 corner Townsend and Clarence (on grade).... Two elegant two-story frame buildings, ten reoms tach, lot 69x

138, north side Folsom between Tenth and Eleventh . .

Mission Property. Lot 50x101, northwest corner Twenty-fourth and Columbia ... House and fine lot 70x72 on Twenty-second, near Valencia... House and lot 50x110 on Sixteenth-near-Dolores Lot 70x391 19, corner Valencia and Fourteenth ... Handsome lot on Market near Sanchez, 50x110... Lot 40x117% on Vicksburg near Twenty-second, to alley. Mich, corner Mission and Eleventh. Double house and deep lot on Second avenue, near Sixteenth stor. 4,500

first class dwelling and lot talx125, on Howard, near Sixteenth .. Lot 122 ex268 corner Howard and Twenty-fourth..... barge lot on Fair Oaks, near Eighteenth ... Large house with good paying business and lot 278 on Mission and 310 on Bartlett, near 22d street—outside tax paid.... Three large lots on Noc. near Nineteenth, each... Lots 29x125 on Hartford, near Twentieth, each. Lot 122 5 x201, corner Twenty-feurth and Shotwell, Lot on Diamond, near Twenty-second, 50x115 4..... Lot corner Nec and Heaver Hax135 ...

Western Addition. O-yara corner Franklin and Tyler.... Lot 67 lex 70 corner Hayes and Fillmore; lot and streets on grade. Double house and large lot on Pine, near Larkin..... 50-yara corner Fulton and Inchanan.... 50-vara on California, near Fillmore; lot graded and street Full block opposite Lafavette Sonare. Good corner lat on Eddy and Pierce, streets improved. Large lot corner California and Buchanan Lot 147 \(\sigma \) 167 \(\sigma \), on grade, corner Jackson and Franklin. improved lot 100xBU% on O'Fairell, near Devisadero ... Corner building lot on Laguna, near O'Farrell. 120 6824 867 52 on Eddy, near Van Ness Avenne. Splendid lot on Brederick, O'Farrell and St. Joseph sts three corner 50-varas on Baker, Fifbert and Greenwich, each... First class house and large lot corner (ak and Octavia...... Corner 50-yara opposite Jefferson Squar 0-vara corner Turk and Pierce.... Large lot on Devisadero, Broadway and Vallejo. of 80x90 on Devisadero, near Geary.....

Lot öavker corner Post and Baker. Desirable let on Tyler, near Larkin, 67% frontage. Outside Property. Two beautiful blocks in the Excelsior Homesfead . Lot alongside Eoff's rare-track and Scal Rock road...... Cheap lots in O'Neil & Haley Tract ... Desirable lets, corners and middle lots in Fairmount Tract.... Lange corner lot in Fairmount Tract. 5 lots in Pleasant View Homestead Lots in San Mignel Homestead.
Full size corner lot in University Homestead. acres choice land in Oakland.....block in West End Map 2, and several buildings.....

BURENCH SAVINGS AND LOAN SOCIETY, 551 COMMERCIAL STREET (UP STAIRS). G. MAIIE, Director Louns made on real estate and other collateral securities at current rate

Choice lets in Gift Map 2.
Original lot University Homestead.....

Chas D. Carter's Real Estate Circular

FOR THE MONTH OF SEPTEMBER, 1869.

No. 11.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. SALES FOR THE MONTH OF SEPTEMBER.

Vol. III.

Table showing the Number and Value of Sales of Real Estate Table showing the number of Mortgages taken and Releases made made in all Sections of the City and County, in September, 1869. -by Loan Societies, Insurance Companies and Private Indi-viduals, during the month of September, 1869.

Section.	No. Sales.	Amount.	vid
My Varas	66 - 31	\$380,162 = 181,819 	By w
ath Beach etero ession Addition estern Addition omestead Associations utside Lands at Blackmail and Skeloton Titles	76- 68- 40- 98, 31-	43,000 329,272 - 139,253 - 112,629 - 51,425 - 111,120 - 100	Private Hiberni Clay St French German
	423	\$1 424 087	Buildin San Fra Fireman Union

The real estate sales made upon some of the days of last mouth were very insignificant indeed. The value of the deeds recorded upon the 27th ult. was only \$2,425, and yet the total transactions exhibit an increase over the sales of August of 48 in number and \$284,671 in amount. The market is still very dull. No description of property sells freely, but, of course, outside, unproductive property moves off the most slowly. In spite of this dullness, however, holders are very

firm in demanding old prices. Would-be buyers complain loudly that they can find no "bargains." We have heard of a few cases where outside lots and property at South Beach, on a filled-in swamp, were sold at lower prices than they would have brought four months ago. The sellers were in immediate need of money, and they sacrificed a little rather than borrow at 11, per cent. The total number of these sales was less than a dozen. We cannot see any evidence of a fall in prices. Less than twelve sales having been made at reduced prices, out of a total of 423 transactions, in a month in which the monetary pressure occasionally amounted almost to a panie, is a decidedly good indication of continued confidence in real estate. Nearly every kind

of business is very dull, and, of course, real estate sympathizes with the general inaction; but it holds its own astonishingly-far better, indeed, than we had a right to expect. in view of the fact that prices had been running up faster than they ever did before, for about one year previous to the

first of June. The sales in the fifty and hundred varas last month were larger, in both number and value, than they were in August. The city slip and water lots sales showed a decline. The Polrero transactions were very brisk—the increase being 35 in number, and \$264,125 in value. The Mission sales. show a reduction of 12 in number, and of \$6,773 in amount Transactions in Western Addition property were duller—the reduction amounting to 14 in number, and the large sum of \$85,731 in value. Owing to the fact that an unusual number of homestead division deeds were recorded last month, the figures of the homestead association transactions exhibit a large increase, amounting to 53 in the number of deeds, and of \$18,523 in the value they represent. Homestead shares are very dull of sale now. Many of them are offered at discounts of 20 to 50 per cent, upon the amount paid in, and yet buyers are searce. On every occasion when dullness overtakes the real estate market, shares in even the best homestead associations are sure to be the first to suffer. Owners, in the most of cases, will do better by holding than they will by selling. If they sell now at a discount, the most of them will regret doing so when the present depression has passed away. Outside land sales were duller last month than they have been since December of last year. Buyers for out-

side property are very scarce. Many of the loan societies are still exacting 11/4 per cent. per-month, both from new borrowers and from those who wish extensions on matured loans. Of course this shaving system helps to increase the prevalent dullness, and also causes some property-holders to sell at reduced prices, rather than give the banks the benefit of the shave.

Since the Pacific Railroad was opened probably seven hundred of our merchants and capitalists have visited the East, of which number about three hundred are now there. Their absence has a decided influence in keeping business dull. While they are away, of course none of their money is invested in new enterprises or in real estate.

Sale of Ontside Lands.

A large sale of outside land was held on the 28th ult. The property fronted on the north side of the "Great Park," which is yet a sand desert, however. The lots lie between B and D streets and Twenty-first and Thirty-fifth avenues, as laid down on the new map. There were about twenty-five full blocks sold. Blocks 600 by 240 sold at an average of about \$1,100 a block. This is not a high price, but the location is a bad one, the grades being high and the land utterly inaccessible and barren.

LEASE OF THE OLD CALVARY CHURCH PROPERTY.—The new three-story brick building now being erected on the half 50-vara lot on Bush street, where old Calvary Church formerly stood, is to be leased, we are told, to a wholesale furniture dealer. The rent is to be \$1,500 per month, and the lease

MORTGAGES AND RELEASES.

By whom taken or released.	MO	RTGAGES.	RELEASES.			
	No.	Amount.	No.	- Amount.		
Private Individuals	93	\$315,733	51	\$122,334		
Hibernia Sav and Loan Society	67	199,950	_10	45,400		
Clay St. do. do.	=29	244,900		57,300		
French do. do.	2	10,750	1	13,000		
German do. do.	11	80,500	. 4	7,700		
Odd Fellows'do	- 11	-68,300		,100		
Building and Loan Society	21	15,775	7	5.025		
San Francisco Savings Union.	5	. 20,000	- 4	U.S.		
Fireman's Fund Insurance Co.						
Union do.	1	700				
Pacific do.	1	1,000	2	10,000		
Occidental do.	1	1,000				
California do.				*** *** * *		
City B'k of S. L. and Discount	4	1,950	2	375		
Totals	246	\$961,358	86	\$261,134		

Real estate is carrying more than its own burdens at pres-Many merchants whose business is extremely dull, and who are therefore unable to meet their obligations or borrow money on the usual collaterals, have been mortgaging portions of their real estate. They can borrow upon it at 1@114 per cent., while upon commercial paper 11/2@21/2 per cent. has been exacted. To say that money was tight, does not half express the searcity that was experienced upon many of the days of September, especially on Saturday, the 25th ula Under these circumstances of course, the mortgages of last month were larger than those of August, and the releases less. The deficit between the mortgages and the releases of August was \$475,447. The deficit last month was larger, amounting to \$700,224. This is an exceptional state of affairs, and was caused, as we have said, by an unusual pressure for money upon real estate securities.

The savings banks are loaning sparingly at one per cent, the payments being required in monthly installments. They give decided preference to inside property which is productive. When real estate was brisk, the societies willingly loaned 50 to 70 per cent, upon the market price of property inside and outside; now, as a rule, they refuse to loan more than 25 per cent. of the market value. Flat loans are not often granted, and those banks which do grant such loans

exact 114 per cent. Property owners, whose mortgages have lately matured. still complain that they are refused extensions by many banks, unless they pay 11/4 per-cent. We have already spoken in condemnation of this course. The banks which pursue it really injure themselves, and are acting as bears in the real estate market.

Fifty part eash sales were made last month. Mortgages of the value of \$142,092 were created-by-these sales.

Another New Pavement.

The Scrimshaw pavement is being hid on Fifth avenue. New York, and Bedford avenue, Brooklyn. It is a concrete payement, and is esteemed as a rival of the Nicolson pavement, being far more durable, affords a handsome appearance, and is a more agreeable road for travel. If it should be found o possess these qualities, it certainly will prove the chosen street pavement of the day. It consists of a foundation of stone, laid similar to the cobble or block pavements. The earth and sand being carefully swept from the interstices of these stones, a layer of gravel and asphalt, mixed with coal ashes, is spread over the surface, and the whole rolled down with heavy rollers. Successive coats of fine gravel, asplmit and coal ashes complete the work. Each coat is lieavily rolled down as applied, and the only thing to be desired in a road so agreeable is durability. ____

---Street Widening in Chicago.

The important work of converting State street into the Broadway of Chicago, by widening it to the liberal width of 100 feet, from Madison street to Twenty-second, a distance of two miles, is now actually about to commence. The Board of Public Works have estimated the value of the buildings standing on the land proposed to be condemned, and the value of said buildings to be removed, as standing on the west 27 feet of each of the lots condemned—the widening thus all being from the east side of the street.

THE PRICE PAID FOR A LEASE.—The proprietors of the Occidental Hotel paid, we are told, \$5,600 to the lessee of the two old frame houses, adjoining the hotel on the south. The lease had only five months to run. One of the occupants of the houses, who rented from the lessee, gave much trouble. He claimed that he had a verbal agreement with the latter, to the effect that he might occupy the house until the lease was up. When the lessee sold out his interest in the lease, for the handsome sum named, the sub-tenant thought he ought to have a little of the pic, and not getting any, he ut first refused to move out; hence the trouble.

The Lumber Market.

We note a slight improvement in demand for lumber, at the close of September, over that of August. The receipts from the mills have been heavy, and will continue large so long as the weather is favorable. Experience has taught lumbermen the necessity of pushing forward their lumber before the southeast storms commence; consequently all lumber produced by the mil's has been shipped, and the market is overstocked. The demand-in-winter-is, however, nearly-as-good as in summer; and the prospect of workingmen soon adopting the ten-hour system of labor again, will cause more work to be done, and relieve the market of its surplus. We quote

By the Cargo. - Dressed redwood lumber, \$32 50@35 per thousand; rough, \$18@20; Puget Sound pine flooring and stepping, \$30@3250; planks for street work, \$18; assorted scratling and other building material, \$18@\$20; timber, -1=/1 reucing, \$22.

A! Relail, - Red-wood lumber, dressed, \$35@40 per thousand; rough, \$22.50. Puget Sound pine flooring, \$35; street planks, \$20; assorted scantling and other building material, \$20@22.50; fencing, \$22.50@25.

The San Joaquin Valley Railroad Company, of which Gov. Stanford is President, lately proposed to the Common Council of Stockton to build 75 miles of railroad from that town, in a southerly direction towards Visalia, the condition being that the city of Stockton should issue \$300,000 in city bonds to the company, when the length of road mentioned was placed in running order. This proposition was accepted by the Council, and the work will be forthwith commenced. Thirty-five miles of the road are to be completed in one year. Gov. Stanford and those associated with him can, and no doubt will, put the work through faster and better than any other corporation could on the coast. We congratulate the people of Stockton and the farmers of the San Joaquin Valley on the prospect of having a railroad built that will so much benefit them-a road that will run, through one of the richest and most extensive agricultural districts of the State. This road is to form part of the through line that will connect Oregon and Northern California with the Southern Pacific Railroad and the southern counties of this State.

First-Class Lots for Sale.

Lot 821/x871/2, corner of Ellis and Jones; ready for building. and all street improvements made; neighborhood, first-class. Lot 45x90, corner Howard and Russ (between Sixth and Seventh). Lot 80x90, corner of Mission and Eleventh. Lot-45x1371/2 on Beale, near Howard. Lot 50x160, to rear street. on Harrison, near Third. Quarter 50-vara on Fifth, near Harrison. Lot 130x250 on Guerrero and Fair Oaks, near Twenty-fourth; beautiful location. Lot corner of Eddy and Pierce streets; improved. Quarter 50-vara on California. near Fillmore; lot filled in and street improved; only \$1,600.

Good Investment on Jackson Street,

We have now on hand a lot fronting 47 feet on Jackson street, and running back to Clark street, on which it fronts 67 feet. This property is near Front street, and is leased for \$125 per month, free of taxes and all other expenses. The present occupant has been the lessee of the property for twelve years. It can easily be leased for more than the presentrent. Price, \$17,500.

A New Face on an Old Bullding.

The value of paint and ornamental gingerbread-work is well illustrated in the greatly improved outside appearance of the building on the southwest corner of Clay and Montgomery streets. Formerly it was a very plain structure; now, externally, at least, it is as showy and handsome, almost, as any along the line of Montgomery street. The cost of the improvement was about \$8,000.

----Sale to Admiral Farragut.

Admiral D. G. FARRAGUT'S name appeared on the records on the 6th ult,, as the purchaser of a piece of property on the north side of Harrison street, 500 feet west of Fourth, having a frontage of 50 feet by a depth of 85 feet. The consideration was \$6,000.

DESIGNBLE Houses.—We have for sale first-class houses and lots on Leavenworth near Eddy; on Eddy near Leavenworth; on Pine and Taylor; on Geary near Kearny; on Clay near Powell; on O'Farrell and Hyde; on Ellis near Jones; on Mission near Second; on Seventh, near Mission, very cheap. Half 50-vara and two elegant dwellings on Folsom, near Tenth. Two two-story houses and double lot on Second Avenue (60 feet wide) near Sixteenth. Price, \$4,500 only.

LARGE SALE ON BROADWAY, N. Y.—The following sale was lately made on Broadway, New York: west side Broadway, 151 feet south of Houston street, 25 feet front by 200 in depth, to Mercer street, \$200,000—\$8,000 per front foot.

DESIRABLE PROPERTY.—House of twelve rooms, and lot 25x 137 % on Ellis street near Taylor, for \$8,000.

A Speculation.—Two first-class large three-story dwellings with lot, 40x1371/2, on Post, near Hyde, \$13,500; rent for

STOCKTON STREET PROPERTY.—We have several pieces of very desirable paying property on Stockton street, between Jackson and Vallejo. Will be sold chenp. SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM AUGUST 26th, TILL SEPTEMBER 25th, INCLUSIVE.

[Norg.-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 these desirous of learning the value of improvements can do so by an inspection. None but bona fide sales are given.]

North of Market Street.

	,
West side Montgomery, 25 feet south of Union, south 25x70	\$750
East side Stockton, 67 feet south of Filbert, south 25x137 %; sold in April last for \$4,500, now resold for same price	4,500
Northwest corner Taylor and Jackson, north 34 5 x 195 feet	4 100
North side Filbert, 91 1-6 feet west of Mason, west 23x120 Southeast corner Union and Battery, east 25x120 feet	$\frac{-2,150}{12,000}$
North side Union, 46 feet east of Dupout, east 23x69	1 706
South side Union, 91% feet east of Larkin, cast 46x67% North side Green, 107% feet west of Powell, west 30x90; sold Feb-	
ruary, 1867, for \$3,200; August, 1868, for \$4,000, now resold	-
North side Vallejo, 160% feet east of Montgomery, east 22%x137%;	4,350
also, west side St. Mary's street, 179 feet south of California.	- 1
South 27 1/2 1.75 1.6 feet west of Taylor, west 25x120	000ټو 6 :ـــ 3,000
South side Commercial, an feet west of old line of Kearny west	
North side Sacramento, 18314 feet east of Hyde, east 3414x13714;	10,560 3,000
Same as last described resold for	4 500
Northwest corner California and Selma Place; west 30 1-12x55; sold April, 1868, for \$7,500, now sold for	8,000
Northwest corner California and Jones, west 68% v137% feet	6 000
South side California, 137% feet west of Jones, west 43%x137%; sold April, 1868, for \$2,500; November, 1868, for \$3,100, now	
sold forSouth side O'Farrell, 112% feet west of Taylor, west 25x62	3,000
Southeast corner Turk and Hyde, east 62 kx87 k	3,800 8,800
South side Turk, 87 % feet east of Hyde, east 50x137 %	7 000
South side Turk, 62% feet east of Hyde, east 25x87%	3,000
South of Market and East of Ninth.	
Northwest corner Second and Jessie, north 23x571/4 feet; sold March last for \$20,000, now resold for	22,000
Northeast corner Sixth and Channel, northeast 45 4x137 % feet Northwest side Mission, 150 feet southwest of Fourth, southwest	8,000
25x90; Subject to a mortgage	-9,000
South side Mission, 50 feet west of Eighth, west 25x80	5,500
North side Howard, 175 feet east of Ninth, east 25x165 to Natoma:	8,000
also, north side Howard, 200 feet east of Ninth, east 25x90. These two lots sold in March, 1868, for \$5,360, now resold for	0.000
North side Folsom, 378 1-12 feet west of Fourth, west 3442 160	9,000 13,000
North side Harrison, 500 feet west of Fourth, west 55x85 Southeast corner Bryant and Decatur, east 25x63	6,000
South side Townsend, 510 feet west of Second, west 45x195, to	2,300
Olney Place	8,000
Mission Addition and Beyond.	
South side Seventeenth, 352 feet east of Dolores, east 45x228; sold July, 1868, for \$3,000; March, 1869, for \$4,500, now resold	-
South side Twentieth, 375 feet east of Guerrero, east 25x230, to	4,900
Liberty street	2.500
South side Twentieth, 150 feet east of Guerrero, east 25x115	1,200
South side Twenty-first, 350 feet east of Guerreros east 25x111; sold August, 1869, for \$1,200, now sold for same price	, 1,200
South side Twenty-fourth, 50 feet east of Dolores, east 75x100. — North side Twenty-sixth, 85 feet west of Guerrero, west 40x65.	3,000
Southeast corner Mission and Twenty-first, south 65x122 % feet	1,000 6,500
Northwest corner Mission and Twenty-second, north 50x125 feet. Northwest side Folsom, 205 feet from Tenth, northeast 34 18x138	-6,000
Northwest side Folsom, 136 feet southwest of Tenth, southwest	9,000
34 1/38	9,000
sold May, 1868, for \$350, and March, 1869, for \$750, now re-	
Southeast corner Potrero avenue and Nevada, south 100x125 feet.	813
Same as last described resold for same price.	6.450
West side Guerrero, 218 feet north of Sixteenth, north 30 by an average depth of 119. Lot sold February, 1867, for 825, and	
April, 1869, for \$3,000, now resold for	3,200
50x100	2,400
Southwest corner Dolores and Twentieth, south 26x105 feet	1.550
East side Dolores, 25 feet north of Twenty-first, north 75x92 k (sale made in June last)	1,500
East side Sanchez, 86 feet north of Jersey, north 28x75	675
Western Addition.	_
Southwest corner Larkin and Green, south 40x87% feet Northeast corner Octavia and Broadway, 50-vara; also, southeast	4,000
corner Octavia and Broadway, 50-vara. These two 50-varas	
were sold in May, 1867, for \$3,000; in August, 1868, \$7,000, and in February, 1869, for \$12,000, now sold for	14,000
West side Devisadero, 55 feet south of Geary, south 55x80; also,	13,000
west side Devisadero, 110 feet south of Geary, south 27 % x90. Sold August, 1868, and May, 1869, in two subdivisions, for	à
\$2,331, now sold for	2,500
Southwest corner Green and Buchanan, 50-vara; sold April, 1868, for \$3,000; September, 1868, for \$3,250; now resold for	5,000
Northwest corner Pacific and Fillmore, west 207x1281; also, east	
side Steiner, 12814 feet north of Pacific, north 13714x275 South side Sacramento, 18014 feet west of Steiner, west 2514x120;	20,000
sold January, 1868, for \$400, and February, 1868, for \$500,	800
now resold for	790
sold April, 1869, for \$13,500, now sold for	14.000
South side California, 112% feet east of Polk, east 25x137%; sold January, 1868, for \$1,800, now sold for	3,500
Northwest corner California and Broderick, west 821/2x771/2	1,875
	7,042 21,500
North side O'Farrell, 123 feet west of Scott, west 27x1371; sold May, 1868, for \$750, now resold for	1,000
North side Ellis, 137% feet east of Scott, east 54 11-12x137%	2,300
South side Ellis, 120 feet east of Scott, east 30x75	1,200 5,000
Northwest corner Turk and Gough, west 50x137½ feet South side Fulton, 110 feet west of Laguna, west 27½x120	5,000 1,600
Northwest corner Turk and Gough, west 50x137½ feet South side Fulton, 110 feet west of Laguna, west 27½x120 North side Hayes, 137½ feet east of Fillmore, east 111¾x137½	5,000 1,600 8,000
Northwest corner Turk and Gough, west 50x137½ feet	5,000 1,600
Northwest corner Turk and Gough, west 50x137½ feet	5,000 1,600 8,000
Northwest corner Turk and Gough, west 50x137½ feet	5,000 1,600 8,000 2,225
Northwest corner Turk and Gough, west 50x137½ feet	5,000 1,600 8,000 2,225 8,500
Northwest corner Turk and Gough, west 50x137½ feet. South side Fulton, 110 feet west of Laguna, west 27½x120. North side Hayes, 137½ feet cast of Fillmore, cast 111½x137½ South side Page, 55 feet cast of Octavia, cast 27½x120. North side Haight, 137½ feet west of Fillmore, west 137½; north 177; east 138; south to beginning; sold May last for \$8,500, now sold for same price	5,000 1,600 8,000 2,225 8,500 1,500 500
Northwest corner Turk and Gough, west 50x137½ feet. South side Fulton, 110 feet west of Laguna, west 27½x120. North side Hayes, 137½ feet east of Fillmore, east 111½x137½ South side Page, 55 feet east of Octavia, east 27½x120. North side Haight, 137½ feet west of Fillmore, west 137½; north 177; east 138; south to beginning; sold May last for \$8,500, now sold for same price. **Miscellaneous Sales** Lota 6 and 7, block 3, Mission Table Lands Lots 90 to 99 inclusive, Holladay Map A Lot 41, block 166, Central Park Homestead. Lot 14, block 159; lot 15, block 1030; lot 15, block 363; South San	5,000 1,600 8,000 2,225 8,500

Lots 25 and 26, block 119, Central Pacific Homestead.

Lot 24 Precita Valley, Harris Map 2.

Lot 10, block 401, South San Francisco.

South side Russell, 80 feet west of Hyde, west 20x60.....

13, Tract 2, S. R. W.....

Lots 1,445, 1,447, 1,448, 1,449, 1,450, Gift Map 2......

Northeast corner Hammond and Olney Place, north 62 1/2 x 45.

West side Gardner Alley, 46 feet north of Post, north 23x50

The northeast 5 of Section 24, and west 5 of southeast 5 of Section

East side Himots, 125 feet south of Napa, south 25x100......... Lots 15 to 20 inclusive, block 169, O'Neili and Haley Tract.....

South side Liberty, 150 feet cast of Guerrero, east 75x115

Commencing at intersection northwest line Old San Jose Hond, and southeast line San José Road, at San Mignel Station,

southwest 500 feet, northwest 320 northeast to beginning. . North side Jessie, 500 feet west of Seventh, west 25x75; subject to niortgage.... Lots 7 to 14 inclusive, block 169, O'Neili & Haley Tract..... Block 402, Golden City Homestead... North side Clementina, 362% feet east of Fourth, east 62%x80... Northwest corner Mariposa and Missouri, north 62%x100... Lot 7, block 268, South San Francisc Lots 39 to 40, block 250, O'Neill & Haley Tract Southwest corner 11th Avenue and P street, south 100x300, O'Neill

Lots 1 to 9 inclusive, block 212, O'Neill & Haley Tract. Lots 1 and 2, block 250, O'Neill & Haley Tract... Lots 1, 2, 3 and 4, block 226, O'Neill & Haley Tract.... Weest side Union Place, 74 feet south of Union street, south 21 2-12x58*; (undivided 14) Same as last described resold for same price..... Lot 65, Fairmount Homestead.

Lot 11, block 236; lot 2, block 364, Golden City Homestead..... Lots 41 to 45, block 250, Q'Neill & Haley Tract Lots 9, 10 and 16, block 226, O'Neill & Haley Tract... Lots 19, block 226, O'Neill & Haley Tract... Lots 1 to 12, block 181, O'Neill & Haley Tract..... Northeast side 12th Avenue, 175 feet northwest of F street, north, west 50x100, South Sau Francisco......... Lots 16 and 17, block 212, O'Neill & Haley Tract, Lots 22, 23 and 24, block 181, O'Neill & Haley Tract

block 13; lots 13 to 36 inclusive, block 130, O'Neill & Haley

North side Liberty, 150 feet east of Guerrero, east 62 kx115..... Undivided & Precita Valley Lot 397... Lots 21, 22, 23, 24, block 169, O'Neill & Haley Tract..... Lots 17 and 18, block 226, O'Neill & Haley Tract..... Lots 19, 20, block 19, Fairmount. North side Valley, 434 feet east of Dolores, east 26x114... Lots 13, 14, block 226, O'Neill & Haley Tract. Lots 33, 34, block 181, O'Neill & Haley Tract. Lots 25 to 32, block 181, O'Neill & Haley Tract. Lots 47 and 48, block 250, O'Neill & Haley Tract.

Block 128, O'Neill & Haley Tract.... North side St. Mark's Place, 70 feet east of Stockton, east 22 kx60. Lot 46, block 250; lots 20, 21, block 226, O'Neill & Haley Tract.... Same as last described resold for ... Southwest side Geneva, 1921/2 feet southeast of Brannau, southenst 27 3x64..... West side Mississippi, 150 feet north of Mariposa, north 25x100. Lot 48, block 226, O'Neill & Haley Tract.... West 14 of lot 7, block "C," Railroad Homestead

Lots 18 to 24 inclusive, block 212, O'Neill & Haley Tract...... Lot 12, block 212, O'Neill & Haley Tract.... Lot 8, block 100, University Tract. North side Minna, 70 feet east of Ninth, east 20x80. East side 1st Avenue, 215 feet south of Fifteenth street, south 35x81 Lots 13, 14, 15, block 212, O'Neill & Haley Tract..... Lot 208, block 207, Central Park Homestead..... Lot 9, block 96, Central Park Homestead Lots 19, 20, block 31, Lakeville ..

Lots 22, 23, 24, block 226, O'Neill & Haley Tract Lots 7, 8, block 250, O'Neill & Haley Tract West side North Avenue, 25613 feet north of Courtland, north 25x140 (Cobb Tract). East side Stevenson, 285 feet north of Twentieth, north 25x80 Lots 1 and 8, block 71, Excelsior Homestead..... Lots 128 and 130, Gift Map 1. Lot 14, block 362, South San Francisco Blocks 129, 135, 180 (except lots 36, 37); lots 12 to 37 inclusive

Northeast side Hampton Place, 213% feet southeast of Folsom street, southeast 2014x55. East side Ritch, 175 feet south of Folsom, south 25x80. North side Silver, 275 feet east of Third, east 25x70 (undivided 3) Lot 6, block 403, South San Francisco..... Lot 7, block 5, West End Map 1Lot 3, block 472 Golden City Homestead Block 334, O'Neill & Haley Tract..... Lots 39, 40, 79, 80; 59, 90, Central Homestead. Lots 3 and 4, block 250, O'Neill & Haley Tract....

North'side Tehama, 162% feet east of Fourth, east 25x70.

Lots 6, 7, 8, 41, 42, 43, block 226, O'Neill & Haley Tract...... Lots 5, 6, 7 and 8, block 312, O'Neill & Haley Tract .. Lots 15, 18, 1,520,-1,522,-1,524, also fractional lots 1.519, 1,521,-1,523, Gift May 2... Lot 129, Academy Tract. North side Jessie, 180 feet west of Sixth, west 25x75... South side Byington, 116 feet west of Webster, west 22 1/x52 Lot 2, block 149, South San Francisco... Subdivisions 2 and 3, lot 9, block 423, South San Francisco.

3,600 565

South side Lafayette, 1251; feet east of Mission, east 251; x90.... North side Minna, 4121/2 feet west of Fourth, west 25x80 ... Portion of block 401, Golden City Homestead West side Dublin, 150 feet north of Russian Avenue, north 25x:00, Lots 1 to 9 inclusive, and 40 to 48 inclusive, block 503 Haley Pur-

Subdivision 1, lot 9, block 423, South San Francisco..... North side Natoma, 225 feet east of Sixth, east 25x80. East side Jersey, 325 feet south of John, south 25x100.... Dairying Profitable.

> circumstances more profitable than dairying, has been proven a fallacy in the experience of many of our farmers, particularly in Monterey and Marin counties, we still continue to import butter and cheese in large quantities. Eggs, too, were lately brought in quantities from the East. Under such circumstances is it any wonder that money is scarce? It will continue to be so, too, so long as we allow-people abroad to send us articles which we can and ought to produce at home. Dairying, of course, ought not to be pursued as a business on the choicest wheat land, because such land is too high priced: but there is plenty to be had at \$20 to \$45 per acre, seventy-five to one hundred and fifty miles from this city, on which dairying will pay handsomely. All farmers should keep some cattle

Although the old belief, that wheat raising was under all

and hogs. They increase amazingly-compound interest does not increase faster. Many farmers have discovered lately that there is more money than the majority of people dream of, in keeping dairy cattle and taking care of them. Those who fail to make them pay are those who neglect to feed and attend to them properly: who think that eattle can pick up a living, and get along anyhow. The truth, however, is, dairy eattle need especial care and culture; the more of both is bestowed upon them, the better they will yield. Dairying pays, and it enriches the land; wheat has paid, but it robs the land, and

them to supply the home market fully. -Broadway to be superseded by Fifth Avenue.-They begin to think in New York that Fifth Avenue will yet become a first-class business street and supersede Broadway.

each year makes it poorer. Our farmers should turn their

attention more to butter and cheese making, because enough is

not now raised for home consumption, and because it will pay

Unnecessary Grading.

Streets are graded most unnecessarily at the Western Addi tion. Property holders are put to heavy expense for street work in the vicinity of Lone Mountain, where, in many pla ees, the houses do not number one to each block. The streets are graded and very poorly macadamized with rotten blustone. The lots are not fenced in, and the sand on them quickly drifts over the streets and renders them impassable. Win. ter rains, too, do much damage. The general calculation is that the streets thus opened require to be re-graded the end of every two years. Although so much has been spenton improvements in the Western Addition; there is not one of the streets leading west that is in good condition for vehicles. Bush street is, perhaps, in better condition than any other, yet it is covered with sand in many places, especially on the hill between Franklin and Gough. Turk street is level, and drive ing on it would be easy for horses, but that the Lone Mountain Railroad Company has been allowed for years to keepthe street impassable in many places, between the tracks.

The grades of many of the streets bounded by Lagung, Stein er, Post and Tyler streets, are now much too low, and will have to be raised. For instance, the fall on Post street, between Devisadero and Webster streets-five blocks of 4121/2 fee each-is only ten feet, or two feet to each block. The fall on Turk street, between Steiner and Laguna-four blocks-is only eight feet, or two feet to each block. The whole of the district first-named is in the same condition: Of course sewers will be of no use in such a locality, and in winter it will be covered with water. When it-becomes thickly settled, the grades willhave to be raised, or it will be one of the most unhealthy por tions of the city. If the attention of the street superintendent and contractors was turned to keeping inside streets in good condition, and to increasing the number of sewers in closely built streets, the public would be much more benefited than it now is, and thousands of dollars which go to outside street contractors would be saved. It is not, of course, expected that common sense or economy will ever be introduced into the management of our streets: still a pretense might be made of respecting their dictates.

Forest Parks and Tropical Gardens in San Francisco,

That one must go abroad for news is well illustrated by the following extract from the Brooklyn (N. Y.) Union. Whether the allusion to our forest parks and tropical-gardens is intended as a sarcastic dig at the members of the Ring in the Board of Supervisors, who located our future park in a sand desert, we are unable to say. It is good however, and so also are the remarks about our boulevards and their classic drives. The Union says:

"The boulevard system as developed here is to be applied to the metropolis of the Pacific. We hear already of the Forest parks and Tropical gardens of San Francisco. With the wonderful elimate and resources of the locality, there is no reason why they should not in time surpasss everything else of the kind. There are the Boulevard San Francisco, the Boulevard-San Bruno, the Boulevard San Jose, the Boulevard San Miguel—all so new and strange, and yet credibly promising to occupy their places with the grand and classic drives and thoroughfaires of the older centres of population in the great cities of the world. And who will question at? There is not a doubt that San Francisco must double its population (at present some two hundred thousand) every three years until it shall reach a million and a half."

A Desirable Immigration Enterprise.

An effort is being made by a number of prominent and reliable citizens, to form an International Immigrant Union, the chief object of which will be to encourage the immigration of Germans and Swedes to California. The people of these nationalities are as patient, industrious, frugal and use ful as any that are landed on the shores of the United States, and the settlement of a few thousands of them in California would be most desirable. They would turn chances to immediate account that your old Californian turns up his nose at. We will never get down from our high horse of '49 extravagance: we will never be satisfied to work patiently for such profits as other people are content with and grow rich upon, until strangers step in and take away half our present opportunities from us. When they have taken away one-half and demonstrated to us their value, then we will be satisfied to take up the other half and turn them to account. Let us aid this immigration movement in every way in our power. If legislative aid is needed, it should be granted, under proper

A New Pavement.

The city of Milwaukee is putting down a kind of pavement which is described as follows: The old pavement having been removed, the earth is cut to the requisite depth to secure the proper grade for the surface. After the groundwork is thus prepared, it is covered with common inch pine board. Upor this foundation Norman pine plank, two by six inches, are laid, edge up and spiked together. The planks, being green, are readily sprung to the internal curve of the roadway, and then are spiked. The pavement, when completed, will be covered with fine gravel, which will fill any remaining crevices in the surface.

Great Real Estate Dullness in New York,

A New York paper of August 21st informs us that the real estate auction market was then wholly inactive. It further says: The market has not a feature worthy of being reported. There is no property offered, and in all probability if there were, the sale would be unattended. Whatever may be said of declining rents and a diversion of taste in favor of new localities of business, we hear of no abatement in the value of lots. At prigate sale, there is no more activity than at auction. Inquiries are by no means frequent, and purchasets are yet more rare. The copious entalogues of the brokers and nounce nearly half the city to be sold or let, and as these have the impress of authentic documents, it appears that notwithstanding the occasional scramble for real estate, the sellers just now greatly outnumber the buyers. This state of things, however, will probably terminate with the summer. Brooklyn the sale of real estate is also suspended.

A Great Bargain. 15,000 Acres of Land for Sale near

We have now on hand 15;000 acres of land, within 31/2 hours' traveling time of San Francisco, and within five miles of a railroad, which we will sell for \$75,000, or \$5 per acre. \$15,000 cash only is required, and the balance on time, at seven per cent. per annum. The improvements all go with the and, and they are worth a large amount of money. 5,600 acres are fine level valley land, of the best quality for wheat raising; a large portion of the tract is rolling land, on which the best quality of wheat can also be produced. There is plenty of fine timber, such as pine, redwood, fir, hemlock and arge quantities of cord-wood. There is a quarry of fine white sandstone; also a slate quarry, which will pay well. There are also the following improvements: A large dwelling house, with the necessary itensils for dairying; 40,000 vines, producing the very best champague wine; also a wine press and other fixtures; a large blacksmith shop; a large sawmill. made to go by steam or water power; also large barns, granaries, &c., &c. The whole ranch is abundantly watered by the tributaries of a large river, and can be easily divided into smaller tracts, so as to give associated purchasers a portion of each kind of land. In ten years, this property, with ordinary care, will be worth half a million of dollars. There is not, probably, a better investment in the State to-day.

contractors and Street Assessment In the chronic war between some street contractors who continually endeavor to get ahead of lot owners, and those property owners who regularly try to evade payment for street aprovements altogether, some-very sharp practice is includged in. One of these cases was lately decided by our Supreme Court. The decision was in favor of the contractor. He had performed work upon a street. One of the lots was assessed to unknown owner on the street superintendent's book. The owner of the lot lived upon it, and knew very well that the work-was done, and that he was liable for his proportion. He tried to evade payment on the ground of the ndefinite manner in which his lot was assessed. This plea. was rejected, and he was ordered to pay up. It was decided to be his business to pay for the work done, no matter how it was assessed. In this case public sympathy will be with the contractor, who successfully defeated an attempt to cheat him of his dues. .

Irou Buildings and Earthquakes.

The building lately creeted on the southeast corner of Clay and Leidesdorff, and the one now being put up on the north east corner of California and Sansome streets, are constructed mo-tly of iron. The object in using metal so liberally we presume, is to make the building earthquake proof. Thomas Ogg Shaw, formerly a seller of agricultural implements here, was lately in this city. He came out from New York representing some pairties there who have a patent for the erection of iron buildings, upon a plan which it is claimed will successfully withstand severe shocks of earthquakes. We do not know what merit there may be in this patent, but its present cost will prevent its general adoption, even if it has all the merits claimed for it. We are told, for instance, that an iron three story building, erected upon this plan, having a frontage of 30 feet by a depth of 50 to 60 feet, would cost \$30,000, or \$1,000 per front foot. No property in this city would pay anything like a fair income rate, if the building cost such a large amount of money.

The Outside Land Tax.

It is proposed to again extend the time for the payment of the outside land tax, because of tightness in the money market. Having had the time of payment once postponed for a long period, we think the outside tax delinquents have had as much done for them as they can reasonably expect. If their time for payment should again be extended, those whose municipal taxes are now due, might with full as much justice claim that they also ought to have an extension sons wish the time for the payment of the outside land tax postponed, not because of inability to pay their quota, but because, as we before remarked, they have an indefinite idea that some plan may be devised to evade payment of the tax altogether. If it is right that this tax should be paid at all, the sooner it is all collected and the outside land question settled, the better it will be for outside land owners themselves. With perfection of title, and the payment of all liabilities, the value of the land will greatly increase. While the present muddle continues, few care to invest.

Value of our Real Estate.

The assessment roll of the city and county of San Francisco, for the fiscal year 1869-70, has been completed. The real estate, with the improvements thereon, is assessed at \$69,595,-501. Last year the total real estate assessment was \$63,576,-179; the increase for this year is therefore \$6,019,322. This advance is mainly due to the regular assessment of taxes on the outside lands. The assessed value of our real estate is about one-third its market price. Reckoned upon this basis, the selling value of the real estate of the city and county would be \$208,786,503. The tax rate this year was fixed by the Board of Supervisors at \$3.08 on each \$100 of the assessed valuation. This rate places the fotal tax on our real estate at \$2,142,935. This is a terrible price which property owners pay in taxes. The payment of real estate and personal taxes will withdraw over \$3,000,000 from circulation, and will for a time greatly increase the scarcity of money, which has prevailed for about four months.

Chicago Sales for One Year.

The total sales of inside and outside real estate in Chicago for the year ending August 7th were 15,115, of the total value of \$56,606,063. The total sales made in San Francisco during the year 1868 were 6,724, of the value of \$27,217,026, or less than half the number and value of the Chicago transactions. With the exception of four blocks on Montgomery street, one on Market street and two on Kearny street, our real estate does not sell for half the rates which rule in Chi-

The Union Club rooms, over Wells, Fargo & Co.'s express office, have been leased to the Union Club for five years, at \$600 per month.—The house, No. 506 Sutter street, has been leased for three years, at \$150 per month.—The house and barn, northwest corner of Folsom and Twenty-sixth streets, have been leased for three years, at \$80 per month for the first two years, and \$100 per month for the last year.—The premises, No. 1114 Stockton street, have been leased for two years, at \$65 per month for the first half year, and \$70 per month for the last year and a half.—The houses, Nos. 1211 and 1213 Dupont street, have been leased together for three years, at \$350 per month, with the privilege to the lessee of renting them for three additional years at the same rent. -The stores, Nos. 317 and 319 Montgomery street, with three rooms on the second floor, have been leased for twenty-five months, at \$450 per month.-The lot on the south side of Commercial street, 28 feet west of Kearney, 20 feet front by 59% feet deep, together with the house thereon, has been leased for five years, at \$150 per month.—The stores and basements, Nos. 628 and 630 Sucramento street, have been leased for two years, with privilege of two years additional, at \$200 per month.—The house, No. 110 O'Farrell street, has been leasedfor nineteen months, at \$100 per month.—The store in the building on the southwest corner of Bush street and Clara lane, (just above-Kearny,) has been leased for five years, at \$200 per month.—The premises on the southeast corner of Sacramento street and Brooklyn place, (between Kearny and Stockton,) have been leased for five years, at \$180 per month.—The store southeast corner of Valencia and Sixteenth streets has been leased for five years, at \$55 per month for the first two years, \$65 per month for the next two years, and \$75 per month for the last year.

Massachusetts Stone to be Used in the Mint.

Large quarries of stone similar to that found at Angel Island (of which the Bank of California is built) are found on the Visitacion Ranch, six miles from this city. There are also-inexhaustible quarries of granite and California marble along the line of the Central Pacific and Sacramento Valley Railroads, which the companies transport to Sacramento at half the usual rates. Despite these facts, however, we are told that the stone for the new United States Mint is to be brought from Quiney, Massachusetts. The plea for this is that the total cost of the stone will be less if brought from the East. This we do not believe. It will cost \$12 in gold per ton, at least, to have the stone brought from Massachusetts, or \$60 for each five-ton block; and though wages are much higher here than they are in the Atlantic States, the difference will not suffice to cover the much heavier cost of transportation from Boston. We believe that the Central Pueifie Railroad Company agrees to transport granite from Rocklyn and place it on board vessels at Sacramento for \$2 per ton. Freight from the latter place to San Francisco is not over \$2 more, making a total of \$4 per ton to our wharves, against \$12 from Massachusetts. Somebody is either discriminating unjustly against California and in favor of Massachusetts in this matter, or else somebody is going to turn an honest penny by sending abroad for an article of which we have inexhaustible stores at home.

Narrow Streets and Wide Streets.

The blocks of land north of Market street, in the fifty varas survey, are 4121/2 by 275 feet in size, while those south of Market street, in the one hundred varas survey, are 825 by 550 feet in size. Along Broadway, New York, the distance between the streets is only 200 feet, and that is enough in valuable business property. In a few years hence the want of more wide streets in the district south of Market street will be strongly felt. The narrow streets, 35 feet wide, will then be almost completely given over to the poorest class of people, and tenement houses such as those of New York be found on them. The dwellings on Stevenson street, between First and Second streets, are specimens of the kind of houses which will be on the narrow streets a few years ence. Ten years ago Clementina street, between First and Second, was one of the most fashionable streets in the eity. Now it is one of the very poorest. The fact is, there is no future for the inside narrow streets but tenement houses and poor tenants. For this purpose dwellings on them will pay a better proportionate rate of interest than almost any other kind of property. - So long as this is the case, land on the narrow streets will always be in good demand.

Nicolson Pavement.

An eastern paper says: "The Nicolson pavement is being run into the ground, not figuratively, but actually, to an enormous extent in Chicago at present. There has been great complaint as to the quality of the pavement already put down on some of the principal streets; but, nevertheless, the Chicago Times supposes that there is no possibility of breaking up the ring which controls this patent and its modifications, and that the streets of Chicago will be given to it for some years to come, or until the people will no longer endure the imposi-tion." The pavement, it is believed, "has merits that ought to endure beyond a few months, and it would be a sort of consolation to have these merits fully tested." The chief trouble seems to be in the dishonesty of contractors and of the officers whose duty it is to supervise the work; but a style of paving which, whatever merits it may possess, offers apparently irresistible temptations, to such dishonesty, is hardly the thing for which city assessment-payers have been waiting and praying. In Chiengo, according to the Times, "the length of a street is searcely paved before it is necessary to recommence at the place of beginning and repair what has just been finished."

Sale to Lotta, the Actress.

Miss Lotta Chantree, before leaving California, purchased a lot, 50x1371/2, on the south side of Turk street, 871/2 feet east of Hyde, paying therefor \$7,000. We believe that this sum was a portion of the receipts from her late short and successful engagement at one of our theatres.

What Car-Riding Costs to Suburban Residents.

But for street cars, suburban property here would not be worth more than half its present value. The cars start early and run till a late hour, and thus accommodate all classes. Riding in them, however, is generally unhealthy, uncomfortable and expensive-unhealthy because the air is generally bad, and uncomfortable because at the hours when most persons travel the cars are crowded, and many passengers are compelled to stand. And that horse-car riding is expensive to men of small means, will be evident from the following figures: Each fare costs 61/4 cents. This sum twice a day for a man amounts to \$45.621/2 per year. The man and his wife will, in addition, come into the city at night about three times a week, or 156 times a year. Each of these round trips costs 25 cents, or \$39 in all. Supposing that each family has two children, and that these children ride as often during the year as the parents ride at night, and we must add \$39 more to the bill, bringing it up to a total of \$123.621/2 per year, or \$10.30 per month, which each head of a family with two children has to pay for car fare, if his residence is at the outskirts. An outside lot can not now be bought for less than about \$1,500, and the humblest dwelling will cost \$1,500 more, making \$3,000. The interest on this sum at one per cent. is \$30 per month, to which is to be added the \$10.30 per month for car fare, making a total monthly rent of \$40.30, which even the poorest outside homestead owner has to pay, not to speak of repairs and taxes at all. The bad air and crowding in the cars are very unpleasant, too. Those whose means are small, and who desire to occupy their own house and lot have no alternative but to go to the suburbs; outside land is too dear for them to buy. They have therefore to put up with the horse cars and their inconvenience and expense. As an offset to these disadvantages, the suburban resident has purer air and greater quiet, and his land has more of a margin for a rise in value than inside lots have, because the latter have come much nearer attaining their maximum value.

Blackmail Titles in Oakland, Will our Oakland neighbors allow us to tell them that the most ineffectual way to get rid of a blackmail title, is to fell it with a fee? As well might they expect to root weeds out of their land by plucking them up by the roots and scattering their seeds in the yicinity. So long as one swindler is bought off, so long will there be "just one more left," asking to be bought off also. A few months ago a blackmuil title was bought in by the Oaklanders, although the lawyers who advised the compromise stated that the title was utterly worthless. Now another appears, and doubtless its manipulators are likewise waiting to receive a dollar or two per foot for land to which they have not a shadow of right, either in law or equity. The only way to crush blackmail titles is to stop the foolish business of watering them with fees. There is about as much chance of any of these blackmailers succeeding in a Court of law in recovering the land they pretend to claim, as there is of the sky falling. And this being the case, and it being evident that for every old one that is compromised with, a new title will be warmed into life, is it not time to stop enriching land sharks and thus offering them a premium to continue their operations?

No More Extension Schemes.

At the meeting of the Board of Supervisors on the 13th ult., Mr. Cavallier presented a resolution to rescind the resolution heretofore adopted for the extension of Second street in a straight line to Montgomery street. It was passed, Flaherty, Cole and Shrader voting no. A grading and street extension mania has raged for some time here. It has run its course, however. Hereafter, when a set of speculators want an existing grade altered or a new street opened, they will not be able to invoke some law-making power to order the work done at other people's expense. Let those pay, and those only, who petition for a change of grade or a new street. New Montgomery street was opened and will be extended to South Beach by those interested in it, without expense to anybody but themselves, and all other similar enterprises ought to be kept on the same footing. The first proposed extension of Montgomery street will never be made because its projectors proposed to make others pay for a scheme that would have been altogether for their benefit.

The Board of Supervisors has the power to order sewers built in a street where none exists, and we beg that the members will not be backward in using this power. Every protest against the building of a street sewer ought to be disregarded by the Board. Non-resident landlords protest to save their pockets, and some property owners protest because they would rather live in the midst of filth than pay out a few dollars. The small pox and the high death rate among young children, were loud warnings against our neglect to have a thorough system of street sewerage. Protests against sewers are petitions in favor of undertakers and cemeteries. We have contributed enough needless dollars to the first and enough bodies to the second within a year, through neglect of sanitary laws. Let us make some effort to keep the city clean, and let the Board of Supervisors always throw protests against sewers into the official waste-basket.

The price of land on Dupont street from Bush to Market has generally doubled within the past year, but improvements do not keep step with prices. In fact, they make no progress at all. Not a solitary new building that we can remember of has been erected on Dupont between Bush and Market for about two years, while some of the old shanties on the street, especially the old rookeries on the east side, between Sutter and Post, would have been considered disgraceful even in the paper-and-calico house days of '49. When land is held at \$400 to \$500 per tront foot, it is worthy of decent improvements at least; indeed, without such improvements high prices cannot be maintained.

A HANDSOME marble-structure will soon take the place of Lovejoy's hotel in Park Row, New York.

Too Much Land.

We know a farmer who, ten years ago, owned 150 acres, and was doing well; he now owns five hundred, and is worse off than before. And why? Because this large farm is a great bill of expense to him; he cannot afford to keep it up in good condition, and it hangs a millstone of care about his neck. His wife and children, both sons and daughters, are obliged to work hard to keep the great machine a-running. We presume his boys declare they will leave home as soon as they are old enough; and the girls say they will die before they will marry farmers. Neither sons nor daughters are educated as they deserve to be; they cannot be spared for this from work on

Now we declare that such a farm is a curse to its possessor and his family, and an injury to the whole agricultural interest. If that man wants to save himself and his household, he should sell at least one-half of his land, improve the remainder to make it more productive, release his children from bondage, and try to make his home a comfort. He will live longer, lay up as good a property, and will train up a more intelligent and a happier family. American Agriculturist.

Marriage and Good Citizenship Allied.

Good wives are better conservators of the public peace and morality than policemen, magistrates, prisons, statutes, and all the terrors of the law. Let a man be thus home-anchored, and have an interest in a house and lot, and executation ically bad, he become and of public morals. He has a pocket interest in keeping bad men out of and good men in public office. Heavy taxation touches him in the pocket, if he has an interest in property, and therefore he is naturally anxious to maintain a honest and economical government. If a man is unmarried, he is less likely to be a property holder, and more likely to be of the number of those who seek office that they may plunder those who are.

Danger from Damp Houses,

Harpers' Bazar lately contained an article on the danger of occupying new houses too quickly, from which we extract: "That death frequently ensues after moving into a new house, is unquestionably true. The most frequent cause of such an event is the undried state of the plastering A mason examined as a witness some years ago, testified that mortar in a thick wall was twenty or thirty years in acquiring its full solidity. When plaster is applied to laths, it dries rapidly and thoroughly; but yet it is wholly unsafe to inhabit a dwelling only recently plastered. When occupied too soon, it is as if the walls consisted of water, and the dampness was inhaled at every breath. Very obstinate cases of sickness proceed from this cause. Many houses are now beingconstructed. The assertion that they are thoroughly dried will unquestionably be made by persons having them for sale or to let; and although the pride of money will be stimulated. by ambitious wives or husbands to move into them, for the sake of losing no time in making an appropriate display, it will be far wiser to wait for a whole year after a house is finished, and use in the winter furngees and in the summer drying winds, to render it safely inhat table."

Boston.—The valuation of Boston is five hundred millions. The factories owned in Boston, in Lowell, Lawrence, Dover, Nashua, Saco, Biddeford, Lewiston, and scores of other places in New England, are principally taxed in the towns where they are situated; and the Traveller says: "If the value of these were added to the assessment of Boston, it would add scores of millions to the wealth of Boston.

EDWARD BOSQUI & CO., PRINTERS AND BOOK-

TREADWELL & CO.'S GANG-PLOW.-HUIE'S PATENTS. August 11, 1863, October 20, 1868, and other dates, simplicity, utility, durability, light draft, low price. This plow combines so many practical points that its success and superiorily over all others is practically assured, and commends itself to the full adoption of the entire farming community. One of its many points is, that by means of set screws placed in the tongue the plow can be set to and from land, and also regulate the draft of the horses, which is an advantage no other gang-plow possesses. Experience, the great arbiter, proves this to be the most successful gang-plow in use. Made of the test Eastern seasoned hard wood, with Collins' east-steel plows. Hule, of San Lorenzo, Alameda county, patented and made the first and best gang-plow in California, and has now brought it to a greater perfection than any other gang-plow in use, although many have attempted to pattern after and infringe on the same. For sale by TREADWELL & CO., Sole Proprietors and Manufacturers, San Francisco, Sacramento, Stockton, Marysville, and their Agents throughout the Pacific coast. CAUTION .- All persons are hereby cautioned against making or using any gang-plow embodying or infringing the Huie patents, as they will be stopped.

CENTRAL PACIFIC RATHROAD,—CHANGE OF TIME EASTWARD: Express train-leaves Sacramento daily at 6:30 A. M.; ar rives at Junction, 7:40 A.M.; Colfax, 9:40 A.M.; Reno, 4:05 P.M.; Wads worth 6:10 P.M.; Carlin, 7:50 A.M.; Elko, 9:35 A.M.; Promontory, 10:00 P.M.; Om aha. 3:10 P.M; Chicago, 4:15 P.M.; New York, 6:30 A.M. RETURINO: Expresss train leaves Promontory, daily, at 4:10 P.M.; arrives at Junction at 12:30 P.M.: Sacramento, 1:20 P.M. Through time going East: From Sacra mento to Omaha, 4 days and 7 hours; to Chicago, 5 days and 7 hours; to New York, 7 days. Two trains daily (Sundays excepted) leave Sacramenta t 6:30 A.M., and 2 P.M.; arrive at Junction at 7:40 A.M. and 3:15 P.M.; Ma. ryaville, 9:30 A.M. and 5:30 P.M. Leaves Marysville at 5:30 A.M. and 10:10 A.M.: arrive at Junction at 7:30 A.M. and 12:20 P.M.: Sacramento 10:00 A.M. and 1:20 P.M. Through Fare Reduced.-From San Francisco or Sacramento to Omaha, \$83.25; to St. Louis, \$97.50; Chicago, \$97.50; to New York, \$112.50; to Boston, \$114:75. Silver Palace Sleeping Conches are run daily from Sacramento to Promontory. Double Lower Berth, \$5,00; double Upper Berth, \$5,00; State Rooms. \$12.00. Double Berths trains leave Sacramento daily (Sundays excepted), at 2:00 P.M. Fare to Omaha, \$45; St. Louis, \$45.00; Chichago, \$45.00; New York, \$55. Children not over twelve (12) years of age, half fare; under five (5) years of age, free. 100 pounds of laggage (per adult passenger) free; 50 pounds of (over 100 pounds), between Sacramento and Omaha (currency), \$15 per 100 pounds. C. CROCKER, General Superintendent. August 17, 1869.

CENTRAL PACIFIC, WESTERN PACIFIC, AND California and Oregon Railroad Lines. Freight Notice. ing Monday, Sept. 20th, 1869. Freight to all points on the above roads, and to Omaha, St. Louis, Chicago, New York and other Eastern cities, will be received and receipted for at the Alameda Ferry Dock, foot of Second Street, from 7 A. M. to 4 P. M., daily (Sundays excepted). Freights (via rail) from the East will hereafter be delivered, upon payment of charges, it the Second Street wharf. Claims for overcharges (if any) will be adjusted at the Freight Office on the wharf, upon presentation of through Bills of Lading. The Company's Form of Receipt must be used for freight shipped by these lines. T. H. Goodman, General Freight Agent. R. W. San Francisco, September 18th, 1869. Montague, Local Agent,

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, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasurer,
Relward Martin Attorney, Bichard Tobin.

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 up. wards. Office Hours from 9 A. M. to 3 P. M.

LOS ANGELES COUNTY LANDS.

[ARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourih cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Analleim, Los Angeles County.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Washington Street, next door to Maguire's Opera House, San Francisco. Search-

CITY BANK OF SAVINGS, LOAN AND DISCOUNT. No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Donthitt. Deposits received at one per cent. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bilbs of Lading, etc. Office hours from 10 A. M. to 3 P. M., daily; Saturday svenings, from 7 to 9 P. M.

DEOPLE'S INSURANCE COMPANY-HAVING REMOVED to their new office, No. 16 Merchants' Exchange, California street, are prepared to transact the business of Fire and Marine Insurauce, at as low rates as those of any responsible Company. C. F. MacDén-mor, President; John H. Wise, Vice President; H. G. Honner, Secretary. MOT, President; John H. Wise, Vice President; H. G. Horner, Secretary. Directors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Kellogg, H. W. Bradley, Arthur W. Jee, A. Jacoby, B. Mendessolle, James E. Damon, A. Eberhart, C. E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Horn, Philip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Robert Haight, E. J. Delaney.

VIERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 406 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, I. B. Williams. J. B. Scotchler, President; Jabez Howes, Vice Presi-E. W. Bourne, Secretary. This company is engaged exclusively in

PIRE AND MARINE INSURANCE, THE FIREMAN'S S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. 'Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin. D. J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DUTTON, Vice President.

WORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Depositing the State of the S ited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sausome and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

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

EO. W. CHAPIN, REALESTATE AGENT, 338 MONTGOMERY Street, San Francisco. Real Estate of every description bought

ORIENTAL FIRE AND MARINE INSURANCE COMpany. Temporary Office, room No. 3, Platt's Hall Building, north-cast corner of Bush and Montgomery streets. This Company having fully amplied with the laws of the State, has received the Centificate of Hon. George W. Mowe, Insurance Commissioner, authorizing them to

ONE PER CENT. PER MONTH ALLOWED ON Six Months' Deposits by the CALIFORNIA BUILDING, LOAN AND SAVINGS BANK, California street, one door from Sausome Street. THOMAS MOONEY, President.

PACIFIC MAIL STEAMSHIP COMPANY, FOR New York, via Panama. Fare greatly reduced. Cabin, \$100; Steerage, \$50. Leave punctually at 11 A.M., on the 14th and 30th of each month. Passengers berthed through. Only two classes of passengers are now carried—Cabin and Steerage. All cabin passengers entitled to Same fare, attention and privileges. An earth passengers entitled to same fare, attention and privileges. Through tickets sold to Liverpool, Queenstown, Southampton, Bremen, Brest and Havre, via New York; also, orders for passage from either port to San Francisco, with an advance of money, if desired. For Japan and China—Steamers leave on the 4th of conventions. the 4th of every month, punctually at noon, for Yokahama and Hongkong, connecting at Yokahama with the Company's Branch Line for Shanghai via Hioga and Nagasaki. OLIVER ELDRIDGE, Agent.

TAXES! TAXES!-TO OWNERS OF REAL ESTATE. Notice is hereby given that a certified copy of the Real Esta Assessment Roll for the fiscal year 1869-70 has this day been receive that the State, City, and County Taxes for said fiscal year are now due and payable, and that the laws in regard to their collection will be strice enforced. All taxes remaining due and unpaid on the 18th day of Detober, ensuing, will become delinquent, and five per cent, adder thereto. ALEXANDER AUSTIN, Tax Collector. San Francisco, Sept. 20,

THE NEW ENGLAND MUTUAL LIFE INSURANCE Insurance for over a quarter of a century. The Assets of the Companow amount to over Seven Million dollars. This is the only Compa represented on the Pacific Coast whose policies are non-forfeitable by law. The dividends are paid to the Policy-holders annually, commencing at the end of the first year, and not retained from three to five years, as is done by many companies. EVERSON & HAINES, General Agents. Office—N. W. Corner Montgomery and Sutter streets, San

REAL ESTATE OFFICE OF C. H. REVNOLDS & CO., 329 MONTGOMERY STREET.—Building Lots, Residence and Business Property for side.

PROPERTY FOR SALE BY CHARLES D. CARTER. (All Property placed in my hands for sale is advertised gratte in the annexed list.)

Inside Property. Lot 47 feet on Jackson and 67 on Clark street, by 120 deep, near Front; leased for coal yard at \$125 per month, all taxes paid, a good investment.

Lot and three dwellings, renting for \$107 per month, corner Hyde and O'Furrell....

Double lot with fine brick building, well rented, corner Clay and - Battery... Lot 87% x 137% on Post street, near Stockton house of 12 rooms and good lot on Ellis, near Taylor, first class heighborhood, One-half 50-vara on Stockton, near Washington Square Two 50-varas, corners Lombard, Taylor and Chestnut, good loca-Lot 34 15 \$ 137 2 with three buildings, renting for \$120 per month, Good business lot on Sansome, near Pacific. 6,000

Handsome residence on Leavenworth, near Ellis. 10,000

Improved business lot on Commercial, near Drumin. 4,000

Large lot and two well finished dwellings on Post, near Larkin. 13,500 dence corner Taylor and Pine, location good. Lot 50 x 137 % with four houses on Broadway, near Stockton..... Lot 20 by 60 to an alley on Montgomery near Pacific.

Elegant lot 1373 x 160 on Filbert opposite Washington Square...

Lot 25 x 100 and, brick building, renting for \$225 per month, on Stockton near Jackson ... Fine new house on Eddy, near Leavenworth.

50-vara corner Larkin and Jackson
Large lot corner Ellis and Jones, very desirable. Lot 60 x 127% on Union, near Leavenworth.... Lot 27% x 137% on California, near Leavenworth.... Lot 50 x-137 % on Filbert, near Leavenworth..... 50-vara on Greenwich, near Jones. Brick building on Geary, near Kearny. Three story house corner Clay and Tay, good view.... One-half 50-vara, corner Sacramento and Jones. Brick house and large lot on Green, near Powell Lot 25 x 82 % on Filbert, near Larkin... Lot 45 x 68% to wide alley on Mason; near Chestnut, terms liberal 4,000 South of Market Street,

Good tot and house on Seventh, near Mission; very cheap...... Lot 45 4 x 90, corner Howard and Russ; tine business location.... 13,000 Lot and house on Seventh, near Brannan, 4,000 Lot 80x125, on grade, corner Townsend and Clarence. 4,000 Well improved lot on Stuart, near Mission.... 50-vara on Fitth, near Harrison...... Market street, lot 50x155, to Stevenson, on easy terms. 50-vara on Beale, near Howard Fine lot on west side Fourth, near Folsom

Lot-50x160: fronting on Harrison and Perry..... Mission Property. 50-yara and two elegant dwellings, on Folsom, near Tenth.... 24,000 Lot 60x125, with large building, stable, etc., on Howard, near Lot 115x135, corner Noe and Beaver. Lot 70x391 %, corner Valencia and Fourteenth. Lot 130x250 on Guerrero, through to Fair Oaks, near 24th. ottage house and lot, 50x110, on Sixteenth near Dolores... Double lot on Diamond, near Twenty-second. Lot-122 1/2 x201, corner Twenty-fourth and Shotwell. Lot 45x110, west side Fair Oaks near Eighteenth....,

Lots 29x125, on Noe near Nineteenth, each . . Lot 277 % x310%, fronting on Mission and Bartlett, by 250 feet in Large lot corner Twenty-fourth and Columbia... Lot 122 % x268, corner Howard and Twenty-fourth. Fine building lot, 26x100, on Columbia near Twenty-third..... Lot 50x115, on Market near Sanchez Double house and large lot on Second Avenue, near Sixteenth; good Large building lots on Hartford, near Nineteenth, each.

Western Addition.

50-vara corner Turk and Pierce, on grade; streets graded and ma-Full block, opposite Lafayette Square, Lot 67 34 x102, on Tyler near Larkin; lot and street graded... Fot 30x75, corner Eddy and Pierce.... Double lot, corner California and Buchanan. New house and lot, 50x80, corner Oak and Octavia. Lot 68% x67%, on Eddy near Van Ness Avenue... Large lot corner Hayes and Fillmore; on grade..... Lot 55x120, corner Post and Baker ₹ 50-vara, on California near Fillmore; very cheap Three 50-varas, corner Devisadero, Broadway and Vallejo..... Lot 147 k x 167 %, corner Jackson and Franklin. 709
Three corner-50-varus on Baker. 15,000 Improved lot, 100x137 %, on O'Farrell, Broderick, and St. Joseph. Outside Property,

I have on hand a great variety of outside lots in the Gift Maps, at South San Francisco, in Homestead tracts, in the outside lands, etc., etc.

JOHN C. JENKINS, RANCH AND FARM LAND AGENT, with CHARLES D. CARTER, Real Estato Agent, 410 CALIFORNIA STREET, San Francisco. PACIFIC FIRE AND MARINE INSURANCE COMpany, San Sin Francisco, California.—Capital Stock, \$1,000,000 unt in hand in excess of capital, available to pay losses and dividends \$639,928,09. All losses paid in United States gold cein. Fire and Marit

Insurance. Officers; Jona. Hunt, President; Wm. Alvord, Vice-President; A. J. Ralston, Secretary; A. Bahnd, Marine Secretary. HENRY F. WILLIAMS& CO., REAL ESTATE AGENTS 407 California street, San Francisco. Prompt attention given to all matters pertaining to Real Estate, such as buying and selling on commission, negotiating loans, investing capital, and managing estates.

GERMAN SAVINGS AND LOAN. SOCIETY.—GUARAN-tee Capital, \$200,000. Office, 513 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 and streets and other calls for a convenience of the contraction. Loans made on Real Estate and other collateral securities, at cur rent rates of interest. Directons: L. Gottig, G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, President; L. L. Arnold, Secretary

FRENCH SAVINGS AND LOAN SOCIETY,
533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Director,
Loans made on real estate and other collateral securities at current rates

Chas P. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

Vol. III.

FOR THE MONTH OF OCTOBER, 1869. BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

No. 12.

SALES FOR THE MONTH OF OCTOBER.

Table showing the Number and Value of Sales of Real Estate

Section,	No. Sales.	Amount
Fifty Varas	66 =	\$401,491
Os Hundred Varas	29	192,527
City Slip and Water Lots	6	12,511
South Beach	1	1,000_
Potrero	46	356,441
Mission Addition	56	125,400-
Western Addition	75	291,667
Homestead Associations	33	15,882
Ontside Lands	62	231,189
Tax, Blackmail and Skeleton Titles	2	201
-, -, -, -, -, -, -, -, -, -, -, -, -, -	. 376	\$1 621 960

SAN FRANCISCO, 1st November, 1869.
Although the dullness which has been noticeable in the real estate market for the past four months still continues, October closed with a somewhat better feeling. The total transfers made last month show a reduction, when compared with Sentember, of 47 in number, but an increase in value of \$207,175. When it is remembered that we are now in the season which always puts a stop to activity in land transfers, the above advance may not unreasonably be taken as an evidence that real estate is comparatively lively. A strong feeling of confidence is noticeable, and the belief is more general that the early Spring will dispel the present inactivity. Every kind of business is dull at present. When trade stirs up, real estate will also. Many persons, who substitute their own conceits or desires for facts, have lately been endeavoring to create the impression that real estate-values have greatly declined. Some of them have asserted that we have been endeavoring to uphold prices, with the object of sustaining a falling market. We desire, not by simple assertions, but by actual proof, to show that these statements are devoid of truth. To this end we annox all of the sales which have been made on the principal streets of the city, at reduced figures. These deeds were recorded between the 25th of September and the

South side Geary, 29% feet cast of Leavenworth, east 55x8314, \$6,000. This properly was sold at this low price because it is surrounded on

Southeast side Mission, 265% southwest of Twelfth; southwest 2936x 1391-12; sold in June last for \$1,000; now resold for \$3,700. South side Twenty-third, 25 feet east of Bryant, east 75x104, \$0,000, Southeast corner Pacific and Octavia, 50 vara, \$4,000. South side Pine, 137 % feet west of Huchanan 50 vara, \$5,200.

staide Devisadero, 55 feet south of Geary, south $82 \log 80$ and 90, \$2,500. North side Elfis, 70 feet west of Polk, west 47x120; with improvements worth \$100, \$5,000; could have been resold since for \$5,500. South side Fell, 110 feet east of Franklin, cast 82%x120, \$6,000. The above list of eight sales comprises all the property on

main streets, which was sold at a reduction. All of the prices noted are good, but still are not quite so high as the occasionally inflated rates which prevailed in the Spring Several deeds were recorded last month which did not repre-

sent bona fide sales at all. They were made to secure money loaned, and were really mortgages. Persons who do not know the difference between such transactions and actual sales, are frequently deceived by them, and erroneously conclude that

We elsewhere publish all the bona fide sales made in the city and county during the month ending on the 25th ult. Those who say that real estate prices have fallen, can examine that list. If they find any reductions, other than those we havequoted above, we will cheerfully call attention to them in our next issue. We wish it understood that we do not shape the expressions in The Circulan to suit our wishes; but, on all occasions, our views are shaped by current transactions. We simply aim to state facts as they transpire. If a general fall in prices should take place, we will immediately make it known. We do not, however, anticipate any fall, although a reduction in the prices of some classes of property would be desirable, rather than the reverse. As we have often heretofore shown, lots on Mission, between First and Third, on Market, between Fifth and Ninth, on Fourth, south of Howard, and on Fifth, Sixth, Seventh, Eighth and Ninth streets, are held at inflated prices, and a reduction will not be indicative of a general fall, but of a return to reason. Until general trade picks up again, and money becomes plenty, a few persons, whose property is nortgaged, may have to lower their figures a little, ere they can make immediate sales. This is the most that is anticipated in the direction of a fall in prices, by those who have been watching the real estate market closely, and who have no desire to see prices depressed, that they may be personally benefited thereby. The sales made in the 50 varas, on the Potrero and in the Western Addition were of greater value than those of any other section. Many of the transactions included in the Potrero list were made in localities beyond the Potrero proper, as laid down on the map. Our rule is to include within each section those sales that are made in the undefined localities beyond it, which are laid out in streets. Under this rule, sales at South San Francisco, and on the O'Neil and Haley tract, etc., are added to the Potrero list.

RENT OF A FIFTH AVENUE HOUSE.—Among the property lately lensed in New York we find the following: House and lot, No. 13 Fifth Avenue, for seven years and seven months, at \$8,400 per year—\$700 per month. We doubt that there is a house in Seven Head and the lot of the more than a house in San-Francisco which could be let for more than

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 October, 1869.

MOI	MORTGAGES. RELEASES.		LEASES.
No.	Amount.	No.	Amount.
84	\$321,445	62	\$171,040
24		17	49,700
12		. 8	23,750
1		- 3	- 10,000
17			9,200
-14			0,200
		10	7,360
		1	1,700
1	, ,	2	18,000
			10,000
-	11,000		2,000
- 0	19 000		۵,000
			60 4540
9	6,550	9	9,450
179	\$706,574	111	\$302,200
	No. 84 24 12 17 17 14 10 3	84 \$321,445 21 163,000 12 22,550 1 4,000 17 89,800 14 60,900 10 9,829 3 4,000 2 11,000 2 12,000 1 1,500 9 6,550	No. Amount. No. 84 \$321,445 62 24 163,000 17 12 22,550 8 1 4,000 3 17 89,800 2 14 60,900 1 10 9,829 10 3 4,000 1 2 11,000 2 2 12,000 1 1 1,500 5 9 6,550 5

The mortgages given last month show a desirable reduction from those given in September, of 67 in number. The reduction in value amounts to \$254,784. It is gratifying to know that, whilst the mortgages were reduced, the releases were increased last mouth. The increase amounted to 25 in number and \$41,066 in value.

Money was scarce at nearly all of the savings and loan societies in October. The seven which head our table loaned \$266,096 less in it than they did in September. One and a quarter per cent. is still charged by some societies, but not in so many cases as during July, August and September. The money market is decidedly easier than it was a month ago. Complete ease has by no means been reached yet, but every other person is not now complaining that he wants money, and that he finds it next to impossible to borrow.

During the first five months of this year 485 part cash sales were made, by which mortgages of the value of \$2.873,477 were created. In spite of the heavy interest liabilities which these mortgages entail, holders generally do not seem to be overburdened. No more foreclosure suits are recorded now than there were in the Spring. Occasionally a-holder who has a large mortgage to carry, may find himself unable to pay up, unless he sells a portion of his property. Any sales that are made below market rates are most likely to be made by persons thus situated, who may have to make immediate sales at the best prices they can get.

-32 part cash sales were made in August, by which mortgages of the value of \$84,462 were created.

The lot on the southwest corner of Third and Stevensonstreets, having a frontage of 45 feet and 10 inches on Third by a depth of 75 feet on Stevenson; together with the old two story and basement brick buildi eased for four years, at \$400 per month for the first and second years, and \$450 per month for the third and fourth years. This property was sold in May, 1867, for \$39,000, and is now worth about \$55,000. - The house and lot on the east side of Belden Place (between Pine and Bush, just east of Kearny,) 77% feet south of Pine, has been leased for five years from the 19th of June last, at \$1041/2 per month.—The property Nos. 26 and 28 Kearny street has been leased for one year, at \$5421/2 per month.—The building on the northwest corner of Kearny street and St. Mark's Place, has been leased for four years at \$225 per month; the lease is dated-May last. - The store Southeast corner of Drumm and Jackson streets, has been leased for two years and nine months, at \$70 per month.—The basement of the building Southwest corner Kearny and Commercial has been leased for three years, at \$65 per month for the first year, and \$75 per month for the two last years,-The basement of the building northeast corner of California and Kearny streets, has been leased for nineteen months at \$100 per month.—The houses Nos. 30, 32 and 34 Waverly Place have been leased for five years at \$250 per month.—The property on the south-side of-Pine street, 1831, feet east of Kearny, having a frontage eastward, of 22 feet and 10 inches, by a depth of 1371/2 feet, has been leased for twelve years, at \$160 per month for the first two years, and \$200 per month for the last ten years. The buildng on the northeast corner of Post and Dupont has been leased for two years, at \$104 per month. The lot is $23x73\frac{1}{4}$.

The Morigage Tax.

Eight eases, involving the constitutionality of the mortgage tax, have been argued before Judge Dwinelle, and are to be submitted on briefs within a few days. It is to be hoped that a decision will soon be had on this vexed question. Thousands of dollars are held by the loan societies, awaiting a decision for or against the tax. A mortgage tax may be levied upon the societies; but they will never pay it. This the borrower will always have to do. If the tax is upheld he will have to pay double taxes; first, the regular municipal taxupon his property, and then a mortgage tax.

Sales at the North End of the City-Prices Low.

The large granite front building on the northwest corner of Montgomery and Jackson streets, together with the lot, fronting 48 feet on Montgomery by 57% feet on Jackson street, was sold on the 21st ult. for \$41,000. The building cost nearly this sum. The seller purchased the property in 1865 and paid \$50,000 for it; he therefore sold at a loss of \$9,000. The building is well rented, but the locality is too far north.

The Parker House property, on the west side of Montgon ery, has been sold for \$45,000. The building is an old style three-story brick one with iron front. The lot has a frontage of 30% feet by a depth of 63% feet, and is situated 68% feet south of Washington. The building is worth about \$10,000. The lot, therefore, was sold at about the rate of \$1,166 per front foot. The building rents for \$500 per month.

Middleton & Son lately sold at auction the lot, 30x65 in size, on the northeast corner of Front and Oregon (which is between Jackson and Washington). The price paid was \$9,000-\$300 per foot. This lot was cheap at the figure named.

The above sales show that business property at the north end of the city does not hold its own very well. The city is traveling southward, and therefore real estate at the north end is declining rather than advancing in price.

Fine lumber is not accumulating so fast as redwood, and there is not an overstock of any kind, if a fair-trade were being transacted. There seems to be a disposition to build, which causes considerable inquiry for lumber. Scarcity of money, however, retards improvements. The sales of lumber. in October were about the same as in the previous month. The country requires a great deal of lumber, but farmers are unable to pay for it, as many of them are storing their wheat for a rise in prices. The twenty per cent. added to the cost of labor by the adoption of the Eight Hour system, is fully offset by the reduction in the price of lumber within the past three months. We quote market prices:

By the Cargo.—Dressed redwood lumber, \$26@\$30 per thousand; rough, \$16(a \$18; Puget Sound pine flooring and stepping, \$30@\$32 50; planks for street work, \$16@\$18; assorted scantling and other building material, \$16@\$18, depending upon kind of lumber; timber, \$20; fencing, \$18@\$20. At Retail.—Redwood lumber, dressed, \$35@\$40, per thousand; rough, \$20@\$22 50; Puget Sound pine flooring, \$35; street planks, \$20; assorted scantling and other building ma-

terial, \$20@\$22 50; fencing, \$22 50.

Removal of the Hebrew Cemeterles.

We are informed that the Hebrews of the city are taking up subscriptions, with which to defray the expenses of removing their two cemeteries, occupying the two blocks (520x560 feet in size) bounded by Dolores and Church, and Eighteenth and Twentieth streets. The city is growing so rapidly southward, that the removal of those cemeteries will soon be a necessity. The sooner the change is made the less the expense will be, It was a mistake that those places of interment were ever located so near to the city. Besides, a block of land is a ridiculously small amount of ground, in which to locate a place of interment for a people so numerous as the Hebrews

Churches Moving.

The congregations of Calvary Church, Trinity Church and of several other houses of worship, some time since sold their original sites down town, because business was crowding upon them, and because the old locations were too far distant from the residences of most of the people. They selected the vicinity of Union Square for the new churches. In seven to ten years hence they will have to move again, for by that time the business portion of the city will have extended itself to the square named. When these churches are next moved, the probability is they will be located somewhere between Larkin and Van Nass Avenua and Sutter and Eddy streets.

PRICE OF PRIVATE PROPERTY IN CHICAGO, -We stated in the last CIRCULAR that land on Wabash avenue-which is the most fashionable private street in Chieago—was worth \$1,000 per front foot. We understated the figures in that estimate, for we find that a lot on the east side of Wabash avenue, 120 feet south of Van Buren street, and having a frontage of 40 feet, was lately sold for \$60,000, or \$1,500 per front foot. Land on our best private residence streets is only worth \$200 to \$300 per foot.

WATER PIPES IN FILLMORE STREET. - Main water pipes having a diameter of twenty-nine inches, are being faid in Fillmore street, from Haight to Pacific. Fillmore is now graded and macadamized between the streets named. When it is opened throughout its entire length, it will be a valuable and much-traveled street, in connecting the bay on the north with the Mission on the south.

SALE ON FIFTH AVENUE, N. Y.—That the best private residence property in New York sells for extremely high prices, will be evident from the following, which is among the late transfers of property there. House and lot southeast eorner of Fifth avenue and Forty-Sixth-street, 25 feet 5 inches front, by 100 feet in depth, \$130,000—\$5,078 per front foot.

TIMBER.—The general yield of pine lands to the acre is about six thousand feet. Over 160,000 acres of land was stripped of its pine for the single port of Chicago last year.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM SEPTEMBER 25th TILL OCTOBER 25th, INCLUSIVE.

[Nork.-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, Uta

West side Montgomery, 68% feet south of Washington, south 30%	
by 6314	5,000
	9 00
Northeast corner Stockton and Pacific, north 36% x 68, with L in	
rear on north 16 x 18; seld-in June, 1869, for \$15,000, now -	
resold for	7.50
North side Mason, 941/2 feet north of Pacific, north 231/4 x 1371/4	1150
East side Leavenworth, 60 feet north of Washington, north 77%	- ,
	7,500
East side Hyde, 87 1/2 feet south of Turk, south 50 x 87 1/2	5,50
East side of Larkin, 80 feet north of Geary, north 23 x 60, sold in	A. in
	2,00
South side of Greenwich, 114% feet east of Taylor, east 23 x 60	2.30
	1.01
	7.00
	3,00
	3.000
North side Vallejo, 137 1/2 feet east of Powell, cast 20 x 137 1/4; sold	3,000
	3,600
	1.00
North side Jackson, 92% feet east of Leavenworth, east 22% x 92%;	1,000
	3.00
	4.50
South side Geary, 29 1/2 feet east of Leavenworth, east 27 1/2 x 83 1/4;	x 100
	3,00
South side Geary, 56% feet east of Leavenworth, east 27% x 83%;	0,000
	3,00
	o, m
North side Market, 218 1-6 feet west of Van Ness Avenue, west	-
27 1-6 by an average depth of 94 feet; Lot sold April, 1867,	0 80
for \$2,300	2,500
South of Market and East-of Ninth.	
North side Howard, 86 f at west of New Montgomery, west 40x90 82	2.500

North side Howard, 86 I lot west of New Montgomery, west 10250 North side Howard, 27, feet west of Seventh, west 275 x 275 North side Harrison 50 feet east of Fourth, east 25 x 75. South side Bryant. 191 feet west of Second, west 25 x 80. South side Bryant, 241 feet west of Second, west 25 x 80 North side Brannsn, 65 feet south of Zoc, (between Third and Fourth) west 20 x 160 to Freelon Mission Addition and Beyond.

North side Thirteenth, 1161/2 feet east of Mission, south 25 x 155 South side Sixteenth, 144 feet east of Castro, east 48 x 130; sold July, 1869, for \$3,500, now resold for South side Twentieth, 125 feet east of Guerrero, east 25 x 115... outh side Twentieth. 1221/2 feet west of Felsom, west 27 x 95. North side Twenty-first, 250 feet east of Guerrero, east 25 x 115; sold August, 1809, for \$1,125, now resold for. South side Twenty-third, 25 feet east of Bryant, east 75 x 104... North side Twenty-third, 90 feet east of Vicksburg, east 27 % x 65 Southeast corner Twenty-fourth and Dolores, east 50 x 100; sold May, 1809, for \$2,275, now resold for South side Army, 80 feet west of Church, west 80 x 114....... Southeast side Mission, 265% feet southwest of Twelfth street. southwest 2014 x 13014; sold June, 1869, for \$4,000, now East side Mission, 80 feet south of Twenty-second, south 30 x 122 34 Sold July, 1868, for \$5,075; May, 1869, for \$7,000, resold in

110, south 27, east 110..... East side Alabama, 272½ feet south of Twenty-fifth, south 27½ 100 West side Potrero Avenue, 95 feet north of Twenty third, north 25 x 100..... West side Potrero avenue, 70 feet north of Twenty-third, north 50 x 200 to Hampshire, on which it fronts 500 feet; sale west side Guerrero, 245 feet south of Sixteenth, south 30 x 105; sold June, 1868, for \$3,000, and now resold for.....

East side Fair Oaks, 244 feet north of Twenty-fourth, north 32 by an average depth of 117; sale made in June last . West side Chattanooga, 101 feet south of Twenty-first, south West aide Church, 89 feet south of Vulture, south 25 x-105. West side Vicksburg, 1022, feet south of Twenty-fourth, south

Western Addition. Southeast corner Polk and Fern Avenue, (a 35-foot street between

Bush and Sutter) south 30 x 60; lot sold December, 1867, for Turk and Tyler,) north 70 x 109; sold July, 1867, for \$9,025; September, 1808, for \$7,000; March, 1809, for \$7,200; and in Southwest corner Van Ness Avenue and Clay, south 127% x 123. 14,500 Northwest corner Van Ness Avenue and California, north 137 1/2 x 137% with L in rear 20% x 22%; sold January, 1839, for \$15,000, and in August last for Southeast corner Van Ness Avenue and Pacific, south 27%, x 100; sold March, 1869, for \$2,200; now resold for Northwest corner Octavia and Filbert, 50-vara; also southwest corner Octavia and Greenwich, 50-yara....

Pierce and Fell, 50-vara; also, northeast corner Pierce and Fell, 50-vara; also, southeast corner Pierce and Hayes, 50vara; also, northwest corner Pierce and Oak, north on Pierce 275 to Fell, west on Fell 14514, southeast 281 to Oak, east on Oak 92%; also, northwest corner Pierce and Fell, north on Pierce, 275 to Hayes, west on Hayes, 205%, south, 194%, northeast 50, southeast, 50 to Fell, east on Fell, 158%; also, northwest corner Octavia and Eddy, 137 % on Octavia by 275 on Eddy; also, southwest corner Octavia and Ellis,

Northeast corner Devisadero and Hayes, 275 feet on Devisadero, by 275 on Hayes and Grove, 50-varas 2, 3, 4 and 5, in block 447; sold August, 1867, for \$6,200; July, 1869, for \$15,000,

and in August last for.

South side Filbert, 37 ½ feet E of Steiner, east 25 x 62 ½.

North side Vallejo, 137 ½ feet east of Buchanan, east 150 x 137 ½; sold August, 1869, for \$6,600; now resold for same price.... Northwest corner Broadway and Octavia, 50-yara... North side Pacific, 170 feet east of Franklin, cast 30 x 132; sold June, 1868, for \$1,400; now resold for Southeast corner Pacific and Octavia, 50-yara. North side Jackson, 137 ½ feet west of Gough, west 137 ½ x 127 %; sold June, 1868, for \$3,500, now resold for .. South side Sacramento, 82% feet west of Broderick, west 110 by 132%; sold February, 1869, for \$5,000, now resold, subject

South side Pine, 137% west of Buchanau, west 137% x 137%.... Northeast corner Pine and Baker, north 82% x 57; sold September 1868, for \$1,500; July, 1869, for \$2,800, now sold for. North side Sutter, 62% feet west of Polk, west 20x70; sold March, North side Sutter, 62% feet west of Polk, west 20x76; sold staten, 1868, for \$1,650, now sold for.

South side Sutter, 62% feet west of Laguna, west 25 x 75; sold November, 1857, for \$400, now resold for.

South side Sutter, 137% feet east of Devisadero, east 137% x 137% North side Post, 137% feet west of Franklin, west 55 x 120.....

Northeast corner Geary and Gough, east 2714 x 120; sold October, 1868, for \$2,500; April, 1869, for \$3,850, now sold for...... South side O'Farrell, 117½ feet west of Mason, west 20 x 60...... North side Ellis, 70 feet west of Polk, west 47 x 120..... ath side Ellis, 51% feet west of Laguna, west 25% x 120 North side Tyler, 90 feet east of Devisadero, east 60 x 75; sold in South side Fell, 110 feet east of Franklin, east 82½ x 120,..... Miscellaneous Sales.

Subdivision 1, lot 9, block 423; South San Francisco... North side Natoma, 225 feet east of Sixth, east 25x80 East side Jersey, 325 feet south of Twenty-second, south 25x100; sale West side Texas, 50 feet south of Humboldt, south 25x100; also east side Mission, 100 feet north of Nevada, north 25x100... Lots 4, 5 and 6, black 169, O'Neil and Haley 3 ract..... Lots 76 and 78, Gift Map 3. Lots 35 and 24, block 525; Haley Purchase.

North-side Liberty, 2123; feet east of Guerrero, east 62 [x115].

Undivided 100 seres in the Rancho Lagina de la Merced......

Lot 5, block 217, Golden City Homestead.

East side Chatham Place, 65 feet north of Bush, north 25x60....

Lots 1445, 1417, 1148, 1449 and 1450, Gift Map 2..... Lot 2, block K, Raifrond Homestead. North side Clementina, 197 % feet east of Sixth, east 57 %x70... Lot 13, block 247, S. S. F. H'd and R. R. Ass'n.; sale made in Sep-

Lot 2, block 190, south San Francisco.

South side Stevenson, 150 feet west of Fifth, west 25x75...... x56; sale made in September last..... Lot 2, block Q, Reifroad Homestend.

North Side Jessie, 275 feet west of Fifth, west 22 5480...... East side Morrell Place (between Larkin and Hyde), 71 % feet north

North side Laurel Place (between Folsom and Harrison), 225 feet west of First, west 160, south 25, east 30, south 25, east 130, East side Stevenson, 100 feet north of Twentleth, north 25x80; Sale made May last.

North side Heron (between Polson and Harrison), 145 feet east of

Lot 5, block 220, O Neil and Haley Tract; sale made in August last Lot 378, Gift Map 3. Lot 13, block 247, South San Francisco. Lot 25, block 504, Haley Purchase.... Lots 25 to 48 inclusive, block 169, O'Neil and Haley Tract; sale

made in August last, but the deed only recorded last month Lots 2 to 5 and 12 to 15, block 328, South San Francisco; sale made September last...

Lots 1 to 9, inclusive, block 118, also, lot 6, block 90; University Homestead; sale made in September last....

Lots 25 to 35, and lots 38 to 48, inclusive, block 180; also, lots 12 and 37, block 213, O'Neil and Haley Tract; sale made in September last...

Lots 7 and 10, block 287, South San Francisco Lots 359 and 361, Gift Map 3.... Lots 1 to 12, inclusive, and 37 to 48 inclusive, block 135, O'Neil Ten acres in the Ripley Tract.

North side Fifth Avenue, 87½ feet south of Harrison, south 25x75

Lots 385 and 386, Gift Map 4. Lots 13 to 36, inclusive, block 213, O'Neil and Haley Tract; sale made September last......Lot 16, block 349, South San Francisco..... Lots 10 and 11, block 212, O'Neil and Haley Tract; sale made Au-Lots 1 to 12, and 37 to 48, block 92, O'Neil and Haley Tract; sale made in Seplember last.

East side Ada Court (between Leavenworth-and-Hyde) 97% feet

north of O'Farrell, north 20x75; sale made September last:

Lot 104, block 572, Central Park Homestead. Lots 15, 16, 17, 32, 33 and 34, block 294, O'Neil and Haley Tract ... East side Dora (between Seventh and Eighth), 105 feet west of Lots 19 and 20, block 10, Fairmount Tract... 1.300

Lots 555 and 557, Gift Map 2 2 Acres in Sec. 36, T. 1, S. R. 6 W...... South side Minna, 105 feet east of Eighth, east 20x69 Lots 1673 and 1701. Gift Map 3

Lot 7, block 45, Excelsior Homestead. West side Langton (between Seventh and Eighth), 125 feet south of Howard, south 25x75. West side Iowa, 200 feet north of Nevada, north 136x280; undivided 34.... Eleventh svenue, 225 feet northwest of F, northwest 25x100

East side Jersey, 225 feet south of Twenty-second, south 25x160; sale made in August last.

East side Jersey, 300 reet south of 'Twenty-second, south 25x100; sale made in August last..... Lot 35, block 37, Nucleus Homestead..... Lot 685, Gift Map 2 Southeast corner Mansell and Amherst, east 120x160.....

North side hussell (between Union and Green), 180 feet west of North side Tehama, 400 feet west of Fifth, west 50x75..... ---

Rivals to San Francisco.

Village newspapers, in various small towns around the bay, frequently publish absurd articles, claiming that they are going to rob San Francisco of her commercial supremacy. The highest object the publishers of these papers have in such articles is to fill up space, and convince their one or two hundred patrons that they are using their best endeavors to earn the subscription money and the advertisements they receive. No one outside of the little town would hear of such newspapers or their silly statements, but that some of our influential dailies notice them and take the matter seriously, by attempting to refute the absurd assertions that Oakland, Benicia, or Vallejo will take a part of our trade away. Of course, the village newspaper is delighted to be thus noticed, and is encouraged to still further repeatits nonsense, with the hope of keeping up the discussion and of bringing itself into notice. We are astonished that our leading papers are thus caught with chaff, and lend a sort of dignity to a matter that, but for their notice, would be only subject for a smile.

The Interest Question,

We stated in the last CIRCULAR that money lenders we charging 11/2 to 21/2 per cent per month to merchants and man facturers, and, at the same time, complained that some savin banks were still exacting the high rate of 114 per cent. from reestate borrowers. At first sight it may have appeared ver unreasonable to call 114 per cent, a high rate, white merchan and others were paying 11/2 to 21/2 per cent. But it will por appear unreasonable, when we mention a few facts. Whether deservedly or not, city real estate is in the greatest favor deservedly of not, city among money lenders. They prefer of and to anything else. A merchant in the best standing w often be refused money upon first-class paper, even though he offers 2 per cent, for it, while he will be immediately commodated at 1 to 1,4 per cent., if he offers city real esta security. If the question were usked us, is this fair? would unhesitatingly answer that it is not. As a matter of justice, our farmers and manufacturers are entitled to have money at a cheaper rate than any other class of people, b cause it is their efforts which support the city and make i land valuable. As a matter of fact, however, these two classes are always charged the very highest rates of interest City real estate is the gauge upon which interest charges pased, and if we can, as we desire to, keep the interest upon it at low figures, the rates charged to the producer will be en respondingly low. When the interest charges upon city land are advanced, the rate to the merchant and producer is also increased, and they are thereby hampered, and production new industrial enterprises and trade of all kinds is checked Lumber, for instance, is very low-new; and, if all the saving banks were loaning at 10 to 12 per cent., many lot owner who have no means of their own, would mertgage their property and erect houses. But, so long as a few banks change per cent., land owners do not borrow and will no build, because present rents will not justify the operation of paying the high rate mentioned. There is great dulinessing the building trade at present, and undoubtedly it is partial caused by the high rate which some of the banks are charging The working classes, who are the chief depositors in the banks, may get a tritle more for their money than they did when the finds were loaned out at 10 to 12 per cent pe annum, but they are far more injured than benefited by this morsel of profit. If money were cheap, they would have work, while now they are idle. In the one case, they would be adding to their savings, while now they are rapidly is ducing them. There is no profit, but great loss to the producing portion of the community, in high rates of interest.

----Another Raid upon Tax Payers by Street Contractor

We have it, on the very best authority, that a ring orelions of street contractors have a unijority of the Senatoris delegation from this county pledged, to aid them in scheme they have on hand. They intend to get the Legislature to legatize a long list of street assessments, which have been declared void by the Supreme Court. If they secon plish what they seek; the payment of hundreds of thousands of dollars worth of illegal street assessments will be saddled upon the tax payers of the city. In one or two cases, owners defects in the laws regulating street work, contractors who die their work honestly have been unable to collect the assessments from property owners: but for one case of this kind there are ten in which the contractors are entitled to no sym pathy whatever. They forced the work upon the proper owners, who were all, or nearly all, opposed to it. The contractor, from the outset, was plainly informed by the owner that they would never pay him a cent, unless they were compelled to. In many of such cases, the property was either positively injured or very little benefited by the work done The contractor cared nothing about that, however. His only object was to secure a profitable job; the least of his thoughts was to benefit the property owners. Relying upon their supposed ability, by the aid of unscrupulous lawyers, to force the owners to pay the assessments, contractors went on and did such work, despite all protests. The Supreme Court, however, much to their surprise and disgust, decided such contracts to be gal, and the assessments void. The contractors now think that, as the courts failed to justify them in their outrage upon single lot holders, they will be able, by the aid of a special Act of the Legislature, to move upon property owners in the aggregate; or, in other words, they wish to dip their honest hand into the city treasury and collect from it the sums which the failed to squeeze out of private pockets. And they will sue ceed in this scheme, too, if the press does not nip the game in the bud. The contractors put up and elected more than one man who was directly pledged to work in their interests, and they claim that they have a mumber of men of each party pledged to them. Now, if ever, is the time to defeat these

Value of Real Estate here and at Chicago.

A writer in the Bulletin lately told some wholesome trut concerning our boasts about our resources, our lack of enterprise in developing them, and our general system of inflativ things above a fair value. Relative to real estate, he says "Again there, is no clearer evidence of the exaggerated idea

of what we have, than the assessment value and population of the three cities we have named, viz: San Francisco, Chicago

65,000,00

above figures are altogether incorrect. The assessed value our real estate, as shown in the last issue of The Cincular, is only \$69,595,501. The assessed value of the real estate of Chicago, over one year ago, was \$192,249,644. It must not be at least \$225,000,000. This was ostensibly its real value but was not actually more than three-fourths of its market price, which is at least \$281,000,000. The assessed value of our real estate is only about one-third its market price. Reconned upon this basis, the saleable value of our real estate \$208,786,503, or \$72,213,497 less than that of Chicago, instead of \$27,000,000 more, as the correspondent of the Bulein Neglect of Home Manufactories-One of the Great Causes of Present Dullness,

Since The Checular was first issued, we have always endeavored to impress it upon city real estate owners, that the only sure plan of increasing the value of real estate, and of -making it most productive, is to encourage home development, especially the building of new railroads and the establishment of home manufactories. 'Wo have frequently shown each eity real estate owner, that he ought to have at least five per cent. of all he is worth invested in a home manufactory or a railroad, and this not so much because he would thereby benefit the State, as from the selfish motive of benefitting the city, and thus increasing the value of his own land in it. We regret to say that very few of our land owners have yet regret to say interpreted anything either in State railroads or manufactories. The total cost of our importations for the year were lately shown to be nearly \$79,000,000, while our treasure and agricultural exports were only \$63,000,000, and thus a balance of \$16,000,000 was created against tis. Of course there are many articles imported which we cannot now and may never be able to manufacture : but the great majority of them can be produced at home, if we will but establish the manufactories. Large profits need not be expected from home manufactories for some years, until labor and money are cheaper; but real estate owners and others ought to be satisfied to invest a small portion of their capital in suchenterprises, even if the profits are not large at first; because, though the direct profits may be small, the indirect ones, in the advance of real estate and rents, will be more than a counterbalance. Those who complain of extertionate interest rates may rest assured that a change for the better is not likely to come, so long as we send nearly all our money abroad for the goods we use. - Since last June, when the presentmonetary pressure began to be felt, money has been worth 11/4 to 2 per cent, per month. It was elevated to this value by the drain of paying for foreign-goods, manufactured by foreign workmen. Money lenders have made at least-\$250,000 out of our merchants and real estate owners, over and above a fair interest rate, since the first of June last. If those merchants and land owners had been solicited to invest that sum in home manufacturing projects, mineteen out of twenty of them would have refused. So long as they continue to refuse, just so long will they have to pay high rates for the money they borrow, and so long will our immigration schemes be only partially successful. If we open manufacturies and make room for workmen, we may rest assured that the latter will quickly find their way here to till all the openings we make; and, with their conting, home goods will be increased, and our money kept at home, and thus made plentiful and cheap. Duliness will then pass away, and city and country hand will quickly increase in value, ----

Why the Mining Counties are Poor.

One of the reasons why most of the mining counties are now poor is, that when the mines were paying handsomely, their net proceeds were not kept at home, either for the development of each county's agricultural resources, or the opening of new mines, but were brought down here and invested in city real estate. People who live in and who made their money in the mining counties, own property in this city to the value of at least \$8,0.0,000. The country papers have always been very severe upon our city merchants for their neglect of the interior, while the truth-is, in the mining counties at least, the people themselves have neglected their own sections for city real estate investments. This, combined with neglect of their agricultural resources, and the custom of paying extravagant salaries to officials, has had much to do with the present depression in those counties. Of course, the decadence of placer mining has been the chief cause of retrogression, but this drawback might have been overcome, had the soil been turned to account in the line of agriculture, sericulture and wine-growing. Enough only has been attempted in this direction to demonstrate what may be done. One thing is certain, however, if the mining counties are to progress, the money made in them must be kept at home for home development, instead of being invested in San Francisco real estate

Those persons who delight in circulating evil reports and exaggerating them-and their name is legion here-have been particularly busy the past month as bearers of lying rumors. They have had half of our prominent merchants and several of our banks bankrupt, and have everywhere endeavored to leave the impression that the city generally had gone in, or was rapidly going. They have hinted, that real estate would soon have to be offered at prices which the word sacrifice does not half express. These croakers are always uscless idlers. They do nothing for either city or country. While workers here look without dread on a dullness to which all places are occasionally subject, the croaking idlers are endeavoring to tinge everything with permanently sombre hues. By innuendoes or open falsehoods of their own coining-for which the only authority given is "They say"-all the injury they can effect is done to private credit and trade prospects. We have a hearty contempt for the person who circulates lying reports, with the hope of injuring his fellow-citizens.

----The Lake Region in the Western Addition?

Although the water blocks in the vicinity of Fillmore, Geary and Post streets have been partially filled in, it is fully expected that navigation there will be open again when the next rains set in. One of the residents lately asked the engineers who fixed the grades of the streets, if they knew where he could purchase a boat, by the aid of which, in the rainy season, he wished to reach the cars from his residence. Last winter the whole neighborhood was frequently under water, and wells were spoiled by the overflow into them of muddy rain water. Street sparrows used to bathe in the lakes left by the rains, and were frequently seen scampering naked alongside the Lone Mountain cars. As a lake and stagnant water region, that portion of the Western Addition is a suceess; as a place of dry and healthy residence however, it is a complete failure, and will-so continue to be until the grades are raised. Sewers will be quite useless until this is done.

The Lesson of the Present Duliness.

The present lull in trade and real estate is a practical lesson to those who speculate beyond their means. Debt is danger at all times. This danger may not be felt when trade is good and money is easy; but who can say when a change will come? A sees B making a lacky venture by speculating in some commodity, and forgetting the risk he is running of losing all he possesses, he likewise ventures, Each new adventure adds fuel to the flame of speculation, which increases with such rapidity that a hall, if not a crash, is soon brought about. We have avoided the crash, but are in the midst of a hull, which we have brought upon ourselves. We are now learning that the cart cannot be put ahead of the horse that a State cannot be built upon the slippery foundation of city speculation. Fortunes may be made and kept by a few who speculate, but the great majority are sure to come out poorer, if not bankrupt, by forsaking the rough but sure path of slow accumulations, for the slippery one of great gains and great risks. Californians generally know nothing of patience, and will take any risk to gather large profits quickly. Slow and sure are words they care nothing about. The present dullness should learn, them their value.

Perjury in Land Cases. In delivering a charge to a jury lately, Judge Dwinelle commented upon the frequency with which perjury is comnitted in our courts. This crime is most common in land suits. There are a certain class-of scoundrels who make a business of false swearing in such suits. They will get upon the stand and swear with the utmost precision to events which occurred ten or fifteen years ago, and describe positively the position of an imaginary fence, a house, a boundary line, or a stake.. In many cases, everybody knows they are lying, and that they are paid for doing so, but the evidence to sustain a charge of perjury is hard to get at. Many persons compromise with blackmail titles, because, if they do not, they know that for one truthful oath which they can produce to sustain their just case, professional land-jumpers can produce three false ones to sustain their side of it. Lawvers could follow these fellows up for perjury, and have them sent where they belong to the State prison—but there would be no fees for such service to justice, and so the rescutity continues. False oaths in land cases are said to be worth from 2.50 to \$100, according to the interests involved and the immediate pecuniary needs of the perjurer. ---

Becoming Business Streets.

Bush, Sutter, Post, Geary and O'Farrell streets are all destined to be business streets, within five years between Dupont and Stockton, and within 10 years between Stockton and Powell or even Mason street. Stockton will also become a business street between Sutter and Market streets, and would be a good business street along its entire-length, but for the hill between Sutter and Clay streets. The northern portion of Stockton street, between Washington and Union, is improving as business property. Some owners are replacing old shells of the '49 era with substautial buildings. If all the old houses were substituted by modern structures, the improvement in the character of the business done on the street would be more noticeable, and rents and prices would be favorably affected

About Orders to Sell Property.

Real estate agents who do business upon a proper basis, whose knowledge of city property entitles them to the name, now generally refuse to take the sale of a piece of property, unless the owner gives them a written and exclusive order to sell for a definite time, and for a stated commission. When an order is not given, the owner generally puts the property in the hands of several persons, and offen changes his mind, either about-selling or about the price he will take. Where there is no written contract, there is a very small probability that the ngent will ever handle a commission, no matter how justly he may have earned it. Many agents, in their anxiety to get property for sale, are afraid to insist on a written ord fear is folly, however. An agent's rule with owners should be, either to have an order, or decline to offer the land at all.

Tax Them Higher.

The farmers of the State complain, and justly, that land which has been purchased at the Government price, by parties who are not cultivating it, but simply holding for a rise, is not taxed at as high a rate as their land is. This is an ontrage, and a direct premium to speculation and non-cultivation. If there is to be any inequality in taxation by all means let the heavy side fall on those who are acting as dead weights upon the State. We cannot prevent men buying land and raising its price, nor can we make them cultivate it, but we can and must tax them to the utmost, not alone that they may thus be compelled to part with a portion of their land at more reasonable rates to those who wish to cultivate it, but that the burdens of taxation may be made as light as possible upon our producers.

Brondway to be-Widened,

The Board of Commissioners of the Central Park have deosited with the New York Street Commissioners the maps and plans for the widening of Broadway to the width of 100 feet from 34th street to the Central Park. - From 34th street to 42d street, the property necessary for the widening will be taken from the west side of the street. From 42d to 49th street, portions of property from both the east and west sides will be taken. From 49th to 54th street, the property is principally taken from the west side. From 54th to 59th street, the eastern line is not touched, all the property being taken from the west side. The average width of Broadway on the line of the proposed alteration is about 77 feet.

STORES TO LET ON BROADWAY. - A New York paper says there were seventy stores to let on Broadway lately, between the Battery and Fifty-ninth street. This is unprecedented, although the distance named is over six miles.

The West End Railroad.

At'the last session of the Legislature, a charter was granted to a number of responsible property owners to build a horse railroad up to and over Taylor street hill. The initial point of the read will be at the corner of Montgomery and Clay streets; thence up Clay to Dupont; Dupont to Pacific; Pacific to Powell; Powell to California; California to Taylor; Taylor to Pacific; Pacific to Leavenworth; Leavenworth to Vallejo; Vullejo to Hyde; Hyde to Union; Union to Larkin; Larkin to Chestnut, and the point of terminus. The name of the road is to be the West End Railroad. The bill for this road went through the Legislature upon its own merits. The members of the lobby went after it, but, finding there was no money to be made, and that the bill was a meritorious one, they allowed it to pass. Subscription books were opened, but subscribers were scarce, because of the general belief that there would be no profit in the stock. After the stock subscriptions failed, a proposition was made to the Sutter Street Railroad Company to build and operate the new line for twenty-five years; the fare to be six and one-quarter conts; cars to run daily, at intervals of only ten minutes, from 7 A. M. till 10 P. M. The object of making this proposition to the Sutter street company was to avoid expense. That company's officers, depot, stubles, and superintendent can all be used by the new line, by which means it can be operated for nearly one-third less. The Sutter street company can make money out of the new road, by operating it in connection with its own; whereas, if it were conducted separately, there would be no profit in it; indeed, it is quite likely that assessments would be frequently called for. In consideration of building the road and operating it for the time and on the terms mentioned above, the Sutter street company is to receive the sum of \$40,000. payable in four installments. The first is to be paid on the delivery liere of the iron for the new line; the second when it is half completed; the third when it is completed, and the fourth installment when the cars have been running ten days. Ample security is given for the performance of this contract. Voluntary subscriptions toward the \$40,000 now amount to \$30,000. This sum was subscribed by property owners along the line of the road, who recognize the fact that it will greatly enhance the value of their property. As it is now, land on the hills over which the road is to run is not worth more than one-third the price at which level lots are selling. This is largely due to the fact that there are no street car accommodations in the hilly region, which is the healthiest portion of the city. Lots and rents will be largely enhanced in price, if this new road is built. It will be built, if the remaining property owners-will-come forward and subscribe to the bonus o \$40,000. There ought to be no delay in making up the nec-

A New Concrete Pavement.

The Fiske Concrete Pavement is the name of a new invention which is being tried and highly spoken of in New York. If this pavement has the advantages claimed for it, it will probably be used in San Francisco, and fill the bill of our requirements. The process of laying it is thus described:

The pavement is first swept clean, and all dirt removed from the crevices. It then receives a coat of pine tar, after which a layer of coarse concrete, two and a half inches thick, composed of gravel, tar and resin, is spread over the stone base and made smooth and level by means of a stone roller, weighing 4,500 pounds. Then comes another layer, two inches thick, of fine gravel concrete, which is rolled out in the same manner. The whole is covered with a thin coat of sand to fill up the interstices and render the surface compact. The heat of the sun causes the evaporation of all the alcoholic properties of the tar, and permits the composition to harden and become as solid as stone. A section of the pavement that has been haid two weeks is already as hard as stone and perfectly smooth. Several experiments were made to test the solidity of that portion which had been finished ten or twelve days. - One of the workmen was directed to strike it with a thirty-six pound maul, repeated blows of which produced no effect, not so much as a slight indentation. The ordinary paving stone was shivered to atoms by one stroke of the same hammer.

Rents Falling In Chicago.

The Chicago Landowner says: "Little is doing at the present time in rents, except for cheap houses of the cottage order, which are in fair demand. There has been a decline of 15 to, 20 per cent, upon the class of tenements formerly commanding from \$1,000 to \$2,000 per annum, caused, probably, by the large number of such structures now being erected in every part of the city. Rents for first-class houses are lower now than they have been for several years, and the tendency still seems to be downward. Owing to the great number of cheap lots lately in the market, hundreds of people have. built for themselves, and thus decreased the number of tennuts."

The above way of accounting for empty houses will not do. They are empty because trade is dull, and because Chicago has been attempting to travel ahead to fast, and has boasted too much. Sails must now be taken in for a short time. Misery, it is said, loves, company, and it is some consolation to know that we are not alone in the present duliness.

Real Estate Agents' Commissions.

A real estate agent in Chicago lately sued for his commission under the following circumstances: The agent had a piece of property placed in his hands for disposal, and on his own responsibility, without the knowledge of the owner, advertised it. A reader of the advertisement notified a third party, and the latter negotiated direct with the owner, and made the purchase without consulting the broker at all. The latter thereupon brought a suit for commissions, and H. C. Robinson, as a committee of the superior court, found for the defendant, and the finding was so recorded in the court below. The supreme court finds a manifest error-that is, that the agent must be paid his commission the same as though he had negotiated the sale, the advertisement he published being, in point of fact, the direct cause of the disposal of the property.

Sale of an One-Hundred-Vara Lot on Howard Street. The middle one-hundred-vara lot on the northwest side of Howard street, between Seventh and Eighth, was lately sold as a whole for the sum of \$50,000. The seller was an old Californian, who resides East, and who was in immediate need of money. The grade of the block in which this lot is situated is bad—the fall being only five feet in a distance of 825 feet. A swamp-Pioche's Lake it was called-formerly existed there, and though covered in, the ground is said to sink constantly and to need refilling. The earthquake-of 1865 caused the filling to give way on Howard street in this block, and a large cavity was thus created. There are thirtythree 25x80 feet lots in the one-hundred-vara: eleven on the north side of Howard, eleven on the south side of Natoma. and eleven on the north side of the same street. If the property were sold in subdivisions, the Howard street lots would sell for about \$125 per front foot, or \$3,125 for each lot of 25 feet frontage. Each of the twenty-two lots on Natoma street are worth about \$1,250. This estimate would place the value of the whole lot at \$61,875, while it was purchased for \$50,000. Of course in real estate, as in almost everything else, a large purchaser can buy at a much cheaper rate than a small one can. Had this lot been offered at credit sale during the excitement last spring, it might have sold for even more than the figures of our estimate.

SALE OF THREE HUNDRED ACRES OF LAND NEAR THE CITY. Three ___dred acres of land, in the Rancho Laguna de la Merced, have been purchased by Archbishop Alemany, for the Roman Catholic Church. The price paid was \$150,000, or at the rate of \$500 per acre. It is understood that the land will either be used for the site of a college or for the purposes of a cemetery, when the city's growth puts a stop to interments in Lone Mountain and Calvary Cemeteries.

---CINCINNATI PRICES.—'The lot (99x198 feet) corner of Vine and Fourth streets, Cincinnati, was sold in 1798 for \$5; in 1801 for \$35; in 1807 for \$117; in 1811, to Nich, Longworth. for-\$300; and on the 11th of July-last-the-property-changed hands for \$120,500.

A DMINISTRATOR'S SALE OF REAL ESTATE. Notice is hereby given that in pursuance of an order of the Probate Court of the City and County of San Francisco, in the State of California, made on the thirteenth day of September, A. D. 1869, in the matter of the estate of JOSEPH BUTLER, deceased, the undersigned, the administrator with the will annexed, as to the personal property, and administrator as to the estate of said deceased, will sell at public auction, to the highest bidder for cash, in gold coin of the United States—and subject to confirmation by said Probate Court-on WEDNESDAY, the tenth day of November, A. D. 1869, at 12 o'clock, M., at the auction sales room of MAU-RICE DORE & CO., No. 327 Montgomery street, in the City and County of San Francisco, all the right, title, interest and estate of the said Joseph Butler, at the time of his death, and all the right, title and interest that the said estate has, by operation of law or otherwise acquired other than or in addition to that of the said Joseph Bufler at the time of his death, in and to all those certain lots, pieces or parcets of land, situate, lying and being in the said City and County of San Francisco, State of California, and bounded and described as follows, to wit:

I. Commencing on the southerly line of Sacramento street, at a point listant 112 feet 6 inches westerly from the southwesterly corner of Scott and Sacramento streets; running thence westerly, 1 long the southerly line of Sacramento street, 25 feet; thence at right angles southerly 137% feet: thence at right angles easterly 25 feet; thence at right angles north erly 137% feet, to the point of commencement—being part of 50-vara lot Number 0, in block Number 461 of the Western Addition.

II. Commencing on the southerly line of Sacramento street, at a point distant 87 feet 6 inches westerly from the southwesterly corner of Scott and Sacramento streets; running thence westerly, along the southerly line of Sacramento street, 25 feet; thence at right angles southerly 137 % feet; thence at right angles easterly 25 feet; thence at right angles north erly 1371/2 feet, to the point of commencement-being part of 50-vara lot Number 6, in block No. 461 of the Western Addition.

III. All that certain piece or parcel of land situate, lying and being on the Bernal Rancho, in the city and county of San Francisco, State of California, and known and designated upon a certain map entitled "Gift Map" No. 2, as and by the numbers 127, 129, 131, 133 and 135, being each feet front and rear, and 70 feet deen.

TERMS AND CONDITIONS OF SALE .- Cash (gold coin of the United States); ten per cent, of the purchase money to be paid to the auctioneers on the day of sale; balance on confirmation of sale by said Probate Court. Deed and stamps at expense of purchaser. JOHN W. BRUMAGIM, Administrator with the will annexed, as to the personal property, and administrator as to the real estate, of the estate of Joseph Butler,

R. W. HENT, Attorney for Adm'r. San Francisco, October 15, 1869.

CENTRAL AND WESTERN PACIFIC RAILROADS. 11:40 A. м.; Sacramento 1:50 P. м.; Junction 3:05 P. м.; Colfax 5:10 P. м.; Reno 11:50 P. M.; Wadsworth 2:00 P. M.; Winnemucca 9:35 A. M.; Argenta 1:20 P. M.; Carlin 4:00 P. M.; Elko 5:20 P. M.; arrive at Promontory 5:45 A. M.; Omaha 1:10 P. M. Express train—westwer l.—"Daily," leaves Promontory 6:00 P. M.; Elko 7:30 A. M.; Carlin 8: 0 A. M.; Augenta I1:45 M,; Winnemucca 3:40 g. M.; Wadsworth 10:55 P. M.; Rent 12:55 A. M.; Colfax 7:52 A. M.; Junction 10:40 A. M.; Sacramento 12:00 M.; Stockton 1.55 P. M.: arrive at San Jose 7:15 P. M.: San Francisco 6:30 P. M. Way mail-eastward-Daily, (Sundays excepted) leaves San Francisco 4:00 P. M; San Jose 3:30 P. M.; Stockton 8:35 P. M.; arrives at Sacramento 10:30 P. M. Way mail—westward.—Daily, (Sundays excepted) leaves Sacramento 6:30 A. M.; Stockton 8:25 A. M.; arrives at San Jose 12:45 P. M.; San Francisco 1:00 P. M. Atlantic Hotel Express, composed of Pullman Palace Coaches, with restaurant commissary car attached, running through on fast time to Omaha without change of cars, will leave San Francisco every Monday at 7:00 A. M.; arrive at Promontory Tuesdays 6:00 P. M., and Omaha Thursdays 5:30 P. M., returning, leaves Omaha Tuesdays 9:15 A. M.; arrives at Promontory Thursdays 10:00 A. M.; Sail Francisco Fridaya 9:00 P. M. Tickets and berths for this train can be secured only at the company's office, 415 California street, San Francisco. Marysville trains, daily, (Sundays excepted) leave Sacramento 6:10 A. M. and 2:10 P. M.; arrive at Marysville 10:45 A. M. and 6:00 P. M. Trains from Marysville to Sacramento and San Francisco, daily, (Sundays excepted) leave Marysville 9:15 A. M. and 12:30 P. M .: arrive at Sacramento 11:30 A. M. and 5:10 P. M.; San Francisco 6:30 P. M. and 1:00 P. M. Through fare reduced-from San Francisco or Sacramento to Omaha, \$83,25; to St. Louis, \$97.50; to Chicago, \$97.50; to New York, \$112.50; to Boston, \$114.75; to New Orleans, \$121.50. Silver Palace Sleeping Conches are run daily from San Francisco to Promontory; double lower berth, \$5.00; double upper berth, \$5.00; state rooms, \$10.00; double berths accommodated by the same of the same date two persons: state rooms, three persons. Second-class trains leave San Francisco dally, 4:00 P.M.; San Francisco 5:00 A.M. Fare to Onmha, \$45; St. Lõuis, \$45; Chicago, \$45; New York, \$52,50. Children not over twelve (12) years of age, half fare; under five (5) years of age, free. One hundred pounds of baggage (per adult passenger) free; fifty pounds baggage (per child between five and twelve years of age, free; extra baggage (over 100 lbs.) between Sacramento and Omaha (currency) \$15 per 100 lbs.

October 18th, 1869.

A. N. TOWNE, Gen'l Sup'l.

PAGIFIC FIRE AND MARINE INSURANCE COMpany, San Sin Francisco, California.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends, \$639,928.09. All losses pald in United States gold coin. Fire and Marine dent; A. J. Ralston, Secretary; A. Baird, Marine Secretary,

G. O'HARA TAAFFE, INSURANCE AGENT, 409% California street, opposite the Bank of California. The undersigned having been appointed general agent for California of the following companies: Commercial Union Fire Assurance Company of London, Capital, £2,500,000 Sterling, Underwriters' Agency Fire and Marine of New York, Cash Assets, \$4,000,000, representing the following old established companies of New York, whose high standing is so well and fa-Yorably known throughout the United States: Germania Fire and Marine Insurance Company, Niagara Fire and Marine Insurance Company, Hauover Fire and Marine Insurance Company, Republic Fire and Marine Insurance Company, begs to solicit from his friends and the public in general a share of their business. Eight years' experience gives him a claim to a knowledge of the business of Insurance, and his past care r during ninetech years in California is guarantee that the management of his business will be characterized by integrity, fairness and liberality.— The companies represented by him combine as large a capital as any having agency on this coast, with a high standing in Europe, as well as in the United States, thus offering undoubted security. G. O'HARA TAAFFE, 409 1/2 California street, opposite Bank of California, San

NONEY TO LOAN ON GOOD CITY, PROPERTY, Building, northeast corner of Market and Montgomery streets. Predent, M. D. Sweeney: Vice President, C. D. O'Sullivan, Trustees: M. D. Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobjn, M. J. O'Connor, P.

McAran, Gustave Touchard, T. J. Bröderick, 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 \$2.60 upwards. Office Hours from 9 A. M. to 3 P. M.

LOS ANGELES COUNTY LANDS.

TO ARMING LANDS, IN LOS ANGELES COUNTY-FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually! Apply at the office, 32 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, er to HENRY D. POLHEMUS, Anaheim,

ir. Agents: In New York, Messrs. LEE & WALLER; in Hoston, Tite.
MONT NATIONAL BANK; in London ORIENTAL DANK JIME BANK OF CALIFORNIA, SAN FRANCISCO. CAP-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong,

POULEAU & MULL, SUCCESSORS TO BROOKS & HOULEAU, BEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Washington Street, next door to Maguire's Opera House, San Francisco. Search-

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy Trustees: H. A. Cobb, Dantel-Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. R. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at ONE PER CENT. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Office hours from 10 A. M. to 3 P. M., daily; Saturday

DEOPLE'S INSURANCE COMPANY-HAVING REMOVED to their new office, No. 16 Menchants' Exchange, California street, are prepared to transact the business of Fire and Marine Insurance, at as low rates as those of any responsible Company. C. F. MACDER MOT, President; John H. Wise, Vice President; H. (Horner, Secretary Directors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Kellogg, H. W. Bradley, Arthur W. Jee, A. Jacoby, B. Mendessolle, James E. Dalion, A. Eberhart, C. E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Horn, Philip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Robert Haight, E. J. Delaney.

MERCHANTS' MUTUAL MARINE INSURANCE California street, San Francisco, Capital (paid-up) \$500,000. No fire risks projected with marine insured by this company. Losses paid promptly U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaa Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphé Lowe, W. J. Adams, R. F. Raimond, James P. Flint, B. Williams. J. B. Scotchler, President; Janez Howes, Vice Presilent; E. W. Bourne, Secretary. This company is engaged exclusively in

THE AND MARINE INSURANCE. THE FIREMAN'S FUND IN SURANCE COMPANY of San Francisco, California. Office, S. W. corner Unifornia and Sansome streets. Organized April 25th, 1863. Transit Risks, on terms as favorable as any other reliable first class comny. Greatest amount taken on one risk, \$50,000. Portions of risks conpromptly paid in U. S. gold coin.

CHAS. R. BOND, Secretary.

D. J. STAPLES, President,

HENRY DUTTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-Capital \$10,000,0 b. Accumulated and invested funds, March 23d, 1866 \$12,247,422.18. Deposit in California (according to law), \$75,000: Depos ited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs, Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

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

ONE PER CENT. PER MONTH ALLOWED ON Six Months' Deposits by the CALIFORNIA BUILDING, LOAN AND. SAVINGS BANK, California street, one door from Sansome street.

August 2d, 1869. THOMAS MOONEY, President.

DACIFIC MAIL STEAMSHIP COMPANY. FOR New York, via Panama. Fare greatly reduced. Cabin, \$100; Steerage, \$50. Leave punctually at 11 A M., on the 14th and 30th of each month. Passengers berthed through. Only two classes of passengers are now earried—Cabin and Steerage. All cabin passengers entitled to same fare, attention and privileges. Through tickets sold to Liverpool, Queenstown, Southampton, Bremen, Brest and Havre, via New York; also, orders for passage from either port to San Francisco, with an advance of money, if desired. For Japan and China—Steamers leave on the 4th of every month, punctually at noon, for Yokahama and Hongkong, connecting at Yokahama with the Company's Branch Line for Shanghai, via Hioga and Nagasaki.

OLIVER ELDRIDGE, Agent,

\$25,000. It sale, That Valuable lot on the southwest side of Fourth street, baying a frontage of 120 feet from King to Jewett streets, by a depth of 45 10-12 feet. Enquire of YOUNG & PANSON, 424 Montgomery street.

MPERIAL FIRE INSURANCE COMPANY OF LON-dou. Established in 1803.—Capital, \$3,000,000.—Losses paid here in cash, immediately on adjustment, in United States Gold Coin. FALK-NER, BELL & CO., Agents for California No. 430 California Street.

BELLOC FRERES Have removed to 411 Washington Street, op-

PROPERTY FOR SALE BY CHARLES D. CARTER

(All Property placed in my hands for sale is advertised gratis

Inside Property. Two 50-yaras, corner Hyde and Lombard, and Hyde and Chestnut \$13,000 Eight, room house and good lot on Lattayette, near Green...... Large lot corner Ellis and Jones, very desirable.... Lot 27% x 137% on California, near Leavenworth.

Lot 50 x 137% on Filbert, near Leavenworth.

Double lot with fine brick building, well rented, corner Clay and Battery Lot 87 le x 137 le on Post street, near Stockton One-half 50-yara, corner Sacramento and Jones... Brick house and large lot on Green, near Powell... Lot 25 x 82 % on Filbert, near Larkin.... Lot 45 x 68 % to wide alley on Mason, near Chestnut, terms liberal Lot 34's x 137% with three buildings, renting for \$120 per month, on Pine near Dupontr..... Good business lot on Sansome, near-Pacific ... Handsome residence on Leavenworth, near Ellis... 50-yara on Greenwich, near Jones..... Brick Enliding of Geary, near Kearny.

Three story house corner Clay and Tay, good view.

Lot 47 feet on Jackson and 67 on Clark street, by 120 deep, near

Front: leased for coal yard at \$125 per month, all taxes paid. a good-investment.... Lot and three dwellings, renting for \$107 per month, corner Hyde and O'Parrell.... Elegant lot 137 & x 160 on Filbert opposite Washington Square... Lot 25 x 100 and brick building, renting for \$225 per month, on Stockton near Jackson. 18,000
Fine new house on Eddy, near Leavenworth. 12,000 Su-vara corner Larkin and Jackson 10,000 Improved business lot on Commercial, near Drumm 4,000 Large lot and two well finished dwellings on Post, near Larkin 13,500 idence corner Taylor and Pine, location good. Lot 50 x 137 14 with four houses on Broadway, near Stockton 14,00 South of Market Street,-Beautiful lot, 35 feet on Twenty-second and 95 feet on Howard... 4,000 Business property corner Sixth and Clementina

Good lot and house on Seventh, near Mission; very cheap... 50-yara on Beale, near Howard Fine lot on west side Fourth, near Polsom Lot 45% x90, corner Howard and Russ; tine-business location Lot and house on Seventh, near Brannan Market street, lot 50x155, to Stevenson, on casy terms 90,000 Mission Property.

Lot 25x90 on north side Mission near Sixth....... Lot 56x136 on Chara avenue, near Seventeenth ... Large let corner Twenty-fourth and Columbia, with house,... Lot 122 %x268, corner Howard and Twenty-fourth... Fine building lot, 26x100, on Columbia near Twenty-third...... Lot 70x301 16, corner Valencia and Fourteenth..... Cottage house and lot, 50x110, on Sixteenth near Dolores..... 5,500 Double lot on Diamond, near Twenty-second...

Large building lots on Hartford, near Nineteenth, each,
House and lot, 70x71²1, on Twenty-second near Valencia....

Handsome lot, 80x90³3, corner Eleventh and Mission... Lots 20x125, on Noe near Nineteenth, each Lot 277 kx3102j, fronting on Missien and Bartlett, by 250 feet in 50-vara and two elegant dwellings, on Folsom, near Tenth.... 24,000 Lot 60x125, with large building, stable, etc., on Howard, near

Lot 122 % x201, corner Twenty-fourth and Shotwell Lot 45x110, west side Fair Oaks near Eighteenth Western Addition. House and lot 25x137 % feet on California near Van Ness Avenues 3,500 Handsomely located lot, 30x137 %, on Larkin, near Clay, 50-Vara on O'Farrell, near Ruchanan..... 50-Vara corner Franklin and Tyler. Lot 82% x81 %, on Webster, near California 50-Vara corner Turk and Broderick. Lot 67 1/2 x102, on Tyler near Larkin; lot and street graded..... Lot 30x75, corner Eddy and Pierce.....

50-vara corner Turk and Pierce, on grade; streets graded and ma-Full block, opposite Lafayetic Square.... Full block, opposite Lafayetic Square
Large lot corner Hayes and Fillmore; on grade
Lot 55x120, corner Post and Baker
5,000
Lot 55x120, corner Post and Baker
1,000
Three corner 50-varas on Baker
9,000

Double lot, corner California and Buchanan... Outside Property.

We have on hand all kinds of homestead lots-land in acres on the out-

ILENRY F. WILLIAMS & CO., REAL ESTATE AGENTS.
407 California street; San Francisco. Prompt attention given to all
matters pertaining to Real Estate, such as buying and selling on commisslon, negotiating loans, investing capital, and managing estates.

GERMAN SAVINGS AND LOAN SOCIETY.-GUARANtee 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 current rates of interest. Directors: L. Gottig, G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendhelm, Officers: L. Gottig, President; L. L. Arnold, Secretary;

JOHN C. JENKINS, RANCH AND FARM LAND AGENT, with Charles D. Carter, Real Estate Agent, 410 CALL-

TRENCH SAVINGS AND LOAN SOCIETY, 533 COMMERCIAL STREET (UP STAIRS). G. MAHE, Director. Loans made on real estate and other collateral securities at current rate

EDWARD HOSQUI & CO., PRINTERS AND HOOK-BINDERS, Leidesdorff street, from Clay to Commercial.

Printed by Joseph Winterburn & Co., 417 Clay Street.

Thas A. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

FOR THE MONTH OF NOVEMBER, 1869.

SINGLE COPIES, 10 CTS.

No. 1.

Vol. IV.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

SALES FOR THE MONTH OF NOVEMBER. . .

Table showing the Number and Value of Sales of Real Estate ede in all Sections of the City and County, in November, 1869.

. Section.	No. Sales.	Amount.
CL- Varas	63	\$215,212
Ily tolder	29	249,051
ty Slip and Water Lots	7	72,641
ty Slip and Water Thousand	32	60,366
otreroission Addition	65	126,870
ission Addition	64	124,897_
estern Additionuth San Francisco	6 .	10,600
nth San Francisco	32	19,490
omestead Associations	- 41	334, 142
tside Lands. x, Blackmail and Skeleton Titles	3	955_
	342	\$1,214,224

SAN FRANCISCO, December, 1st, 1869.

No change has taken place in the real estate market since our last issue. Sales are still very dull. It is not likelyindeed, it is not expected—that any change for the better will occur until the spring. Dullness and depression generally characterize the market from the close of October until the first of February, and, of course, this absence of activity is especially noticeable now, at the close of a season in which dullness has

Real estate still holds its own well, prices generally being fully sustained. We have examined the list of sales on main streets, and here apppend those which were made at reduced rates last month.

North side Pine, 54 feet west of Webster, west 81, north 87, west 54, north - 50, on Middle street, east 89, south 50, east 46; sold May last at credit suction sale for \$4,525; now sold for \$4,250. Northeast corner Polk and Plue, north 20x62 1/4; sold October, 1868, for

\$2,440; now resold for \$2,500. East side Seventh, 80 feet south of Mission, house worth \$500, and lot East side Treat avenue, 95 feet south of 'Twenty-first, south 30x12214, \$950.

We do not quote miscellaneous sales of suburban lots, because such property never had any fixed value. Sellers there had always to take the best price they could get, and just now the best price for single outside lots means in many cases a decided reduction from the figures which were occasionally

The sales made in November show a reduction of 34 in number, and of \$417,036 in amount, when compared with those effected in October.

Homestead shares are now frequently sold at very heavy discounts. Those who are thus parting with them will, we feel quite certain, regret doing so within a few months. Absence of purchasers is by no means a proof of absence of value in the shares, especially at a season when money is so scarce. Those who are engaged in buying up homestead shares at present prices are, we think, certain to make more money than will result from the majority of investments in any kind of prop-

During the months of June, July, August and September, there were more private houses and stores to let than at any previous time since 1859. But all of these houses have been tenanted lately, and now there are less houses and steres to let than are usually found empty. The hotels are all full, too, and business men generally say they have no reason to complain of the amount of business being transacted.

In the mechanical trades little is doing. Property owners are kept from building by the increased expense which the Eight Hour Law entails, and besides, the loan societies have let very little money lately. These drawbacks, combined with the fact that the rainy senson is upon us, all discourage building, and keep money scarce among that portion of the working classes who invest most largely of their savings in

The Lumber Market.

The general lumber trade was not so good in November as during the previous month, although at its close there were more signs of activity. Receipts from the mills have fallen eff considerably. About twenty-five vessels, which were empleyed in the lumber trade, have been hauled off, in consemence of the near approach of the stormy season. These withdrawals have caused an advance in freights. The present state of the market will not warrant this increase of freight charges, and several lumber mills have in consequence stopped work, while others are running on short time. There is a small and steady demand for local and interior trade, but with present light receipts the market will soon run short, and prices per cargo and at retail it is thought must advance within the next sixty days. We have little change of prices to note since last issue. Laths in large lots sell at \$3.50 per M, and retail at \$4. Shingles by the quantity sell for \$3, and at retail for \$3.50. We quote ruling prices as follows:

By the Cargo.—Dressed redwood lumber, \$26@\$30 per thousand; rough, \$16@\$18; Puget Sound pine flooring and stepping, \$30@\$32.50; planks for street work, \$16@\$18; assorted scantling and other building material, \$16@\$18, depending upon kind of lumber; timber, \$20; fencing, \$18@\$20. At Retail.—Redwood lumber, dressed, \$35@\$40 per thousand; rough, \$20@\$22.50; Puget Sound pine flooring, \$35; street planks, \$18@\$20; assorted scantling and other building

material, \$20@ \$22.50; fencing, \$22.50.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the month of November, 1869.

By whom taken or released.		MORTGAGES.		RELEASES.	
and the second second	No.	Amount.	No.	Amount.	
Private Individuals	89	\$462,543	40	\$160,254	
*Hibernia Sav and Loan Society	2	- 2,700	7	31,900	
Clay St. do. do.	21	2 141,300	8	16,800	
French do: do.			-1	2,152	
German do. do.	12	34,500	2	4,500	
Odd Fellows' do.	9	31,050		3,100	
Building and Loan Society	- 6	12,250		5,725	
San-Francisco Savings Union.	-6	15,150		9 950	
Fireman's Fund Insurance Co.			4	21,500	
Occidental *do.	1	8,000	1-		
Union do.				=	
Oriental do.					
Peoples - do.		2;000			
City B'k of S. L. and Discount	5	2,420			
Totals	152	\$711,913	77	\$255,881	

The seven leading loan societies loaned \$354,079 in October, and only \$262,450 in November. The largest of them (the Hibernia Society) may be said to have done nothing at all last month, it having only loaned \$2,700. Nearly all of the societies are hoarding up their funds, for what purpose it would be difficult to say. True, they will have to pay their semi-annual dividends in about another month, but there never has been any occasion for extraordinary hoarding to meet that. If the object is to have a surplus of funds on hand with which to meet-a possible run, it seems to us that that is equally unnecessary. If any danger of a run existed this year, it was about four months ago, when the pinch in the money market began to be severely felt in real estate.

Several of the loan societies encouraged the excitement of last Spring, by loaning very high sums on property. In some cases two-thirds of the highest market value of property was loaned, not to persons who were borrowing to improve, but whose object was simply speculation. The result of that practice is, money is now scarce with some of the societies, and many persons who would build if they could borrow from them, can not be accommodated. Many others who are in need of money for legitimate business purposes, find that the societies can not now aid them.

It is fortunate at this juncture that private individuals are partially taking the place of the loan societies. As will be seen by our table above, mortgages of the value of nearly half a million of dollars were taken by private persons. The wants of the real estate market are thus partially supplied, at a time when the usual monetary reservoirs have to a great extent shut off their supplies.

Sale of the Central Presbyterian Church.

The Central Presbyterian Church building, situated on the southeasterly side of Mission street, 275 feet east of Sixth; and occupying a lot with a frontage of 671/2 feet by a depth of 120 feet, has been sold to St. Paul's German Church congregation for \$8,000. The building is a frame one. The ground is held under a lease, having about seven years to run, at the nominal rent of \$150 per year. The lot was sold in April last for \$14,000, and would have brought more money, but for the existence of the lease.

Sale on Washington Street.

The property on the northeast corner of Washington street and Washington Place (or Chinese alley, as it is called), between Kearny and Dupont, was sold a few days ago for \$25,000: The lot has a frontage of 30 feet on Washington street by a depth of 100 feet on Washington Place, and there is an ditional lot-in the rear, having a frontage of 31 feet on the alley, by a depth of 63 feet. There is a very old style and dilapidated two story brick house on the let. The Washington street front is worth about \$500 per foot, or \$15,000 in all.

A Hargain on Howard Street. We have now for sale a first-class house of 12 rooms, with all modern conveniences, on Howard, near Fifteenth. The lot is nearly a half 50-vara in size. There is a carriage house and double stable in the yard, with ornamental grounds. Howard street has a brick sewer in it, and there is a connecting sewer to the house. Will be sold very cheap.

THE EAST RIVER BRIDGE.—Work has been commenced on the bridge which is to connect New York with Brooklyn. The surveys have been already completed on the Brooklyn side, and also the triangulations across the river, and on the New York side the work is progressing rapidly. The timber for the construction of the foundation of the piers is contracted for. There is no doubt but that the bridge will be safe and

NEWS FROM ABROAD .- A New York paper lately contained the following ridiculous item: "The panie and crisis in California are assuming more alarming proportions. It was reported that one of the directors of the Bank of California has failed for \$3,000,000, and that there is a run upon some of the branches of the bank in the mining districts."

About Pavements.

In the last issue of The CIRCULAR, we quoted a short article from the New York World, in which a description of a new concrete pavement was given and very favorable mention made of it. This pavement is called the Fisk concrete pavement. It has been in use in New York for about three months, and instead of being a success, it has proven a complete failure. It is composed of asphaltum and large gravel. It grinds into dust, and wagon travel cuts it up into the most unscemly ruts. Despite these objections, the local authorities of New York are compelling property owners to have it laid on the streets, at a cost of \$7 per square yard, \$2 per yard of which goes into the pockets of the honest officials as private perqui-

The pavement at present laid on Broadway is the best, we do not liesitate to say, in use in the United States. It is composed of blocks of granite, five to seven inches square, laid incontinuous rows. The surface is roughly dressed, and an interstice of nearly an inch is left between each block. The rough surface and these wide seams keep the pavement from being slippery. The pavement formerly in use on Broadway was murderous to horses; this one gives their feet a hold and keeps them from slipping. It is laid on a foundation of sand, and the interstices are filled with the same material. The system of laying the blocks in regular rows, allows the streets to be opened for sewers and gas or water pipes with much greater rapidity and ease than where other pavements are used. This pavement is almost everlasting, and we concur in the general belief in New York that it must eventually come into general use. We have endless quantities of granite in the Sierra Nevada, alongside the Central Pacific and Sacramento Valley Railroads, and therefore we can have the material for this pavement shipped here cheaply. By means of what is called a pin and feather, and, by cutting with the grain of the stone, the blocks can be split up rapidly, somewhat in the manner that shingles are cut.

We have expended enough money on costly pavements which at best last but three or four years, and which during that time require frequent repairs. The payement we are treating of would not be much more expensive than the Nic-. olson, and once-laid-it-will be almost everlasting. It will

A Creat New York Hotel.

-fill the bill of our requirements.

The site of the old Lafarge House on Broadway, opposite Bond street, was sold in April, 1867, for \$1,000,000. A hotel is now being erected upon it, which, it is said, will be the grandest in the United States. The building will be an eightstory one, and will extend from Broadway to Mercer street in the rear. It is to have three high gothic towers, from which a fine panoramic view of the city will be had. There will be 600 rooms in the hotel, or 200 more than either the Fifth avenue or Metropolitan hotel contains. The dining-room will be 75x175 in size, and will sent 700 persons. The furniture and upholstery will cost \$400,000. The building and furniture will cost \$1,600,000 in all.

Many good judges of real estate values have for the last three months kept plenty of money ready to invest in realestate bargains. They assure us, however, that they cannot find what they are looking for; that while sales are dull and money tight, almost every owner insists on having his price or not selling. Some of the bargain hunters are inclined to lose their tempers over this firmness of real estate. Peol want to sell, but they also want their price, and refuse all offers that do not accord with the latter. This displeases those who have been endeavoring to bear the market, with the object of securing property at reduced rates.

Cost of Sewers in New York.

Thirty-five dollars per running foot is charged for laying sewers in the up-town portion of New York. The ground is generally rocky. At this rate every twenty-five-feet lot has to pay \$875 for sewerage, which is a price that must draw groans from property owners

The Value of Swamp Lund.

The Rural New Yorker says: "The very best success with land that we have ever seen was with low, swampy soil, worthless, apparently, only to grow coarse grass and weeds. It was ditched, plowed and thoroughly cultivated, and a wealth was developed which made it lasting and productive, almost

Sale on Fulton street, Brooklyn.

The common three story brick house and lot on the east side of Fulton street, Brooklyn, adjoining the Dime Savings Bank, which stands at the junction of Fulton and Washington streets, was lately sold. The lot has a frontage of 551/4 feet by a depth of 90 and 100 feet. The price paid was \$113,200 \$2,040 per front foot.

DULLNESS CHECKING ENTERPRISE.—The prevailing dullness in real estate has checked the increase of real estate agents of the know-nothing class. No new companies for the purchase and sale of land have been organized lately, and no new real estate circular has appeared, with the usual flourish of intentions, and the stereotyped assertion that "the want of such a paper had long been felt."

The state of the same

[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.

		D
North of Market Street,	, ~	
Northwest corner Montgomery and Jackson, north 48x57 %		41,000

	North west corner montgomery and Jackson, north 48x57 16	41,000	
	Southeast Corner Kearny and Jackson south 127 12 110	150,000.	
	East Side Stockton, 30 feet south of Filbert couth 21v75	5,000	
	Trest side Powell, (b) is feet horth of Vallain north one 1971;	E' 000	
	Northwest corner Mason and Lombard porth saves k	-10.500	-
	west side. Taylor, 42% feet north of Clar, north 95v190	9 980	
	Worth west corner Taylor with Beach north 137 kg 177 kg aleo	. "0,200	
	East side Jones, 137 1/4 feet north of Beach, east 137 1/4 x137 1/4	6.000	_
-	East side Jones, 112% feet north of Pinc, north 25x68%; lot sold	0,000	
	August, 1868, for \$1,025, and in November, 1868, for \$1,600;		
	property now sold for		
	property now sold for	4,750	
	West side Lagranty with 11714 foot south of Broadway, south 20x68	1,000	
	West side Leavenworth, 117% feet south of Pacific, south 20x60:	1,500	
	West side Hyde, 62 % feet south of Jackson, south 25x87	-2,500	.
	East side Larkin, 87% feet south of Post, south 50x8734	5,500	٦
	South side Greenwich, 88 feet east of Stockton, east 49 % x137 %,		J
	1088 L 10 rear 12x68%	-4,600	1
	South side Greenwich, 182% feet east of Jones east 40v190	3,800	
	Sugar Side Filbert, 87% feet east of Larkin east oavent	2,500	Ц
	South Side-Filbert, 137% feet west of Larkin wast cov19712	2,000	J
	South side Union, 25% feet west of Leavenworth west 98-127 k	_1,200 -	4
	Bouth aide Green, las feet west of Kearny west on 127 k	4.000	1
	North side broadway, 87% feet east of Hyde, east 20x60, lot gold		1
	December, 1868, for \$725.	2,300	4
	North side Pacific, 160 feet east of Jones, east 23x60	-3,000	4
	Southeast corner Jackson and Washington Place (between Kearny		1
	and Dupont), east 30x80	26,500	1
	North Side Jackson, 95 feet east of Taylor, east 50y80	4,500	1
	South side Washington, 137% feet west of Stockton west 683: v		1
	137%; sold May, 1867, for \$8,000; now re-sold for	12,150	1
	Soluti side Ciay, 238 feet east of Drumm, east 37x119 4	10,000	1
	South Side California, 87% feet east of Larking east Shv110k, sub	,	1
	ject to mortgage of \$2,902	2,269	1
	South side California, 8720 feet east of Larkin, east 25v110 % "	2,350	I
	South side Pine, 157% feet east of Powell east 90x683:	5,000	ľ
	North Side Sutter, 161 & feet west of Jones west 25x127 k. sold	0,000	1
	January, 1809, for Scaling The Drivery 1869, for SE 500. August	-	ı
	1869, for \$7,000	7,000	ı
	North side O'Farrell, 50 feet cast of Hyde, east 25x90	5,500	1
		5,500	l.
	South of Market and East of Ninth,		F
	East side Beale, 137% feet north of Howard, north 45 10-12x275 to		
	Main, on which it fronts 45 10-12.	25,000	
	East side Seventh, 80 feet south of Mission, south 25x80	5,000	
	North side Howard, 86 feet west of New Montgomery, west 50x90;	3,000	-
	subject to mortgage	99 8041	

subject to mortgage..... North side Brannan, 297 feet west of Second, west 93 x90 (sold last Mission Addition and Beyond.

the state of the s	
Southwest corner Fifteenth and Dolores, south 71 feet, west 187,	
etc.; subject to morigage	- 6
South side Twentieth, 230 feet east of Dolores, east 50x114	_ 2
North side Twenty-sixth, 210 feet west of Noe, west 25x114; lot sold February, 1869, for \$350.	1
Northeast corner Castro and Twenty-third, north 26 1/2 x 105	
West side Guerrero, 350 feet south of Seventeenth, south 18x122 k	- 1
East side Sanchez, 86 feet north of Jersey, north 28x75; sold September last for \$675; now resold for	
East side Mission, 130 feet north of Twenty-sixth, north 65x115;	
sold August, 1868, for \$1,850; now resold for	4
East side Folsom, 125 feet south of Twenty-second, south 60x 1223; sold July, 1869, for \$8,000; now resold for same	
price	8
West side Folsom, 260 feet south of Twenty-second, south 15x12236	
East side Bryant, 156 feet south of Twenty-third, south 26x100	1
East side Treat avenue, 95 feet south of Twenty-first, south 30	

West side Folsom, 260 feet south of Twenty-second, south 13x122	36
East side Bryant, 156 feet south of Twenty-third, south 26x100.	. 1.
East side Treat avenue, 95 feet south of Twenty-first, south :	30 .
x1221/3	
West side Alabama, 182 feet south of Twenty-fourth, south 26x10	0:
Bold February, 1869, for \$850; now resold for	1.6
West side Alabama, 208 feet south side Twenty-fourth, south	26
x100	. 1,0
West side Chattanooga, 75 feet north of Twenty-fourth, nort 25x100	h .
West side Chattanooga, 50 feet north of Twenty-fourth, nert	h
25x100	. "
Northeast corner Vicksburg and Twenty-third, north 40x90	. 1,
WET count or many A of the A things	

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North side Post, 23 feet west of Broderick, west 57x55	1
South side Geary, 101 feet west of Gough, west 36 % x120, with L	-
in rear 4x20 sold April, 1867, for \$3,450; now resold for	7
South side Turk, 68% feet east of Gough, east 68% x120	5
North side Tyler, 137 % feet west of Larkin, west 80x101 %	10
North side Fulton, 410 feet east of Octavia, easi 27% x120	2
South side Oak, 55 feet east of Gough, east 28x120	2
South side Page, 165 feet east of Octavia, east 27%x120	2
Miscellaneous Sales.	

South side Bush, 137 % feet west of Brederick, west 27 1/2 x 137 1/4;

sold May, 1868, for \$550; now resold for.....

	South side Oak, so feet east of Gough, east 28x120	2,400
ı	South side Page, 165 feet east of Octavia, east 27% x120	2,100
ľ	Miscellancous Sales.	
١	South side Valley, 371 1-6 feet cast of Dolores, east 27 1-6x114 East side Missouri, 200 feet north of Nevada, north 25x100	\$530 100
Ľ	South side Erie, 162% feet west of Howard, west 25x80	2,600
r,	Lot 8, Harris Map 1	800
	Lots 34, 35 and 36, Cobb Tract	400
	West side Dora, 205 feet north of Bryant, north 25x80	1,150
	Lot 147, Academy Tract	450
	Lot 1, block 7, University Mound	775
	Lots 15 and 16, block 304, O'Neill & Haley Tract	1.050
	Lot 37, Precita Valley	450
	East side Ritch, 200 feet north of Harrison, north 25x80	1,500
	Lot 26, Harris Map 2	,200
	North side Jessie, 160 feet west of First, west 25x60:	2,200
	Lots 797 and 799, Gift Map 2	200
	South side Clipper, 266% feet east of Sanchez, east 53%x114	1,050
	Lots 681 and 683, Gift Map 2	300
	South side Clary, 75 feet west of Fifth, west 25x80	4,200
	South side Oregon, 75 feet west of Davis, west 44x55	12,000
	Lot 571, Gift Map 1	125
	West side Sumner, 150 feet south of Howard, south 25x58	2,400
	North side Liberty, 255 feet west of Dolores, west 25x114	600
	Lot 8, block 47, University Mound	800
	South side Clementina, 50 feet east of Anthony, east 25x75	1,600
	Lots 13 to 36 inclusive, block 92, O'Neili & Haley Tract	7,200
	Lot 9 Diock 110 University Homostand	200

	Ten acres outside lands.	0 800
-	Lots 2,328, 2,329, 2,330, 2,357, 2,358 and 2,859, Gift Man A	1,200
-	South side Hancock, 180 feet east of Noc, east 25x11f	500
,	of Stockton	1,000
-1	West side Sherman, 115 feet south of Folsom, south 25x757	3,100

,	Lot-350, Precita Valley Lands	7.000	1
	South side Dall, near San Jose Road, undivided % (Executor's sale)	1.000	1
	Lot 1, block 23, West End Map 2; subject to mortgage	1.500	
	South side Adler, 72 feet east of Dupont, east 22x40	2.200	
	Lots 357, 363, 365, 510 and 512 to 533 inclusive, Gift Map 3	6,500	1
	West side Nevada, 285 feet south of Folsom	1.250	
	West side Diamond, 149 feet north of Nineteenth, north-74x125		
	Southwest corner Walter and Call, east 1,655, south 147, west 1,656,	2,000	
-7	Morth 104.	20.000	-
house	South side Natoma, 100 feet west of Fifth, west 25x80,	20,000-	1
	West side Clara avenue, 840 feet north of Eighteenth, north 56x136		1
-	Lot sug Gif Man 9	500	
	Lot 598, Gift Map 2.	300,	
	Southeast corner Yolo and Vermont, south 206x100	_2,800 _	1-
-	-South-side Yolo, 50 feet west of Kansas, west 50x100	700	1 , 2
	West side Kansas, 200 feet south of Yolo, south 100x100	1,400	
	Northeast corner Yuba and Utah, north 50x100	700	1
	Lot 67, block 3, Mission Table Lands	1,500	
	North side Yuba, 50 feet west of Kunsas, west 50x100	700	
	North side Yuba, 50 feet cast of Rhode Island, east 50x100	700	-
	Lots 493, 495, 497, 499, 501 to 509 inclusive, and 511	2,700	
	Southwest corner Kansas and Yolo, west 50x100	- 700 -	_
	South side Fifth avenue, 150 feet west of M, west 25x100, South	100	
	San Francisco	550	
-	Subdivision 5, lot 145, Precita Valley Lands	150	-

	Dien L'adit int U
1	Subdivision 5, lot 145, Precita Valley Lands
1	Lot 4, block-86, University Homestead
1	West side Texas, 50 feet south of Humboldt, south 25x100
Ŧ	Saure as last described resold for
ı	West side Kentucky, 150 feet north of Colusa, north 50x200
ŀ	West side Wisconsin, 100 feet south of Napa, south 50x100
Ī	Lots 11 and 12, block 289, South San Francisco
	South side Liberty, 92% feet west of Guerrero, west 60x114
1	Lots 583, 584, 586, 588, 590, 623, 624, 626, 627, 628; also, lots 188 to
1	191 inclusive
	West side Langton, 225 feet north of Folsom, north 25x75.
Ш	Court was a district the state of the state

Southeast cefner Missouri and Humboldt, south 50x100 Lots 546 and 554, Gift Map 1; also, lots 237 and 239, Haliday Portion of lot 190, block 164, Central Park Homestead.... Lot on Fifteenth avenue, between P and N. 50x200, O'Neill and

Haley Tract.
Portion of lot 9, Fairmount Homestead Lots 30, 32, 36, 38, 40, #2 and 44, Gift Map 3.... 135 80-100 acres outside lands, Paul Tract Homestead Association Lot 198, West End Homestead.....Lot 1, block Q, Railroad Homestead.... West side Clary, 375 feet north of Sixth, north 25x80..... South side Alta Place (between Union and Filbert)-137 % feet cast

of Montgomery, east 25x50... South side Vulture, 130 feet west of Sanchez, west 25xF14... Lot 1, block 12, West End Map 1.
South side M, 75 feet east of Guerrero, east 25x114. South side Shipley, 75 feet west of Fifth, west 16 2 x 75... Northeast corner Eva and California avenue, north 85x132, Precha East side Michigan, 150 feet north of Sierra, north 25x100. Lot 3, black 88, Excelsior Homestead. Lots 9 and 10, black 17, West End Map 2.....

East side Missouri, 50 feet south of Humboldt, south 25x100.

The Site for a New City Hall.

Parties owning property in the vicinity of Yerba Buena Park are organizing a movement to have a bill lobbied through the next Legislature, making it peremptory upon the Board of Supervisors to erect a new city hall out there. If this movement can be successfully carried out, the originators of it anticipate that the value of their land will be enhanced at least one million of dollars. It is absurd, however, to talk of having the city hall out so far on Market street. If a change is to be made at all, let the new building be erected either upon Portsmouth or Union Square. The latter location would be much the best. It is much nearer to the present business center of the city, and the place where that center will be for the next 30 years, than Yerba Buena Park. The inconvenience of having the city half located at the latter would be almost incalculable. It would be simply a forced attempt to drag every kind of business connected with our courts and manicipal affairs away from where their natural location is. A change at present, we think, is premature. The city hall of New York is still far down town, and yet there is no talk of moving it. The Liberty Bell sent its cheering peals through the city in 1776. But there is no money in keeping our city hall where it is; while there would be large plunder for a host of commissioners, contractors and others in moving it. We admit that the buildings now used for municipal purposes are very shabby and inconvenient, but city affairs are like private ones; a citizen had better wear a poor coat than go in debt to buy a showy one. In four to ten years hence we can make a better selection for a city hall than at present. The land will still be owned by the city, and building will be less costly than at present. The tax payers will then be much better able to bear the outlay, too. Even if the change is made now, however, the parties who think they can drag the new city hall out to Yerba Buena Park, far beyond the present business limits, may rest assured that their scheme will fail. If a change is to be made Portsmouth or Union Squares should be selected.

Dullness Restoring Reason. The dullness which has prevailed in real estate for the last five months has had one good effect. It has put at least a temporary stop to the unreasonable demands of those who own property on streets which have a prospect of business. Lots on such streets have been held by many of their owners at 50 to 100 per cent. above a fair market rate. Money is worth one per cent. here, and real estate buyers expect to derive an income approximating to this figure. Many owners, however, held their property at such outrageous prices that it would not have netted more than four to six per cent. per annum, no matter what class of improvements were erected upon it. So far from regretting that the present dullness has brought these owners down, we see much reason to rejoice thereat. Discounting the future, by asking the price which land ought to bring five years hence, is ridiculous. Lots on prospective business streets have been held, as we have always said, at extortionate rates. Such property, it is frue, forms but a very small proportion of the whole, but that is no reason why it should be sold for too high prices,

The Atlantic Coast and California-Result of our on

A two mouths' trip through the Atlantic States, on which we visited all the chief cities there, enabled us to make many comparisons and take many notes. Our inquiries and observa tions especially referred to real estate values in the varion large cities of the Atlantic coast. We could fill THE CIRCULA in speaking in detail of what we have seen and heard; but a fer words by way of summary will answer our purpose. We have at various times, attempted to show that, as compared with the real estate prices which rule in the cities of the East, those which prevail in San Francisco are not too high, proportion ately. Our observations while absent not only confirmed us in this belief, but fully satisfied us that real estate San Francisco, at present prices, offers a more desiral investment to purchasers than land in either New York, Phila delphia, Cincinnati, Washington, Chicago or St. Louis. Res estate in those cities is held at three to six times the price for which it sells here. All of the chief Atlantic cities have reached a comparative maximum of growth and real estate increase while San Francisco, and the State of which she is the chief city, are not half grown. California has a thousand valuable ndustries, in agriculture, mining and manufactures, which are-yet untouched and undeveloped Population and capital in the Atlantic States have developed nearly all their valuable resources, consequently, city real estate there has derived the most of the advantages which result from State increase; here we have yet to reap the most of them.

The city property owners of the East do not, upon the aver age, reap a net income of more than six per cent, per annum while here they not at least an average of nine per cent. Al kinds of real property there are threatened with great depreciation through the stagnation arising from an inflated cur rency and over-taxed industries. Here an unvarying metallic currency frees us to a great extent from such evils,

For these reasons we are fully convinced that San Francisco real estate now offers a better field for investment than that of any other large city of the Union. Non-producing croaker complain of real estate prices here, as they do of nearly everything else on the coast. We wish their places were supplied by a few energetic outsiders, who would do somethin for the city and State, and who would keep themselves so busy that they would have no time for unjust complaints.

San Franciscans seem to be almost chirely wanting in that

pride for their city and State which is strikingly noticeable in Chicago and St. Louis. The residents of the chief Atlantic cities take a personal pride in the progress and ornament of the places they reside and do business in. Their pockets are always open to aid every project that will increase its trade, or in any way make it more attractive. We have a few such citizens here; but we have far more who find fault with every public mensure that is proposed for the advancement of the city and State. No project suits them, because they do not wish to give pecuniary aid to any. We have one of the richest and best States in the Union; but many of those who inhabit-it, especially in this city, would, by their meanness and want of enterprise, disgrace even Alaska. It is our deliberate belief that California supports more drones, Micawber, adventurers, croakers and rich men who do nothing for home development, than any State in the Union. That the State progresses at all, with such a small working population, is the best proof that nature has richly favored it. If we had an infusion of New England economy and industry and Chicago enterprise, the progress which California would make within the next ten years would surprise the world, and be unprecedented even in the annals of western growth.

As will be noticed by our table of sales, we have ceased to add sales of South San Francisco property to the Potrero list. and have placed them in a separate line. We made the change at the request of some large holders of land there, who consider that sales made in that section of the city are sufficient importance to be placed by themselves. Some of them think that portions of our remarks, concerning ressiveness—und—the high prices—of—lots there, savored of a desire to injure South San Francisco property. Nothing, however, could have been further frem our intention. Any one who will read our late comments on that section, and then go out and visit it, will, we believe, endorse all we said. South San Francisco will undoubtedly be one of the most valuable locations for shipbuilding and manufacturing purposes in the county, but we think that improvements there have not kept pace with prices. Too much was promised through newspaper puffs, prepared by persons who were paid for exaggerating each mole hill of promise into a mountain of pretended fact. Titles at South Sun Francisco are good, the horse-cars afford cheap and rapid communication with it, and there is no doubt at all but that lot owners there will eventually realize large profits from their investments.

Taxing Large Ranches at their Market Value.

The report comes to us from Los Angeles, that the assess ment of large ranches at their market value has been adopted this year for the first time. The resultahas been most beneficial. This system does away with the injustice of making the small owner, who improves his land and thus benefits the country, pay a heavier tax than the large one, who does nothing with his land, except to keep it for a rise. There is a class of land owners in California—their name is legion in this city-who do nothing whatever for the improvement or advance of either the city or country. They buy, but never improve. Prices advance, not because of anything which they do, but from the efforts of their industrious neighbors. These persons are always loudest in complaining of taxation, either for school, wagon road, railroad, or any other purpose The misfortune is that they are able to sponge on the efforts of the industrious, and to partake of the benefits which the latter bring. The example of Los Angeles County should be followed by every county in the State. Let large ranches, along with small ones, be taxed at their market value. Such a system will be of great service-in breaking up large tracts, and will help to bring all the land of the State within the circle of cultivation.

The Western Pacific Railroad has been completed to the western end of Oakland wharf. The ferry is now owned by the Western Pacific Railroad Company. Single fares have been reduced to ten cents, and monthly commutation tickets to \$3. An opposition boat carries passengers on Sundays for five cents. That for which Oaklanders have been alternately praying and scolding for the past two years—cheap ferriage has at last been granted them. Cheap fares were the oil by the aid of which San Francisco was to be merged into Oakland. That event has not yet taken place. It cannot be very far off, however, because one of the editorial Solons of Oakand says that "San Francisco is an accidental city, adopted as a temporary landing place for passengers and goods en route to the interior." Becoming severe, he then propounds this conundrum:"Who with any intelligence would think of founding a great city at Yerba Buena Cove, with its unfathomable nd flats, and insurmountable sand hills?" No one has

dared to answer this query yet, and we give it up.

The Oaklanders had a magnificent celebration on the 8th of last month, over the completion of the overland railroad to a point 41/2 miles west of Oakland, and within three and quarter miles of the San Francisco wharf. The rejoicing was probably over the fact that the railroad terminates a mile nearer to San Francisco than it does to the Broadway depot. A wet blanket was contributed by the first through train, which dashed past the town at an increased rate of speed, towards. San Francisco. None of the citizen blanket. Under all these favoring circumstances, it would naturally have been supposed that Oakland lots would have immediately doubled in price, but the Oaklanders are not inclined to be grasping-the low price at which they used to sell hemestead shares to land four to five miles from the town, in nice elevated locations, long since proved that. To make assurance doubly sure, however, we quote an item which appeared in a city paper lately: "We understand that the owners of real estate in Oakland do not intend to take advantage of the increased ferry facilities and the extra low fares, by raising the prices of building lots. They express themselves satisfied with the ruling prices of last Spring." We are glad to know that Oaklanders are satisfied with the prices of last Spring, for neb dy else is, that we are aware of. Before closing our notice of Oakland, we desire to quote just another conundrum, propounded by an Oakland paper lately: "Will Oakland speedily become a large city? Will it in twenty-five years have

What Close and Careful Cultivation can Effect.

to surpass the age of Methusalah.

one million inhabitants?" The editor answers this query by

saying, "let us see!" It is therefore evident that he expects

Practically, there is no limit to the production of land which is cultivated on the scientific principle of rotation of crops and the restoration to the soil, by fertilization, of the chemical properties of which each crop deprives it. This is particularly true of garden land. Many of the eranberry, strawberry and vegetable patches of New Jersey, for instance, pay interest at the rate of \$2,000 to \$2,800 per ucre. A five-acro tract there often nets its owner \$1,000 per year, in addition to allowing him to live comfortably off its proceeds. A late New-Jersey paper says that a person there has one and a half acres of land on which he has raised the following crop: 125 bushels potatoes, 100 bushels corn, 30 bushels turnips, 7 bushels beans, 10 bushels sweet corn, 1 bushel popcorn, 15 bushels beets, 20 bushels tomatoes, 10 bushels sweet potatoes, 5 bushels peas, 15 bushels parsnips, 100 bushels mangle and carrots. 2000 heads cabbage, 800 heads celery, 50 pumpkins and squash, 6 bushels scollop squash, 130 watermelons, 25 mnskmelons, besides asparagus, cucumbers, onions, egg plant and parsley in abundance, with strawberries, raspberries, currants, grapes and other fruit by the bushel. His gardener did not break ground until late in April, and the drawback of the drouth prevailed through August and September. Two of the squashes weighed respectively 70 and 73 pounds;

Many of our Italian gardeners do quite as well as this; indeed, a few of them do better. Outside of the Italians, howand in California is not cultivated, in the higher sense of the term-it is only scratched. When the State becomes thickly settled, close and careful cultivation will probably succeed the present large and loose system. With smaller farms will come more careful and profitable tilling. -

The West End Rallroad.

The Board of Supervisors has finally passed the order permitting the West End Railroad Company to lay its track from the first-named initial point of the road-at the corner of Clay and Montgomery-along Clay to Battery, where its cars will connect with the Sutter street line, and use the track of the latter to its termination at the corner of Davis and Broadway. This privilege will allow the West End Company to earry its passengers to the Oakland and Sacramento boats, and make the road much more valuable. The West End road will cross the track of every street railroad in the city but one (the Mission street road.) This will make the line very convenient for those who travel upon it, especially in wet weather. The West End road will measure 2 miles and 65-100ths from its new initial point, at the corner of Broadway and Davis, to its termination, at the corner of Larkin and Chestnut.

Our Eastern Vinitorn.

Great things were expected from our Eastern visitors. They were to flood the coast with money, by investing in our mines and other enterprises. A senson has passed, however, and we have found that they were great humbugs, especially those from Chicago. The Chicago party filled in the intervals between the morning, noon and evening feasts which we provided for them, by running round among our stores endeavoring to drum up orders for their goods. They left no money behind to speak of, our foolish liberality having allowed them to pass free everywhere. Chicago capitalists and merchants will take all they can from this coast, but they will invest very little in its development. After all, the interior has found no friend to lend a helping hand to it as well as San Francisco has done. We do not say that the city has fully done its duty in this respect, but it has done much better than Atlantic capitalists have done or are likley to do.

The Biter Bit - An Incident of the Montgomery Street

As our readers are aware, the present extension of Montgomery street was effected by secret purchase of the requisite land. The buyers were fortunate enough to purchase from the different owners at reasonable prices, with one or two exceptions. One of these exceptions was a house and lot on the north side of Jessie street. The property had a frontage of 20 feet by a depth of 60 feet, and was worth about \$4,250. The owner at first asked double price, or \$8,000 for-it. The extensionists, after some hesitation, agreed to pay him that sum. He refused, however, to sign an agree ment to sell, and after a delay of some days he raised his price to \$10,000; and when he found he could get that sum, he again advanced his price to \$12,000, and agreed by letter to take that amount. His wife refused to ratify this agreement. She claimed that the property was a homestead, and that her consent and signature were requisite. She said that a friend and adviser told her not to sell for less than \$20,000, and that was the lowest price for which the propertywould be sold. The company wanted only this and one or two other pieces of property to complete their purchases, and they had therefore to pay the outrageous price demanded. A few days after the \$20,000 had been paid and the deed secured, the "friend and adviser" of the sellers turned up. He came the friend and adviser of the sellers turned up. He came to inquire if the sale had been closed; and upon being informed the sale in great rage and profanity, wonder that he did. It appeared that he roomed in the house with the owner and his wife; that he lent them the money a year or two before to buy the property, with no security but a verbal understanding that he was to get half of the profits when it was resold. He had got wind of the fact that Montgomery street was to be extended, and he put the parties up to demanding \$20,000 for their place. When they received the money, he fully expected \$10,000; but they refused to give him a cent more than \$2,500—the price he paid for the property. They would not even allow him anything for interest On the day upon which the deposit was made and the sale secured, at the price of \$20,000, "the friend and adviser" met one of his acquaintances and was dancing with delight at the prespect of getting \$10,000. He was so elated that he invited the acquaintance to take lunch at his expense, and while eating it, told with smiles of his intention to make a tour in Europe with the money he expected to pocket in a few days. His disgust at the treatment he received from those whose fortune he had made by his sharp practice, can readily be imagined. The owner swindled "his friend and adviser," but he was not satisfied with that. His lot only measured 191/2 feet, and a part of the contract was that he was to furnish the extension company with a deed to the other six inches. This agreement was a verbal one. Avarice, however, cannot be satisfied. Instead of having the deed made as agreed, the owner had his daughter's name inserted in it, and then had the audacity to demand \$5,000 from the company for the frontage of six inches, or at the rate of \$10,000 per foot. The company could afford to be squeezed for once, but it would not allow itself to be swindled. A suit for fraud was immediately commenced, and the owner compelled to execute a deed to the six inches of land. Meantime, "the friend and adviser" is still disconsolate, and he has not indulged himself in a trip to Europe yet. He is, however, a beautiful specimen of the biter bit.

Land Jumping.

The recurrence of squatter riots and land jumping in the Western Addition last month, was another proof of the laxity. of law here. It appears that the authorities are powerless in such cases, or at least they plead that they are so. A set of unknown scoundrels may be hired to tear down and burn fences or even houses in the suburbs, and erect new ones, on land to which they have not a shadow of title, and there is no redress but in a tedious and costly lawsuit, in which the rascals will swear that white is black, if those who hired them tell them to do so. Once they succeed in driving the real owner out, they can keep possession of his land, until he dispossesses them by process of law. To do this, frequently costs as much as the land is worth, and the owner in the most of cases is compelled to submit to paying blackmail It is useless, apparently, to complain of this state of affairs. All good citizens and the press have for years cried out against it; justice is outraged by it, and rascals of the deepest dye flourish under it; but there is no redress. All kinds of remedies have been suggested, but none of them have succeeded. The remedy of force has alone been successful, and that cure. is as bad as the disease.

Incompetent Mechanics.

The complaint is general among those who erect houses, of the incompetency of many city mechanics. Not more than one workman in four is master of his business. Between ignerance of their trade, a general desire to do as little as possible, and the fact that mechanics exact ten hours' pay for eight hours' work, those who employ them find it a most costly business. The original cost of building is frequently not near so heavy, proportionately, as the after expense of making repairs, which would not have been required had the work been properly performed at first. The incompetents are the most impudent and exacting; too, and will least tolerate any remonstrance about their work being improperly done. Many lot owners refuse to build at present, although they have the inducement of cheap lumber, because of the high price of labor' and the incompetency of many workmen. The cost of building leaves very little margin for profits from the present rate of rentals for private houses.

A. T. Stewart's Purchase at Hempstead Plains, L. I. A. T. Stewart lately purchased 8,000 acres of land at Hempstead Plains, L. I., on which he is about to erect four hundred first-class villas, at a cost of \$8,000 each, or \$3,200,000 in all. After these dwellings are finished, houses of a cheaper class will be put up. The total cost of making these improvements will be \$6,000,000. Land in the vicinity has doubled in price since Stewart made his purchase.

Trade Dull and Money Tight at the East.

The Chicago Times lately contained the following doleful remarks about the state of trade and the condition of the money market there. Money has been worth one per cent. per month at Chicago lately, and business has been even more dull than with us. Half the boasted pushing of trade Pacificwards by Chicago merchants has been the result of dull times at home. They came out here hoping to get rid of surplus goods which had not been disposed of to the country around them. The Times says:

"The condition of local finances shows no improvement, and we regret to say, there is an entire absence of probabilities for a change for the better. Grain and produce have only been marketed to a limited extent, and the prices which have been obtained have been so imsatisfactory that the West is poorer than she was before. There is an utter and complete stagnation in business, and no particular demand for money, though

the market is as close and stringent as it ordinarily is when the currents of trade are at a full pulse. The hog erop is yet to be harvested, and grave apprehensions are beginning to be excited everywhere lest prices give way at the commencement of the movement. There will certainly be a combined effort madelearly in the season to force down prices, and the "bear" movement will be greatly assisted and sustained by the possible inability of packers and middle men, in

consequence of the prevailing inonetary stringency, to take the hogs and carry their product at prices approximating the present prevailing range.

"Considering the embarrassments which have been occasioned by the low range of prices in grain and produce, a corresponding decline in the price of hogs would be an event which would greatly complicate and aggravate present difficulties, and present questions to the western people, and, for that matter, to the whole country, which it will be very unpleasant and difficult to solve. If prices of hogs do give way, much harder times than the West has known for a long term of years are certainly near at hand, and business men will be brought face to face with difficulties which they can neither surmount nor evade. The condition of our finances is such that we fieed not now be surprised at anything. Our banks generally appear to appreciate that there is rough weather ahead, and they appear disposed to carry as little sail as possible, although we are satisfied that the importunities of borrowers have in some instances prevailed upon them to expand themselves beyond what they feel to be proper."

The dullness which prevails at Chicago is likewise complained of at New York, Cincinnati, Baltimore and Philadelphia. The Cincinnati Times says that money is worth 12 to 18 per cent. there, and scarce even at those figures. "It is plain that the dullness which prevails here is also felt at the East. The dullness there seems to be chronic, too, while ours is special and only temporary.

The following are the principal leases which were recorded last month: The property Nos. 15, 17, 19 and 21 Stout's alley, for two years and seven months, at \$300 per month .- No. 616 Pacific street, for three years, at \$95 per month. - The store 508 Market street, running through to Sutter street, occupied as a pork store, for five years, at \$350 per month.—The house No. 719 Post street, for one year, at \$1121/2 per month.—The two upper stories of the new building on the southwest corner of Bush-street and Mary lane (above Kearny), for one year, at \$250 per month.—The store on the southeast corner of Fifth and Folsom streets, for three years, at \$85 per month for the first two years, and \$105 per month for the last year. The first story of the building on the southwest corner of Kenrny and Commercial streets, for three years and three months, at \$225 per month.—The house No. 34 Bartlett alley. for six years, at \$100 per month.—The store and fixtures No. 340 Kearny, for three years, at \$325 per month.-The upper stories at Nos. 26 and 28 Kearny street, for two years and one month, at \$350 per month.—The premises No. 1016 Stockton street, for three years, at \$160 per month.—

Thick Planking for Streets.

It was formerly the custom to lay planks only two inches in thickness on our streets. Such planks last but a very short time. They spring when passed over by vehicles and horses, and splinter up rapidly. Four-ineh planking has been used lately, and is found to make a much more durable and solid rondway. While its first cost is much greater than two-inch planking, it is the cheapest article in the end. Driving over a street laid with two-inch planks is more severe on a buggy than cobble stones, and equally as hard, though in a different way, on horses. Wherever planks are used on a street, property owners will consult their own interests by using those of the dimensions named.

A Chance for the North End of the City.

For the past fifteen years those property owners who have stuck to North Beach, despite its unprogressiveness, have constantly asserted that the land there was bound to go ahead yet. There is now some prospect that these long deferred hopes are to be realized, in part at least. If the railroad which is projected over Taylor street hill to Larkin and Chestnut streets, does not cause an advance in real estate and rentals, and an increase of buildings, between Powell and Larkin and Jackson and Chestnut, then we think it may be reasonably concluded that North Beach property will have proven to be like a poorly baked loaf-a thing in which there is no

Prices ut Chicago.

The following sales of residence property on the best private treet of Chicago were lately recorded: southeast corner of Wabash avenue and Twenty-fifth street, house and lot 25x 1931/2 in size, \$20,000-\$800 per front foot. - West side Wabash avenue, 115 feet south of Twenty-fifth street, 641/2x1931/2, with buildings worth \$15,000, sold for \$54,000. Deducting the value of improvements leaves the value of the land at \$39,000 -\$605 per front foot. Land here on Mission, Howard or Folsom street, as far out as Twenty-fifth street, is only worth \$80 to \$100 per front foot.

Real Estate Dull in New York and Brooklyn,

The New York Real Estate Journal of Nov. 13th says: "The properties offered at auction during the week, although comparatively numerous, mostly remain on the hands of the owners for lack of purchasers. There was a desire on the part of the auctioneers to dispose of most of them; but terms even approaching to their estimated value could not be obtained, so great, at this moment, is the indisposition to buy. The passion for suburban lots is also on the wane. At private sale there is scarcely any business doing. The dullness that usually precedes the close of the year is already perceptible, although that event is seven weeks distant. The fall season has been by no means a profitable or active one for real estate brokers. The dullness which prevails in New York real estate is felt in Brooklyn also,"

Ranches For Sale in All Parts of the State.

With the object of aiding the sale of country land, and thus helping to fill the State with productive immigrants, we ceased some months ago to sell country land on commission. We keep a large board in our office, on which each person having interior land to sell is allowed to place a description of his property, with its price and his name and address. Buyers can at all times inspect this list of country property, and deal directly with the owner. We charge no commission to either seller or buyer. Some of the most desirable and cheapest land in the State is now offered for sale upon our board.

TAXATION IN BROOKLYN.—The average rate of municipal taxation in Brooklyn (N. Y.) is \$3.26 this year; it was \$3.76 last year.

Special Notice.

REMOVAL .- The French Savings and Loan Society, which for years has been conducted at 533 Commercial street, has been removed to more central and spacious quarters, in the new building, No. 411 Bush street, just above Kearny. The French Society has been well patronized by both depositors' and borrowers, and its business has been conducted by Gustave Mahe, Esq., its director, to the entire satisfaction of both classes. The business is transacted upon the most safe and economical basis, long experience having enabled the manager to act promptly.

The Ninety Dollar Lot Tract .- The improvements on thi fine tract are being rapidly finished. There is no better investment for \$90 than one of these lots.

Railroad Homestead, No. 2. - The streets are now being macadamized on this homestead. The price of lots is \$135, in payment of \$10 per month, and free of assessments. Office, 304 Montgomery street.

College Homestead Association. - A complete list of all delinquent shareholders in the College Homestead Association, will be published on the 10th day of December next.

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends \$639,928.09. All losses paid in United States gold coin. Fire and Marin STRUTANCE. Officers: JONA. HUNT, President; WM. ALVORD, Vice-Presimt; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

G. O'HARA TAAFFE, INSURANCE AGENT, 409% California street, opposite the Bank of California. The undersigned having been appointed general agent for California of the following companies: Commercial Union Fire Assurance Company of London. Capital, £2,500,000 Sterling, Underwriters' Agency Fire and Marine of New York: Cash Assets, \$4,000,000, representing the following old estab lished companies of New York, whose high standing is so well and favorably known throughout the United States: Germania Fire and Marine Insurance Company, Niagara Fire and Marine Insurance Company, Hanover Fire and Marine Insurance Company, Republic Fire and Marine Insurance Company, begs to solicit from his friends and the public in general a share of their business. Eight years' experience gives him a claim to a knowledge of the business of Insurance, and his past career during nineteen years in California is guarantee that the management of The companies represented by him combine as large a capital as any having agency on this coast, with a high standing in Europe, as well-as the United States, thus offering undoubted security. G. O'HARA TAAFFE, 409 & California street, opposite Bank of California, San

PEOPLE'S INSURANCE COMPANY—HAVING REMOVED to their new office, No. 16 MERCHANTS' EXCHANGE, California street, are prepared to transact the business of Fire and Marine Insurance, at as low rates as those of any responsible Company. C. F. MacDenmot, President; John H. Wise, Vice President; H. G. Horner, Secretary. MOT, President; JOHN H. WISE, Vice President; H. G. HORNER, Secretary. Directors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Kellogg, H. W. Bradley, Arthur W. Jee, A. Jacoby, B. Mendessolle, James E. Damon, A. Eberhart, C.-E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Horn, Philip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Murphy, J. Ivancovich, Robert Haight, E. J. Delaney.

MERCHANTS MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 406 California street, San Francisco. Capital (paid up) \$500,000. No fire risks in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, H. B. Williams. J. B. Scotchler, President; Jadez Howes, Vice President dent; E. W. Bounne, Secretary. This company is engaged exclusively in

FIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks conpromptly paid in U. S. gold coin.

CHAS. R. BOND, Secretary.

D. J. STAPLES, President,
HENRY DUTTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

BELLOC FRERES Have removed to 411 Washington Street, op-

JOHN C. JENKINS, RANCH AND FARM LAND AGENT, with CHARLES D. CARTER, Real Estate Agent, 410 CALI-

PRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY: G. MAHE, Director. Loans made on real estate and other collateral securities at current rates

MPERIAL PIRE INSURANCE COMPANY OF LON-NER, BELL & CO., Agents for California, No. 430 California Street.

TERMAN SAVINGS AND LOAN SOCIETY,—GUARANtee Capital, \$200,000. Office, 513 California St., seuth 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 cur-John R. Jarboe, Attorney.

MONEY TO LOAN ON GOOD CITY PROPERTY, BY THE HIBERNIA SAVING AND LOAN SOCIETY. - New dent, M. D. Sweeney: Vice President, C. D. O'Sullivan Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor, 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 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. CAP-ITAL, \$5,000,000. D. O. MILLS, President: W. C. RALSTON, Cash-Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

TITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy, Trustees; H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Win. Douthitt: eccived at ONE PER CENT, interest per month. LOANS made on Real Es-Bills of Lading, etc. Office hours from 10 A. M. to 3 P. M., daily: Saturday

CENTRAL AND WESTERN PACIFIC RAILROADS, Via Oakland Ferry. Change of time, November 8th, 1869. Express train—castward—Daily. Leaves San Francisco at 8 a. M.; San Jose 8:45 A. M.; Stockton 12:00 A. M.; Sacramento 1:50 P. M.; Junction 3:05 P. M.; Colfax 5:10 P. M.; Reno 11:50 P. M.; Wadsworth 2:00 A. M.; Winnenneca 9:35 A. M.; Argenta 1:20 P. M.; Carlin 4:00 P. N.; Elko 5:20 P. M.; arrive at Promontory 5:45 A.M.; Omaha 1:10 P. M. Express train—westward.— Daily, Leaves Promontory 0:00 P. M.; Elko 7:30 A. M.; Carlin 8:50 A. M.; Argenta 11:45 A. M.; Winnemucca 3:40 P. M.; Wadsworth 10:55 P. M.; Iteno Stockton 1:48 P. M.: arrive at San Jose 6:50 P. M.: San Francisco 5:40 P. M. Vay mail-eastward-Daily, (Sundays excepted) leaves San Francisco 4 P. M; San Jose 3:00 P.M.; Stockton 8:28 P. M.; arrive at Sacramento 10:30 P. M. Way mail—westward.—Daily, (Sundays excepted) leaves Sacramento 6:30 A. M.; Stockton 8:19 A. M.; arrives at San Jose 12:45 P. M.; San Francisco 12:30 P. M. Atlantic Hetel Express, composed of Pullman Palace Coaches, with restaurant commissary car attached, running through on fast time to Omaha without change of cars, will leave San Francisc every Wednesday at 6:50 A. M.; arrive at Promontory Thursdays 6 r. M. and Omaha Saturdays 5:30 P. M. Returning, leaves Omaha Thursdays 9:15 A. M.; arrives at Promontory Saturdays 10 A. M.; San Francisco Sundays pany's office, 415 California street, San Francisco. Marysville Express aily-Leaves San Francisco 8 A. M.; Sacramento 1:40 P. M.; arrives at Marysville 3:40 P. M. Returning, leaves Marysville 9:15 A. M.; arrives at Sacramento at 11:30 A. M.; and at San Francisco at 5:40 P. M. Marysville accommodation train, daily, (Sundays excepted) leaves Sacramento at 6:10 A. M.; arives at Marysville at 10:45 A. M. Leaves Marysville at 12:30 P. M.; arrives at Sacramento at 5:10 P. M. Through fare payable in currency From San Francisco to Omaha, \$111.00; St. Louis, \$129.00; Chicago, \$130.00; New York, \$150.00; New Orleans, \$162.00. Silver Palace Sleeping Coaches are run daily from San Francisco to Promontory; double berth, \$6,00; state rooms, \$12,00; double berths accommodate two persons; state rooms, three persons. Second-class trains leave San Francisco P.M.: Sacramento 5:00 A.M. Fare (currency rates) to Omaha. \$60.00: St Louis, \$60.00; Chicago, \$60.00; New York, \$60.75. Children not over twelve (12) years of age, half fare; under five (5) years of age, free. One hundred pounds of baggage (per adult passenger) free; fifty pounds baggage (per child between five and twelve years of age), free; extra baggage (over 100 lbs.) between Sacramento and Omaha (enrrency) \$15.00 per 100

	Sau Alancisc	Of Children at 1616. Cours	222101
	FROM SAN ANTONIO.	OAKLAND.	SAN FRANCISCO,
	5:30 A. M	5:40 A. M.	
	6:45	6:55	6:50 A, M.
	7,50	. 8:00	8:00*
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	9:50.	10:00	- 10:00* .#
		11:00	11:00
	11:50	12:00 M.	12:00 m.*
		2:00 P. M.	2:00 P. M.
	2:50 P.M.	3:00	3:00*
		4:00	4:00
-	4:55	5,05	5:15
			6:30
	6:20	6:20	11:30

Creek Route.

Oakland. San Francisco. -10,00 A. M. San Francisco, Alameda und Hnyward's.

*To Oakland only.

San Leandro.... ON SUNDAYS. . . 9:00 11:40 A. M., 1:30 4:00 5:30 P. I

Alameda Station. Trains Going Westward.

ON SUNDAYS. A. N. TOWNE, Gen'l Sup't.

"I'. H. GOODMAN, Gen'l Pass'g'r Agent. Printed by Joseph Winterburn & Co., 417 Clay treet.

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised gratte

50-yars lot on O'Farrell, near Polk.... House and lot corner Eleventh and Howard, 90x75.... House and lot on California, near Van Ness avenue..... Lot 35x95 corner Howard and Twenty-second ... Lot corner O'Farrell and Buchanan. Lot'25x13714 on Pine, near Buchanan.; ot 20x107; on the large building, stable, etc., on lloward, near Fifteenth; brick sewer and connecting sewer..... Lot 50 x 137 % on Filbert, near Leavenworth..... Donble lot with fine brick building, well rented, corner Clay and Market street, brick house and lot 50x155, to Stevenson, on easy Large lot corner Ellis and Jones, very desirable. Lot 60 x 127% on Union, near Leavenworth..... Full block, opposite Lafayette Square..... arge lot corner Hayes and Fillmore; on grade Elegant lot 137% x 160 on Filbert opposite Washington Square... Lot 25 x 100 and brick building, renting for \$225 per month, on Stockton near Jackson Fine new house on Eddy, near Leavenworth... Double lot on Diamond, near Twenty-second...... New house and lot, 50x80, corner Oak and Octavia: Lot 68%x67%, on Eddy near Van Ness Avenue ... City slip lots fronting on Clay and Commercial. ot 25x90 on north side Mission near Sixth. Lot 56x136 on Clara avenue, near Seventeenth. Lot and three dwellings, renting for \$107 per month, corner Hyde Large lot and two well finished dwellings on Post, near Larkin. sidence corner Taylor and Pine, location good. Lot 50,x 137 % with four houses on Breadway, near Steckton..... 14,000 House and lot 25x137 % feet on California near Van Ness Avenue 3,500 Handsomely located lot, 30x137%, on Larkin, near Clay..... O-Vara on O'Farrell, near Buchanan ... Business property corner Sixth and Clementina... Lot 25 x 8236 on Filbert, near Larkin... Lot 45 x 68% to wide alley on Mason, near Chestnut, terms liberal 50-vars corner Larkin and Jackson mproved business lot on Commercial, near Drumm. ot 55x120, corner Post and Baker 50-vara, on California-near Fillmore; very cheap ot 87% x 137% on Post street, near Stockton-Lot 100 x 137 1/2 with large stable, on O'Farrell, near Broderick. Double house and lot 35 x 100 on Pine, near Larkin. 0-vara corner Turk and Pierce, on grade; streets graded and ma-30-vara on Béale, near Howard.

Lotwox160, fronting on Harrison and Perry...... Two-story dwelling and lot on Tehama, between Fifth and Sixth. Lot 45?, x90, corner Howard and Russ; fine business location..... 50-vara on Greenwich, near Jones, Three 50-varas, corner Devisadero, Broadway and Vallejo. Lot 25x160, fronting on Harrison and Perry, near Second ot 80x125, on grade, corner Townsend and Clarence. . landsome lot, 80x9014, corner Eleventh and Mission... Lot 12236x201, corner Twenty-fourth and Shotwell ot 45x110, west side Fair Oaks near Eighteenth...

Good business lot on Sansome, near Pacific...... Handsome residence on Leavenworth, near Ellis. Lot 50 x85 on Nineteenth, near Valencia..... Large lot corner Twenty-fourth and Columbia, with house... ne-half 50-vara on Stockton, near Washington Square Thoice 50-vara with small house, corner Hyde and Pacific Lot 50x115, on Market near Sauchez Double house and large lot on Second Avenue, near Sixteenth; good Lot and house on Seventh, near Brannan..... 15 50-vara on Fifth, near Harrison.

Two of the best located and finest corner lots in the Fairmount Tract at a great bargain. Also, a large list of the best outside property.

LOS ANGELES COUNTY LANDS. PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourih cash, and balance in one, two and three Kelley & Co.), San Francisco, er to HENRY D. POLHEMUS, Anaheim, Los Angeles County.

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

PACIFIC MAIL STEAMSHIP COMPANY. FOR New York, via Panama. Fare greatly reduced. Cabin, \$100; Steek, age, \$50. Leave punctually at 11 A.M., on the 14th and 30th of each month. Passengers berthed through. Only two classes of passengers are now carried—Cabin and Steerage. All cabin passengers entitled to same fare, attention and privileges. Through tickets sold to Liverpool Queenstown, Southampton, Bremen, Brest and Havre, via New York also, orders for passage from either port to San Francisco, with a advance of money, if desired. For Japan and China-Steamers leave of the 4th of every month, punctually at noon, for Yokahama and Hengkong connecting at Yokahama with the Coupany's Branch Line for Shangha via Hioga and Nagasaki.

OLIVER ELDRIDGE, Agent.

H. F. WILLIAMS.

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407 California street, San Francisco. Prompt attention given to all
matters pertaining to Real Estate, such as buying and selling on commission, negotiating loans, investing capital, and managing estates.

THE REAL ESTATE ASSOCIATES.—INCORPORATED September, 1866. Office, 214 Montgomery street (opposite the Russ House). Capital Stock, \$240,000. Buy and sell improved and unimproved OFFICERS: Edward Barry, President; Sidney M. Smith, Vice President; Wm. Hellis, Secretary, Treasurer and Business Manager; Thos. B. Bishop, Attorney. Directors: Thomas B. Bishop, Sidney M. Smith, Edward Barry, J.-W. Jordan, Geo. R. Spinney, J. L. Jones, J. Palache, David Hewes, Wm. Sutton, William Hollis, J. A. Eaton.

EDWARD BOSQUI & CO., PRINTERS AND BOOK
BINDERS, Leidendorff street, from Clay to Commercial.

THE LAW OFFICE OF J. C. BATES HAS BEEN REmoved to Rooms Nos. 1 and 2, N, E, corner of Montgomery and Washington streets.

ROULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU, SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 WASH ington Street, next door to Maguire's Opera House, San Francisco. Search es made in other Countles.

Chas D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.

Vol. IV.

FOR THE MONTH OF DECEMBER, 1869.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM NOVEMBER 26th TILL DECEMBER 25th; INCLUSIVE.

Note .- In about three cases out of every five there are houses unon 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 jule sales are given.]

North of Market Street. .

Southeast corner Montgomery and I nion, south 683, x683, 3 9,000 cember 9th to a white man, and by him transferred December 15th to Dr. Li Po Tai; a Chmanan) West side Dupont, 18 feet north of Gregnwich, north 18x57%, sold October, 1808, for \$1,800, February, 1869, for \$1,500, ortheast corner Dupont and Chestnut, nogth 30x75 West side Dupont, 68% feet north of Francisco, north 22% x91%

East side Dupont, 138 feet north of Francisco, cast 22/sx91%.... West side Jones, 105 feet south of Ellis, south 323/x873/, undi-West side Leavenworth, 40 feet south of Pacific, south 20x60 to ary, 1869, for \$2,250, now sold for, South side Chestnut, 137 & feet west of Mason, west 45x137 %; South side Filbert, 92% feet cast of Taylor, cast 22% x85 North side Union, 23 feet east of Leavenworth, east 25x112 c sold February, 1868, for \$1,000, now resold for

South side Green, 67% feet east of Stockton, east 15x77%. North side Pacific, 137% feet west of Kearny, west 26%x137%. with lot in rear 90% on Adler alley by 40 feet (Administra Northeast corner Washington and Washington Place, east 30x100; afao east side Washington Place, in rear of the above, north North side Clay, 137 % feetseast of Powell, cast 68% x137 %; sold Southwest corner Sacramento and Mason, west 137 ½ x137 ½ South side California, 25 feet east of Powell, gast 22x137 ½; sold

South side Pine, 92 feet east of Stockton, east 25 % x77 % ..

South side Sutter, 2014 feet west of Taylor, west 431/xt3736.

South side Tyler, 137 & feet west of Jones, west 137 1/2x137 1/4 ... Southeast side Market, 83% feet southwest of Sanchez, southwest 25%, southeast 110, northeast 15, north 16%, northwest 97% 2,600 South of Market and East of Ninth, East side Spear, 1831, fort south of Howard, south 912, x275 to Steuart, on which it fronts 91%; water lots 747, 748, 753 and 754; sale made April 21>1, 1869; water lots 748, 753 and 754

were sold May, 1868, for \$30,000, and No. 747 was sold March 1869, for \$15,000, or \$15,000 in all. West side Main, 1831, feet north of Folsom, north 45% x137 % (sale made April, 1869, but the deed was only recorded this month); sold November, 1868, for \$12,200, now sold for ... East side Beale, 137 1/2 feet south of Market, south 45 1/x 137 1/2, undivided one-quarter (full Interest sold April, 1869, for

Southwest corner Second and Silver, south 70x95 (died dated September 8, 1868); sold September, 1867, for \$12,500, resold Northwest corner Sixth and Channel, north 137 1/2 x91 3, undivided East side Ninth, 150 feet north of Harrison, north 25x100; sold September, 1838, for \$2,000, now sold for same price.

Same as last described resold for. North side Folsom, 175 feet cast of Ninth, cast 25x90; sold March 1867, for \$1,400, now sold for .. South side Harrison, 55 fort west of Fifth avenue (between Fifth and Sixth) west 25x90.

North side Brannan, 275 feet west of Flith, west 137 %x275...

Mission Addition and Beyond.

South side Twenty-s cond, 200 feet east of Guerrero, east 25x114 Twenty-fourth and Noe, west 80x114: lot sold March, 1868, for \$675. North side Twenty-sixth 135 feet west of Sanchez, west 25x114... North side Misslen, 80 feet east of Eleventh, east 62 \(\frac{1}{2} \) x195...... East side Bartlett, 65 feet north of Twenty-fourth, north 65x117%

East side Capp. 125 feet south of Twenty-first, south 30x122½... West side Shotwell. 125 feet south of Twenty-first, south 30x122½: sold Narch, 1869, for \$1,750, now resold for... 1,100 ne as last described resold for same price West side shotwell, 185 feet south of Twenty-first, south 30x122% West side Shotwell, 215 feet south of Twenty-first, south 30x1223 West side Alabama, 245 feet south of Twenty-fifth, south 25x100

West sida Guerrero, 350 feet south of Seventeenth, south 18x122 3/2 East side Sanchez, 228 feet north of Eighteenth, 23x100... Western Addition

West side Larkin, 97% feet south of Washington, south 30x107% East side Steiner, 15% fret south of Turk, south 41% x157%..... South side Lombard. 119 feet west of Webster, west 27% x120... Southeast corner Greenwich and Scott, east 684 x 137 %..... North side Union, 137 % feet east of Webster, east 683 x 137 % Sortheast corner Vallejo and Buchanan, 41213 on Vallejo, 1371/2 on Buchanau, and 150 on Laguna North side Vallejo, 505%-feet-west of Baker, vest 48x150... South side Broadway, 137% feet east of Scott, east 107%x137%. South side Pacific, 200 feet west of Fillmore, west 75x128353. North side Washington, 137 % feet west of Fillmere, Aust 137 %x

South side California, 82% feet west of Gongh, west 57x137%.

South side Pine, 156% feet cast of Steiner, cast 25x127% (Administrator's sale); sold February, 1868 for \$400, now sold for same as last described resold same day for. North side Bush, 165 feet west of Scott, west 25x137 5 and December, 1868, for \$1,000, now resold for. South side Sutter, 187% feet cast of Buchanan, east 34½x137½; sold January, 1867, for \$1,100, now resold for North side O'Farrell, 220 feet cast of Gough, east 27½x120.

North side Ellis, 100 feet west of Laguna, west 25x120; sold December 1869, for \$1,200, now resold for.

North side Tyler, 70 feet west of Larkin, west 67 % x90 and 102;

Sold February, 1869, for \$4,500, now resold for.

North side Maddison 1869, for \$4,500, now resold for. North side McAllister, 143% feet east of Van Ness avenue, east _345, x120; sold January, 1869, for \$2,500, now resold for.... 3,200—

BY CHARLES D. CARTER. REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. Northeast corner Grove and Broderick, east 412% on Grove by Broderick and Devisadero; also, southeast corner Broderick and Fulton, east 206% on Fulton by 137% ou Broderick, three-quarters of block 513 W. A.

North side Fell, 178% feet, west of Van Ness avenue, west 22%x 120; sold February, 1869, for \$2,000, now resold for...... Northwest corner Fell and Webster, 50-yara.... North side Haight, 1923; feet west of Gough, west 25x120. Miscellancous Sales. Southeast side Jessie, 250 feet southwest Fourth, southeast 70x25 3,000 Excelsior Homestead Association, lots 1, 2 and 8, block 90; also South San Francisco Homestead Association, let 11, block 1,021;

East side Engenia, 100 feet east Mission, cast 50x70.
Visitation Valley Homestead Association, lot 53.
West side Washington Place, 69 8-12 feet north Washington street, Harris Map 2, lot 30 Excelsior Homestead Association, lot 3, block 8. ltailroad Homestead Association, lot 4, block Q. East side Monroe, 91% feet north Bush, north 23x70 University Homestead Association, lot 5, block 110.

Southeast corner P and Seventh avenue, cast 150x100 feet, South Gift Map 4, lots 56, 57, 58, 59, 60, 61, 81, 81, 82 and 83, 84. West side Latayette Place, 87% feet north Green street, north South Side Stevenson, 175 feet west Third, west 20x70. Northeast side Rincon Place, 150 feet south Harrison street, southeast 25x125...
South San Francisco Homestead Association, lot 1, block 424...
South side Clary, 200 feet from Fifth, southwest 25x80, part 100-

vara lot 192.

People's Homestead Association, lot 3, block 5, tract A. livisions 3, 14, 25, 36, 55, 77, 81, 83, Smoke or McHenry ranch: also undivided one-sixteenth of 5 acres Harper ranch; also 7% acres Mount Lake ranch. forth side Dorland, 320 feet west Church, west 90x112. North side Sicrra, 75 feet west Georgia, west 25x100. East side Michigan, 175 feet north Sierra, north 50x100.

South San Francisco Homestead Association, lot 9, block 189. . Gilt Map 2, lots 39, 40, 41, 42..... South side Clementina, 225 feet southwest of First, southwest O'Neil & Haley Tract, lots 37 and 38, block 250,

East side Spofford alley, 46% varas from Washington street, south 20x52; also Spofford ailey, east 60 varas from Washington street, north 20x52... South San Francisco Homestead Association, lot 3, block 247... East side Langton, 125 feet south Howard, southeast 25x75...... Northwest half lot 58, block 184, Central Park Hom'd Association North side Dale, 100 feet east Dolores, east 27 4-12x114.....

Polk alley, south 57 1/2 feet, east Stockton, east 20x57 3/2 ... South San Francisco Homestead Association, east one-third lot 1. Southwest corner Yolo and Nebraska, south 100x200 feet; also west side Vermont, 125 feet west Yolo, south 50x100; also west side Vermont, 200 feet south Yolo, south 50x100..... Northwest corner Nebraska and Yuba, west 25x100 feet; also west

side Vermont, 100 feet south Yolo, south 25x100 ... Northeast corner Yuba and Rhode Island, north 175x100... North side Sierra, 50 feet east Michigan, east 50x100; also north side Slerra, 50 feet east Louisiana, cust 25x100 outh side Stevenson, 175 feet southwest 25x75... East side Lafayette, 213 feet north of Branswick, north 106 1/2178 South San Francisco Homestead Association, let 8, block 190.... Central Park Homestead Association, lot 9, block 96.

Excelsior Homestead Association, south 25 feet of lot 8, block 80. Gift Map 1, lots 435 and 437 -East side-Spofford alley, 128 feet south of Wast outh 36 8-12x47 3

East side Old San Jose Road, 94 feet south of Bernal Reservation; east 129, south 78, west 131, north to beginning; (subject to West side Douglas, 110 feet north of Eighteenth, north 150x136... West side San Bruno Road, 175 feet north of Wayland, northwest

North corner South Montgomery and Jessie, northwest 69x88 2-12; east corner South Montgomery and Jessie, southeast 160x 56.43; east corner South Montgomery and Mission, southeast 80x39%; east corner South Montgomery and Minna, southeast 150 feet, northeast 57, northwest 81, northeast 22%, northwest 79, southwest 79½; south corner South Montgom. ery and Natoma, southeast 80x27½; west corner South Montgomery and Natoma, northwest 80x67 %; south corner South Montgomery and Minna, southeast 80x98.9-12; south corner South Montgomery and Mission, southeast 160, southwest 72%, northwest 80, southwest 34%, northwest 80, northeast 107; west corner South Montgomery and Mission, northwest 80, southwest 104 7-12, southeast 20, northeast 52%, southeast 60, northeast 51 10-12; south corner South Mont-

RENTS COMING DOWN IN CHICAGO—A Chicago paper says: There is no improvement in rents. A larger number of houses are now standing idle than there has been for many years in Chicago, and there is little prospect of a change for the better before next Spring.

gomery and Jessie, southwest 66½, southeast 68, northeast 65 10-12, northwest 68. 875,000

Sale on Montgomery Street.

6,000

The three-story brick building, situated on the west side of Montgomery street, 68% feet south of Sacramento street, occupied as a fancy goods store, together with the lot, having a 1-putage of 25 feet by a depth of 1371/2 feet, with an L in the rear 10x47½ feet, is reported to have been sold for \$75,000. It was sold in August, 1868; for \$62,000. The late sale is at the rate of \$3,000 per front foot—a very high price for property situated so far north. The building is held under lease, having three years to run, at \$800 per month.

Large Sale on Montgomery Street South -- The Prospect of its Extension to South Beach, etc.

A deed-was recorded a few days ago, conveying over one thousand feet frontage on South Montgomery street, from Jessie street southward. Maurice Dore was the buyer, and the Montgomery Street Real Estate Company the seller. The price paid was \$875,000. There were ten corner lots in the property sold, viz: three on New Montgomery and Jessie, ee on Mission, two on Minna, and two on Natoma and New Montgomery. The price paid was at the rate of \$875 per foot, adding the corners. The buyer borrowed half a million of dollars on the property from the Clay Street Savings and -Loan Society. The loaning of the amount named by that society will be productive of more good at present than any loan granted by a local society for some years. By this sale nearly one million of dollars has been placed in the hands of the Montgomery Street Real Estate Company, with-which the Grand Hotel will be completed, and first-class buildings erected on their other vacant property on the street. Many now idle mechanics will be furnished with employment and vast quantities of building material purchased, thus giving much

needed circulation to a large amount of money.

Three-fourths of the property owners interested have signed a petition, which is to be presented to the Legislature, asking for the extension of Montgomery street south, from Howard street to South Beach. The impression some time since prevailed that an attempt was being made to have the Legislature pass an act for the extension named, against the wishes of a majority of the parties interested. The fact that threefourths of them have already petitioned for it, and that other names are likely to be added to the list, takes away from the project its objectionable features. The opinion now prevails that the extension will be ordered, in accordance with the petition. The continuation of Montgomery street southward, will give us a new avenue to South Beach, with a level grade. The building up of the new street would give a great impetus to the building trade, while the street itself would be a great public improvement.

"Dr." Li Po Tal Lining his Nest, The great-Chinese "doctor," Li-Po Tai, seems to be an exception to the majority of his countrymen. They generally return to China, when they have acquired a competence, but the Doctor apparently desires to live among fools, and he knows, from personal experience, that there are ten fools here for one he can find in China. His white patients are making the "Doctor" rich. He invested \$30,000 in city real estate last month-\$25,000 on Dupont street, opposite Commercial, and \$5,000 on Spofford alley. The "Doctor's" medicine costs him little, and his practice is large. He is a good friend of the undertakers, too, and so long as his long-cared patients are satisfied, why should we complain? A man died across the bay last month, of consumption, who was one of Li Po Tai's patients. The treatment he received from the latter was characteristic, we presume, and therefore may be mentioned. He told the patient that he required two things to bereduced, and to be built up. The Caucasian belief is that consumption is more than sufficient for the reducing process, but the Mongolian M. D. knew better, and so for some weeks he labored assiduously, in conjunction with the disease, to reduce the patient. His treatment succeeded admirably in this respect. About the time that he had accomplished such a marked success in the physical reduction of the patient, however, the services of the undertaker were required, and the building up part never came into play at all. Of course this was not the "Doctor's" fault. Such mistakes will happen; even with a Chinese physician, and we are glad to know that the faith of "Dr." Li Po Tai's white patients has not been in the least shaken by the little mishap narrated. They still-crowd his rooms, fill his pockets and swallow his draughts, and he in consequence is enabled to feather his nest with valuable city real estate.

San Diego Real Estate.

During the past few months quite an excitement has been going on at San Diego, and lots there have been advanced very much in price. San Diego has no foundation on which to base permanent prosperity. The country around and behind it is a very poor one nideed. It is not yet even self-sustaining, much of the flour and many of the vegetables consumed there being imported. Those who pay high prices for lots in San Diego will require to live more than the human span of three score and ten years, ere they will make money by their investments, unless they succeed in finding more gullible persons than themselves. Talk and newspaper puffs will not build a city, nor bring permanent prosperity.

Great Sale of Real Estate on Broadway, New York. The New York Hotel property, situated on Broadway, was

lately sold at auction. The lot extended from Washin Place to Waverly Place, and had a frontage of 184 feet on Broadway, 200 feet on Waverly Place, 148 feet on Washington Place, and 91 feet on Mercer street in the rear. The hotel is a plain five-story brick building. The property was knocked down at \$1,095,000. The hotel and the six stores under it rent for a total of \$99,500 per annum.

The new Fee bill, passed by the Legislature two years ago, goes into effect on the first of next month. The Fees for recording deeds, mortgages, etc., are reduced from thirty-five cents a folio to fifteen cents. The pay of jurors is cut down from three dollars to two dollars a day. The cost to litigants is reduced from a third to one-half, and probate fees are reduced fully one-half,—[Morning Call.]

The provisions of the above bill do not apply to the city and county of San Francisco.

TABLE SHOWING THE TOTAL SALES OF REAL ESTATE

Made in all Sections of the City and County during the year 1869; also, the Total Sales made during the years 1868, 1867 and 1866.

MONTHS.	- 50	-VARAS.	<u>-</u> 7 100	-VARAS.	CITY 8	AND W. L.	sour	HEACH.	re	TRERO.	Miss	ION ADD.	WEST	ERN ADD.	HOMES	T'D ASSOC.	outsi	DE LANDS.	TAX A	ND R'K MAII.	TOTAL	L FOREA.
1869.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No., Sales.	Amonat.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales:	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount,	No. Sales	
January	_ 98	1,198,134	62	\$ 525,180	7	\$ 167,250	5,	\$ 22,031	- 52	\$ 73,825	.121	\$ 250,667	81	\$ 312,609	28	\$ 39,172	37	\$ 127,855	1	\$ -100	_492	\$2,716,8
February	95-	474,534	- 80	_ 856,002	11	425,913	1_	12,328	42	- 50,589	161	358,398	140	574,707	17	9,883	60	142,780	9	673	_616.	
March	112	1,233,369	95	1,039,017	14	241,300	: 2	8,000	43	113,189	255	741,948	168	866,170	34	12,376	166	461,610	25	4,294	914	-
April	102	845,080	64	417,455	8	331,900	13	58,012	71	181,372	200	728,410	165	830,155	- 93 1	13,990	317	. 763,111	28	3,520	1001	
Мау	81	= -531,943	149	550,325	В	165,800	5	75,300	50	144,855	- 159	1,150,189	147	779,657	199	168,819	118	653,864	18	1,485	1034	4,222,2
June	. 52	471,553	- 47	297,125	_10_	78,502	. 8	30,450	70	238,146	160	586,805	5× .	-251,430	61	36,894	85	270,485	7	1,137	558	
July	48	375,043	35	356,873	5	74,445	4	9,050	37	63,021	76	204,593	67	259,123	26	34,205	52	= 113,260	12	80	362	1,489,6
August	50	-227,994	- 30	178,489	10	154,001	3	= 11,500	41	65,147	80	146,026	54	198,360	45	32,902	56	124,613	- 6	384	375	1,139,4
September	66	580,162	31	181,819		- 75,298	2	43,000	76	329,272	68	7 . 139,253	40	112,629	- 98	- 51,425	34	111,129	1	. 100	*423	1,424,00
October	66	404,494	29	192,527	6	12,511	-1	- 1,000	46	356,441	56	125,409	75	291;607	887	- 15,882	62	= 231,189	- 2	200	376	1,631,3
November	g 63	215,212	29	249,051	7	72,641		,	38	70,966	05.	126,870	64_	124,897.	32	19,490	41_		النمه	955_	342	1,214,29
December	81	358,127	32	1,170,997	9	92,725	2	0,634	30	**30,582	77	104,196	72	168,123	550	39,436	(10)	66,340		201	415	2,037,30
Grand Totals	914	\$6,715,647	583	\$6,014,860	102	\$1,892,286	46	\$277,305	596	\$1,717,405	1,178	\$4,662,764	i,131	\$4,769,469	iiiii	8474,474	1,288	\$3,400,378	101	\$13,129	6,908	\$29 937.71
Total for 1868	1,073	7,227,212	1,035	6,719,125	146	2,479,805	91-	396,238.	545	1,156,860	1,600	3,482,000	1155	3,940,296	370	2785588	.413	, 1,419,668	296	92,281	6724	27,217,02
Total for 1867	917	5,107,000	845	3,581,843	172	2,567,847	41	82,103	223	390,701	1,071	1,80 ,562	864	2,418,579	85:1	462,017	231	1,017,469	319	206,134	5556	17,640,36
Total for 1866	991	4,868,719	753	2,630,270	505 -	2,491,392	90	167,899	254	264,578	824	1,028,823	615	979,050	.787	417,261	172	461,122	474	358,071	5162	13,666,66

San Francisco, January 1st, 1870. The first half of the year 1869 was remarkable for the prevalence of great real estate excitement, and the latter half of it was equally notable for real estate dullness. The sales made from the first of January till the close of June exceeded those of the first half of 1868 by 1, 138 in number, and \$7,171,238 in amount. The transactions effected the past six months were smaller than those of the last half of 1868. Those of the latter numbered 3,247, and had a value of \$13,386,590, while the sales made the past six months numbered only 2,293 and had a total value of but \$8,936,043. The real estate transactions of the first half of 1869 were, unprecedented in number and value in the history of the city. In some localities prices advanced by the week, and many owners had their ideas of value so elevated thereby, that they did not know what price to ask for their lots, especially if they were on a street which had some prospect of becoming a business thoroughfare within a few years. Many of those who refused magnificent offers last spring have since repented of their folly, the same offers being unattainable now, because of the dullness of the market and scarcity of buyers.

During the first half of the past year, as we have said. prices went up very fast; but for the past five or six months there has been little or no advance. Many have claimed, indeed, that there has been a great decline; but we have frequently shown by quotations from the sales that there is very little foundation for such assertions. It was the general opinion, when business became dull and money extremely scarce, that real estate would immediately tumble as mining stocks had. That these expectations have been disappointed everybody now knows. City land prices have been maintained with a degree of firmness which has astonished, if not disgusted, those who were waiting for a fall to buy lots at their own prices. Property on the lower portion of Fourth street and on Fifth, Sixth, Seventh, Eighth and Ninth, on a portion of Dupont street, on Mission, between First and Third. and on Market, west of Fifth street, has declined, not from a fair value, but from prices that were notoriously inflated. The reduction in the price of land on those streets is a matter

for rejoicing rather than the reverse. Business lots are much higher proportionately than first class residence property in San Francisco. For instance, land on the north-side of Market street, between Montgomery and Kearny, is worth about \$2,000 per front foot, or \$50,000 for a lot with a frontage of 25 feet. To build an ordinary three-story brick house on such a lot would cost at least \$10,000. The whole property would not, at the very outside, rent for more than \$400 per month, or eight per cent, per annum on the eost, out of which amount taxes, insurance, and other expenses would consume at least two per cent., leaving the owner a net annual income of but six per cent. Now, let us take first class private residence property on any of the streets between Bush and Ellis and Powell and Leavenworth. Land there is worth an average of \$200 per front foot. We know of some at present on one of the best of those streets, between-Taylor and Jones, which is held at \$165 per foot. At that figure, a lot with a frontage of 25 feet would cost \$4,125. A house covering 22 feet of the frontage, with two stories and basement, and all modern conveniences, can now be erected for \$4,000, or \$8,125 in all. Such a house, on one of the streets named, east of Jones, would rent for \$90 per month, and thus yield a gross income of nearly 131/2 per cent. per annum, and certainly a net annual income of 10 per cent., against 6 per cent. on Market street. We know that allowances have to be made for the private house being empty, but we also know that, in a first class neighborhood, a good house is seldom idle, and would hardly ever be, if the landlord refused to let it, as they do in Eastern cities, unless the tenant takes a

A general impression prevails that there is much more of a margin for a rise in prices on business streets than there is on first class private ones. With this opinion we differ. Five years ago there was more of a chance, but we do not think that there is now, proportionately. Business lots here are much nearer the prices which rule for such property in the large cities of the East, than land on our best private streets is; therefore we think the latter offers the best investments.

Although only about one-fourth the number of sales are now being made that were effected seven months ago, the market is in a healthy condition. Nearly as many persons as ever are buying, with the object of building. The total sales are small in number, because of the absence of chances for speculation. In the early portion of the year hundreds of speculators purchased property with the object of reselling it immediately at advanced rates. This system caused great real estate activity, and added vastly to the volume of business transacted. Now, however, no one buys for speculation, because no one believes it possible to resell immediately at an advance. The fact that the absence of a spirit of speculation has largely checked the rush of city land sates, is taken by many as an evidence that the bottom has fallen out of our real estate. The fact, however, is; the present dullness only illustrates the truth of the saving, that after a storm there must come a calm. All observing persons well knew that the real estate excitement of the spring of last year would not last long. Had it lasted for a much greater period than it did, general inflation and a grand tumble in prices would have resulted. Last year's excitement went just about as far as it could without bringing on general inflation; and even as it was; property in many places was elevated to inflated rates, especially on the streets previously mentioned

The question-"How long will the present dullness continue,"-is one which is exciting much interest at present. The answer hes with ourselves. Dullness will last just as long as we allow it to last, and no longer. Real estate owners desire to see activity of sales and advancing prices, and we have no hesitation in telling them that they will not again see either until they do something to create a stir. San Francisco real estate is not to high—is not, in fact, as high as it should be, if the resources of the State were developed as they ought to be. - But our land is now as high as it should be, considering the population and volume of trade which this State has. City land owners must do something for the country, by investing a small portion at least of their means in enterprises which will give employment to working men, and help to make us solated, capitalists here could afford to sponge on the small army of producers; but now a change has come, and either they must help to build the State up, or lose the most of its trade, and have chronic dullness in real estate.

The average value of each real estate sale made in 1866 was \$2,648; in 1867, it was \$3,175; in 1868, it was \$4,047; while in 1869, it was \$4,333.

We amex the names of the different sections of city property, placing those first in which the greatest number of sales

were made:	
Mission Addition - Transcriptor	
Outside lands	1,28
Western Addition	1.101
Fifty-varas	
Homestead Associations	
Potrero	590
One-Hundred-varas	58
Tax and Blackmail Titles	
City Slip and Water Lots	10:
South Beach,	44
	v

We will now say a few word: in detail about the various sections of city property:

Fifty-varas.—The sales made in this section last year had a greater value than those of any other division. This has been the case for the past five years, and may continue to be so for two or three years longer. Land in the one hundredvaras has, however, a greater general margin for a rise. In ten or tifteen years hence, the best retail and wholesale busiuess streets of the city will be south of Market street, and with that approaching change the land of the one hundred-varas section will be much the most valuable in the city. The best retail property is now on old Montgomery street, but in a few years hence it will be on the other side of Market street, and hand on Montgomery street, which is now worth \$2,500 to to \$3,000 per front foot, will have declined. That portion of the fifty-varas lying between Powell and Leavenworth, and Pine and Turk streets, is now, and will probably always continue to be, the place where the finest dwelling houses of the city will be found. Land within the bounds named has yet a

large margin for a rise. It is only worth an average of the per foot, against \$1,000 to \$1,500 for like property in Easter cities. The northern portion of the fifty-varas section, which has long been Rip-Van-Winkle-like in its unprogressives, will be aided by the building of the West End street-railred if that road is built according to promise.

One Hundred-varas .-- Two important events occurred in the one hundred-varas section last year, viz: the opening of New Montgomery street from Market to Howard, and the cut ting down't f Second street hill. The opening of Second street will result finally in the removal of all of Rincon Hill would have been much better if the cutting down of Second street had been deferred, until the future growth of the co lemanded the removal of the entire hill, when one job con have been made of it all. 'As it is now, nobody is satisfied Land on the numbered streets of this section, from Fourth street out, but been and still is held at unreasonable price The existence of a large number of streets only thirty-five feet in width, in the one hundred-varas section, is a perfect m sance, and will always be an injury to that portion of thedry These narrow streets will be the tenement house quarter of Sin Francisco, where the usual over-crowding, filth, degradation misery and vice, incidental to such dwellings, will be found It was a great mistake that streets of such limited width were ever laid out, and it was also a great mistake to have such listance as \$25 feet between the streets east and west, south of Market. It is quite probable that at some future day new streets will be pened between and parallel with the numbered streets, similar to New Montgomery street.

City Slip and Water Lots.—Property situated in the northern portion of this section is retrograding in value, and sales there are very searce. Indeed, sales have been dull in all portions of the above division of city property since the earthquake of October, 1868. The ground is nearly all a swamp, with a covering of sand or earth. Water lots northof Market street, '45\(^1_4\xi\)137\(^1_2\) in size, formerly held at about \$16,000 each, have in a few instances been sold dately for \$12,500 to \$13,000.

South Beach.—Only 46 sales, of the value of \$277,36, were effected at South Beach last year. Land there in many places is offered at reductions from the prices asked one year ago. Solid brick—buildings cannot be erected there without heavy expense for piling; and even with the latter, earthquakes will be very likely to cause injury to the buildings on such unsafe foundations. Despite these drawbacks, however, South Beach, within ten years, will be one of the most stirring places of manufacturing business in San Francisco. But at present prices, are low and demand

Potrero.—Sales on the Potrero were lively last year, yethe total transactions exceeded those of 1868 by only 51 in number. Last year's sales show a great advance in value, however. The average value of each sale on the Potrero in 1868, was only \$1,041: in 1867, it was \$1,752; in 1868, it was \$2,122: while in 1869, it was \$2,882. Several new manufactories were opened at the Potrero last year, and it will always be a favorite place for ship building and manufacturing purposes. But for the incubus of confusion of titles, the value of land on the Potrero would be greater than it is, and improvements would be much more plenty.

Mission Addition.—The sales made in the above section in 1869 were not so numerous as those of 1868, but they had a largely ingreased—value, thus showing that land there has been rapidly appreciating. Although a greater number of houses were erected at the Mission Addition last year than in any other one section of the city, the total number which were put up did not equal those erected in 1868. A new horse-car line was placed in running order on Mission street last year. It now runs to Seventeenth street, and will finally be extended to St. Mary's College. From that point an extension will be made to the University and Excelsion Homesteads property, and from the latter it will be carried enstward to Visitacion Valley and the San Bruno Road, where the lands of the Sunny Vale, Sunnyside and Visitacion Valley Homestead Associations are situated. The value of Mission Addition property is largely due to the horse-car lines which

connect it with the city. The most of the houses of the working-classes will always be found there, because our manufactories will be located in the southern and southernseatern portions of the city. The main streets of this section—Market, Valencia. Mission, Howard, and Folsom—have all been blaced in better condition than they ever were before. Land on those streets, between Eighteenth and Twenty-fourth streets; is worth \$80 to \$100 per front foot. In some choice locations on Howard street, lots are held at even higher figures than these. Two years ago, lots which now find ready sale at \$2,500, were sold for \$800 to \$900. The sales of Mission property-last year did not, in point of numbers, equal those of 1868, but they had an increased value of

Western Addition .-- When it is remembered that the most of this portion of the city is almost entirely wanting in street railroad communication, its progress for the last two years is rather surprising. If the Western Addition were as well supplied with horse-car lines as the Mission Addition is: it would run the latter a close race in increase of improvements. Folsom and Eighteenth streets are as far from the City Hall as Geary and Cemetery, avenue. Land in the former locality is worth \$70 to \$90 per front foot, while in the latter it is worth but about \$25 per foot. Of course the cemetery is a great objection, and the tide of population has long been running Missionward: but the want of street car communication at the Western Addition has much to do with the comparatively low price for which its land sells. There is only me line of cars running between Polk street and the cemetery, and Greenwich and Turk streets, - The Polk street company is willing to make an extension of its line from the corner of Bush and Polk streets, along Bush to Laguna. along Laguna to Pine, and along Pine to Lone Mountain, for the sum of \$12,000. An effort was made to have property owners subscribe this sum, but it failed, and there is no prospect of anything being done. Such a line would be of great benefit to the Western Addition, and would greatly increase the value of its land. It is now much more easy to sell land at the Mission at \$80 to \$100 per foot, than to dispose of Western Addition lots at \$25 to \$30 per foot, although both localities are equi-distant-from the City Hall.

Homestead Associations.—The homestead business was greatly overdone last Spring, and shares in consequence are now being offered at heavy discounts. We lately expressed the opinion, and now repeat our belief, that those who sell their shares at a loss, will regret doing so, when the present depression has passed away. Homestead shares are a benefit to one class of persons chiefly. To those who never have saved money, a homestead association is a great benefit. After a few installments are paid in they have a spur which stimulates them to keep up their payments. A homestead lot is cheap to them 'at almost any price, for the installment plan enables them to pay "for land, which they never could have owned had all the purchase money been required at once.

Outside Lands.—There was a great demand for outside lands in April and May last, and prices advanced rapidly. The rates of last Spring are well quaintained, too, despite the present dullness. Single lots are frequently sold at a decline, but land in acres, where the title is good, is held very firmly at old rates. The payment of the outside land tax would have had a very beneticial effect upon values. Many of those, however, who own large tracts, have opposed that tax, their object being to eyade its payment ultogether. That they will not succeed in this injustice, we feel quite certain. The cost of surveys of outside lands is londly complained of.

Tax, Blackmail and Skeleton Titles.—The blackmail sales made in 1869 show a most desirable decline from like transactions in 1868. The sales of 1868 numbered 296, and had a value of \$92,284; those of 1869 numbered only 104, and had a total value of \$13,129. The blackmail land business does not pay any longer.

Good Rules, If kept.

The new Board of Supervisors promise us many much-needed reforms. Other Boards have done the same, but the promises were not long kept. The present Board have laid down the following rules, relative to streets:

"Your Committee would respectfully represent that it is their intention to report against all street work; unless the number of feet owned by the petitioners is set forth in the respective petitions, and no work of any description will be recommended; unless the owners interested petition for the work to be done, except in places where it is claimed public necessity or health demands improvements to be made, and not then, until your committee, by a personal examination, is satisfied that the work is required.

"Your Committee would further state there is at present various street improvements projected in resolutions passed by this Board, of which we possess no knowledge as to the necessity, their being no petition on file for such work, and which, for want of sufficient time, we have been unsable to examine. This we have not felt justified in stopping, but for the future your Committee will adopt for their guidance the rule, that where there is no necessity for the work."

What a howling there will be in the office of the Superintendent of Streets, and among the jay-hawkers—street, contractors, if the above rules are observed.

Real Estate in Chicago.

The Chicago Real Estate Journal says, in relation to real estate there: _"The condition of the market is essentially the same as at our last review. Of course, the searcity of ready funds has a tendency to embarrass those who are in quest of transactions; but it is noteworthy that real estate, with the present light demand, does not, like almost everything else, suffer a decline in prices. It is less subject to the fluctuations of the law of supply and demand, than any other subject of

The above remarks apply to San Francisco real estate also.

A Good Time to Build.

Those who contemplate creeting houses of any kind, can not do better than build them now. Lumber and nearly every other kind of building material are about twenty per cent. cheaper at present than they were six months ago. Mechanics are plenty, too. A person building need not now tolerate poor workmen, for dull times have thrown many mechanics out of employment, and therefore good ones can be selected for any work that is to be done.

MORTGAGES AND RELEASES OF 1869.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the year 1869; also the total transactions for 1868 and 1867.

By whom taken or Released,	МО	RTGAGES.	RI	ELEASES.
To T	No.	Amount.	No.	Amount.
Private Individuals	1296	\$6,324,373	954	\$3,090,688
Hiberni Sav. and Loan Soc'y	602	2,491,900	262	1,116,184
Clay St do. do.	322	1,792,993	150	618,536
French do, do.	, 26	402,177	34	337,219
German - do. do.	148	592,950	34	. 106,558
Odd Fellows' do. do.	154	000,000	16	20,300
Building and Loan Society.	214	+156,222	189	210,811
San-Francisco Savings Union	-133	-444,925	53	171,930
City Bank of S. L. Discount.	60	69,498	29	38,018
California Trust Company	5	18,000	****	* * * * * * *
Fireman's Fund Insur. Co.				
TY. 1	29	93,300		47,300
10.	8			46,250
Peoples'do do.	14	36,7.00	2	1,700
C				
Grand Totals	3937	13,288,568	1771	\$5,921,044
Total for 1868.	3004	11,451,707		
Total for 1867	2808	· 9,994,188	1489	5,767,524

San Francisco, January 1st, 1870.

Although money for real estatenses was more plenty during the first half of last year thangever before in the history of the city, and was moderately plenty the past six months also, still the total number of mortgages recorded in 1869 was but slightly in excess of those given in 1868. The increase last year amounted to 33 in number, and to \$1,836,861 in value. The releases of 1869 make fully as good a showing, too, as those of 1868, despite the monetary stringency of the past-half-year, and the general desire for extensions of loans which had numred.

It must be admitted that the course of the majority of our loan societies, last year, was not such as to keep the real estate market in a healthy condition. In the early portion of the year they encouraged inflation by loaning largely at ten per cent. In many cases, too, they loaned one-half to two-thirds the value of property which had been sold at inflated rates. They endeavored during the last seven months to correct these errors, by running into the opposite extreme. The most of them raised the rate, to one and a quarter per cent., and refused, as a rule, to loan more than one-third the market value of property offered them as security. Some of them occasionally stopped loaning altogether, generally at those times, too, when almost a famine existed for money. In this way the societies acted as bulls in the real estate market when there was a tendency to inflation, and as bears when it became

depressed.

Many persons would have borrowed and erected houses upon their lots lately, but the advance in the rate of interest, and the refusal of the societies to loan more than about one-third the value of the land, prevented them. Real estate owners were dissatisfied with the general course of the loan societies last year.

One of the great wants of the city and coast is new manufacturing enterprises. When such a necessity exists for an increase of our manufactories, and when it is known that such increase would directly benefit the working classes, who are the chief depositors in our savings banks, it would naturally be supposed that the societies would do something to aid manufacturing enterprises. Their rules, however, forbid the loaning of money upon any security but real estate. Over six millions of dollars were loaned by the societies last year upon city property, which is in itself a non-productive interest. We have frequently shown how unjust this is to those inter-

ests upon which our prosperity depends.

The price of money for real estate uses ranged from ten to fifteen per cent. last year. The average rate was twelve per

cent., which is the ruling price at present.

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 Devember, 1869.

By whom taken or relea	sod 2	MOR	TGAGES.	RELEASES.		
ny whom taken in teles	1	lo.	Amount.	No.	Amount.	
Private Individuals		87	\$371,880	49	\$122,148	
Hibernia Sav and Loan S	Society	13]	130,550	17	93,068	
Clay St. do. de		19	533,000	9	26,950	
French do. de	0,	2.	62,666	7 3	37,960	
German do. de	0.	6.	22,000	6	$17,250^{\circ}$	
Odd Fellows' de	0.	10	1			
Building and Loan Soci-	etv	14		14	13,034	
San Francisco-Savings		16		3,	17 350	
City B'k of S. L. and Di				- 3	1,000	
Fireman's Fund Insuran				1	3,500	
Pacific do.	,	6i				
Occidental do.	,	1	1,300			
Peoples do.	•		!	1		
California Trust Compa	ny '	3	7,000			
Totals	1	77	1,139,896	105	\$332, 260	
					"	

The Hibernian Society began—once more to loan freely at the end of last month. Money is now plenty for real estate use at 12 per cent. One loan of half a million dollars was granted by the Clay street bank, which caused the value of the mortgages to be much larger than usual.

A Woman Sells Real Estate that does not Belong to

A novel real estate case was lately tried in New York. A. Journey, a real estate agent, sued the Mechanics' National Bank to recover from the bank the amount of two checks, one for \$1,200 and the other for \$1,000, drawn by plaintiff to the credit of one Mary E. Bull, and alleged to have been paid on a forged indorsement. The circumstances of the case are as follows: In the fall of 1863, a lady entered the office of the plaintiff, Jourreay, and stated that she was the owner of a house and several lots on Staten Island, which she minutely described, and dedesired to dispose of, giving her name as Mary E. Bull, of Hartford, Conn. The plaintiff made the necessary inquiry and discovered that the owner of the property was "Mary E Bull, of Hartford Conn.," and he immediately placed the property in the market. The week following the same lady called at the office in reference to the sale, stating that she was about to pay a visit to New Haven, for several weeks, and could there be addressed in relation to the matter. She at the same time said that if there was any delay in making the sale, she desired to obtain a loan of \$1,000 secured by bond and mortgage. The plaintiff communicated with her at New Haven, and the lady presented herself at the office of Peck & Gardner, lawyers of that city, bearing the letter of the plaintiff, stating that he was her agent for the disposal of her property in New York, and that she desired them to communicate with him in relation to the subject.

The loan of the \$1,000 was obtained by the plaintiff: mortgage drawn for that amount transmitted to Peck & Gardner, at New Haven; executed by Miss Mary E. Bull; returned to Peck & Gardner, and on their indorsement cashed in the City Bank of New Haven and paid over to the party making the mortgage. Two weeks subsequently the sale of the property was affected to another party, subject to the mortgage; a deed prepared and executed in the same form as the mortgage; the amount of the purchase money (\$1,200) transmitted by cheek, as was the previous amount; cashed at the same bank and paid over to the party making the deed. This check was forwarded through the Park Bank and by the defendants who held the deposits of the plaintiff. Almost a year after the property was resold by the purchaser under this deed, and on searching the title it was discovered that another deed was standing on record also executed by Mary E. Bull. Upon a trial which took place is the Circuit Court in this city it was determined that the Mary E. Bull executing this mortgage and deed was not the genuine owner of the property, but had personated the real owner. The plaintiff now sues to recover his money from the bank on the ground that they had paid it on a forged indorsement. Defendants resist the claim on the ground that the check was indorsed by the party with whom the plaintiff had negotiated, and to whom he had intended to deliver it and make it payable, and that the fact that she had deceived him as to her real character was not a reason in law why he should recover back the amount as paid. The case was not concluded at the adjournment of the court. Journeay succeeded in getting judgment against the bank

Real Estate in New York and Brooklyn.

for the full amount be claimed, viz: \$2,200.

The real estate transactions in the New York sales-rooms. says the N. Y. Real Estate Journal of December 18th, "were few in number last week, and are not likely to increase during the present year. The approach of Christmas and of the New Year's holidays are not calculated to improve business. except of a character associated with amusement, so that the real estate market only suffers in common with other branches of trading. The few sales that have occurred are of a minor description, and all the property offered did not find purchasers. There is no disposition, however, to submit to any reduction of rates because of the lack of ardor among the buyers. Property owners patiently await a not very distant date when values will be tested by greater activity in business, when they all anticipate an upward course. At private sale, there is but little being done, either in relation to inquiry or to purchase, and the brokers' offices are almost abandoned. The large human family of the city have gone into winter quarters, a state of comfort that it will not probably change until more congenial weather, and this has lessened the demand for house property. In speculative building lots there is nothing doing. The Catholics recently purchased ten lots on 138th street, on which to erect a church, and for which they have paid \$27,600, or \$2,700 per lot. The cost of the church is estimated at \$100,000

Immigratio

Other States have grown rich by immigration aid societies. If we would grow rich, we must also use such means. A special clause must be inserted to correct the introduction of too much mere labor, and make the relations more equal between those offering employment and those seeking work. As a business proposition, probably the offer of an accession of 50,000 people and \$10,000,000 capital a year, at a cost of \$250,000 or \$300,000 should be accepted. Whose interest is it to oppose it? Not the small property owner—it gives permanent value to his homestead. Not the tradesmen, retail or wholesale—it enlarges the number of his customers. Not the mechanic, for it revives the demand for his labor, while cheapening the cost of the articles he consumes. Not the tax-payer, for he will get five dollars relief in future taxation for fifty cents paid to establish a State Immigration Bureau. We hope to see some plan agreed upon that will meet the hearty approval of the press of all shades of politics.

The Broderick Estate Suit.

Suit has been commenced by certain parties, who wish to recover the property sold under the Broderick will. The will was undoubtedly a forgery, but we feel entirely satisfied that the present chainants can recover nothing. Those owning property in the estate need have no fear, we feel quite certain, of ever losing a foot of it, through the suit lately commenced. In any event, the only portion of Broderick's real estate which could possibly be affected by the late suit, would be that which was sold after his debts and the expenses of administration were paid, and it formed only a small portion of the property which he owned at the time of his death.

A Warning to Arbitrary Lundlords.

A warning to arbitrary landfords was lately given in a case which was tried in New York. The plaintiff was a civil engineer, and had offices in defendants' building, 47 Wall street. Defendants requiring possession of these offices on 4th of September, 1868, without any previous warning, notified plaintiff that he must leave the premises that duy, and that unless he consented to do so, they would immediately throw his effects upon the sidewalk. Plaintiff in vain remonstrated with defendants on the hurshness and illegality of their proceedings. They remained inexorable, and plaintiff's valuable effects were removed amid a drenching min. For this unjustifiable proceeding, the plaintiff commenced a suit for damages, in which the referee awarded him \$2,000, with \$500 costs. The defendants, dissatisfied with this judgment, moved for a new trial. This motion was promptly denied. Defendants then appealed to the General Term, when that tribunal decided that the judgment of the referee was most righteous, and affirmed it with costs.

The City Grading Company's Franchise.

The property owners of this city had better deed their property away completely to scheming street contractors and the other cormorants who, in one guise or another, are endeavoring to prey upon it. The most gigantic and the most impudent raid upon property owners is that contemplated by the City Grading Company, which has contemptuously ignored the Board of Supervisors and gone to the Legislature, for a ten years' franchise to run their steam grading cars from the Western Addition to South Beach. If this permission is granted, it will reduce the value of the property on the streets used by the above company fully one half. There is no probability that the bill will pass.

PROPERTY FOR SALE BY CHARLES D. CARTER.

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

	in the annexed list.)	gratis
	House of 8 rooms, with lot 50 x 100 feet, on Sixteenth street near	* *
	Guerrero, very cheap	4,500
	Lot 80 x 90%, corner of Mission and Eleventh streets, improved	4.500
	and cars pass, a decided bargain. Lot 50 x 104, corner of Twenty-fourth and Columbia, with lumber	15,000
	worth \$300, for	4,250
	private residence block in the city: as a whole or in sub-	announce de
	divisions, price for all	15,000 7,500
	House and corner lot on Cla., near Powell, only Large lot on Filbert, opposite Washington Square	_5,500
	Brick store property on Stockton, near Pacific, renting for \$225.	4,500
	One-half 50-vara on Stockton, for	10,000
	50-vara corner Larkin and Jackson: on grade	
	Well located city slip and water lpts. Property corner O'Farr-Il and Hyde; renting for \$107, for	9,1100
	Store property on Geary and Kearny. Three-fifths of 50-vara on Post, near Stockton, for	16,500 45,000
	Elegant, new and large residence, lot 25 x 137%, on Eddy, near Leavenworth	12,000
	Property corner of Clay and Battery; renting for \$500 per month Lot 45 feet front with rear alley ,on Mason, near Lombard; Nicol-	45,000
	son pavement and street sewered; cars pass, only Two elegant three-story houses, bow windows, and all modern	4,000
	improvements, on Post, near Hyde, rent for \$135 Stuart street property, for	6,000
	One-fourth 50 vara on Fifth, near Harrison, for	BILLIAN PARILIA
	Lot on north side Mission, near Fifth	5,30%
	House and lot on Seventh, near Brawnan Double lot, corner Howard and narrow street, near Sixth	13,000
	Lot 100 x 160 to Perry, on Harrison, near Third	15,000
	Lot 115 x 135, corner of Noe and Beaver Lot 115 x 160, corner of Noe and Sixteenth	9,000
	Lot 50 x 115, on Market, near Noe	7,5(k)
	Lot 70 feet on Valencia, by 391 1-12 on Fourteenth	14,000
	Lot 50 x 115 24, on Diamond, near Twenty-second	
	House and lot 70 x 71%, on Twenty-second, near Valencia Two lots, 25 x 85 each, on Nineteenth, near Valencia; on the grade,	4,000
	each	2,400
	Lots 20 x 125, on Noe and Hartford, near Nineteenth, each	15,060
	Fine lot 50 x 115, on Market near Sanchez	5,000 20,000
	Lot 45 x 110, on Fair Oaks, near Eighteenth	1,450
	McKee Tract	450
	100-vara lot near P. M. S. S. Co's wharf. Large lot on Market, near Fifth, through to Stevenson	
	First class property on Kearny, north of Washington	19 500
	Lot 55 x 110, on Steiner, near Hayes	13,500 2,000
	Lot 30 x 75, on Eddy, near Pierce Lot 25 x 137 ½ on Pine, near Buchanan Three lots, each 27 x 87 ½, corner California and Fillmore, Pine	1,000
	Three lots, each 27 x 87%, corner California and Fillmore, Pine and Fillmore, and Webster and Pine, for all	5,500
	50-vara on O'Farrell, between Buchanan and Webster Lot 100 x 137 % on O'Farrell, near Devisadere, with valuable ins.	8,000
	provements	6,000
	New 2 story house and lot 30 x 80, corner Oak and Octavia	8,000
	Lot 67% x 67% on Eddy, near Polk. Three corner 50-varas on Baker, each.	5,000 $3,000$
	Desirable 50-vara corner Tyler and Franklin	6,000
		37,500
	¥ 5℃-vara on California, near Fillmore, on grade	1,500
	Double lot 35 x 135 on Larkin, near Pinc	5,000
	Lot 67% x 70, corner Hayes and Fillmore, on grade, and street graded	5,000
	Lot corner O'Farrell and Buchanan	1,600 9,350
	Lot 275 on Devisadero, 175 on Vallejo, 180 on Broadway	8,000 5,000
	New house and lot 62% front by 159 and 176% on Vallejo, near	1,200
	Larkin	4,100
	House and lot 25 x 137 % on California, near Polk. Lot 30 x 75, corner Eddy and Pierce.	1,700
	Several blocks and fractional blocks west of Lone Mountain Choice corner lots, full size, in South San Francisco	-
2	Gift map and Homestead lots	
	Country property in several counties	

Country property in several counties.....

A Chance for the Industrious.

A gentleman who owns a large ranch a short distance below. San Jose, will allow any indestrious person to plant twenty to one hundred acres of his land in grapes. He will require him to attend to the culture of the vines for three years, and at the end of that time, will deed him half of the tract so cultivated. The land is said to be the best kind of grape land. Grape growing has been more profitable of late than wheat raising, and it seems to us that the above offer is a fair one. The ranch is well watered, both by running streams and springs. The owner is willing to let any person, who may embrace the above offer, have the use of another part of his ranch for free pasturage. The name of the owner and the location of the ranch, can be had at our office.

AND FOR SALE IN SANTA BARBARA COUNTY.

—Farming land in Santa Barbara County for sale in lots of 150 acres, and upwards, eighteen miles from the Point Sal Landing, being part of the Suex Rancho. Apply to N. M. ROBERTS, at Falkner, Hell & Ca's. No. 430 California street, San Francisco, or to W. TOWNSEND, on the Bancho.

PRESIDO VIEW HOMESTEAD ASSOCIATION.—DIVISION OF PROPERTY.—The distribution of property of the "Presido View Homestead Association," will take place on WEDNESDAY, January 26th, 1870, at 7 o'clock P.M., at the office of the undersigned. Maps will be ready by the 3d day of January, 1870. EDWARD C: 1.0V-ELL, GEO. W. FISHER, Trustees. Office of Lovell'x Fisher, No. 415 Montgomery street.

OFFICE VISITACION LAND COMPANY, 305 Montgomery street, San Francisco—Notice.—A meeling of the Share-holders of the Visitacion Land Company for the election of Directors and transaction of other business, will be held at the office of Charles D. Carter, 440 California street, on WEDNESDAY, January 12, 1870, at 315 o'clock, P. M. A punctual attendance is requested. By order of the Directors.

J. S. LUTY, Secretary.

THE TAX SALE WILL BE RESUMEDON MONDAY

ONE PER CENT. PER MONTH "ALLOWED ON Six Months' Deposits by the CALIFORNIA EULLDING, LOAN AND SAVINGS BANK, California street, one door from Sansonae street.

THOMAS MOONEY, President.

DANIEL KNIGHT.

F. H. BLANCHARD, 320 MONTGOMERY street, in connection with Dam & Gladding, Real Estate bought and sold, loans negotiated, especial attention given to Renting Houses and collecting rents.

HARRISON & CROSETT, REAL ESTATE AUCtioneers, 304 Montgomery street. San Francisco. Sale days each Tuesday.

CENTRAL AND WESTERN PACIFIC RAILROADS, TIME SCHEDULE, JANUARY 1, 1870.

EASTWARD.	Train Dally.	Hotel every Wednesday.	Mail. Sur lay excepted.
San FranciscoLv	8.00 A. M.	12.00 34	4.00 1. 31.
Oakland	8.30 "	12.30 P.OM.	4.:"11
San Jose "	8.45 "		4.50 **
Stockton	12.15 "	4,06 P. M.	8,85 **
Sacramento Ar	2.00 P. M.	6.00	10.30 **
			Emigrant.
Sacramento	2.20	6.00	4.30 A. M.
Junetlon "	3.35 "	7.00 "	B.115 "
Marysville	4.00		9.15
ColfaxLv	5,50 **	9.15 P. M.	-11.45 "
Cisco"	8.35 **	11.50 "	4.55 P. 30.
Renet	-1.15 A. M.	3.30 A. M.	10.45 A. M.
Wadsworth	3.05 **	5.10	2.00 P. M.
Winnemuces "	10.15 "	11.10 "	2.45 A. M.
Argenta "	2.05 P. M.	2.40 P. M.	9,37
Carlin.	1 5.1th ···	4,50	7.15 P. M.
Elko "	6.25	6,05	9.40 "
Cyden Ar	9.00 г. м.	7.10 A. M.	
	Express	Hotel	Fmigrant

WESTWARD.	Express Train Daily.	Hotel every 7. Saturday.	Funigrant and Freight Daily.
Ogden Lv	5.50 P. M.	5.55 г. м.	1.45 P. M.
Elko	9.00 A. M.	6.10 A. M.	4.15 "
Carlin	10.25 .**	7.20 "	- H.(I) **
Argenia"	1.10 P. M.	9.37	. 1.10 A. M.
Winnemucea "	4.50 11	1.15 P. M.	8.15
Wadsworth"	12.05 A. M.	8.00 **	9,15 P. M.
Reno	2.10 "	9.45 **	11.05 **
Cisco	6.40 "	1.22.A. M.	7.55 4. 31.
Colfax'	9.20 "	3.45 0	11.55 ". =
Marysville "	9.15 "		1.00 P. M.
Junction' "	12:15 P. M.	6.05 A. M.	4.10 "
SacramenioAr	1.10 "	7.15. "	5.45 "
			Mail.
SacramentoLv	1.20 **	7.30 "	6.30 A. M.
Stockton "	3,25 "	9.11 "	8.25
San JoseAr	6.50 "		12.40 P. M.
Oakland "	7.00 "	1.05 P. M.	12.10 "
San Francisco	7.30	1.05	12.40 -41

"Local Trains,"

9	From	
BAN FRANCISCO.	OAKLAND.	FROM BAN ANTONIO.
6:50 A. M.	5:10 A. M.	5:30 A.M.
8:00*	0:55	6:45
9:00	8,20	7.50
400:00	\$1:(0)	
11:00	10:00	9:50
- 12:00 M,*	11:00	
2:00 P. M.	12305 P. M.	11:55
*(10); 8:	2:00 P. M.	
4:00	3:00	2:50 P. M.
5:15	4:00	
6:30	5:10	3:00
~ 11:30	6;50	6:40
A.N. 2012/0000	ALAMEDA.	HAYWARD's.
SAN FRANCISCO.		
7:15‡ A. M.	5:36 A. M.	4:151 A. M.
9:001	- / 7:30	6,50‡
9:30‡	11:02 t	8:15†
11:30†	9:42	11:00‡
1:30 P. M.	11:45† "	11:00)
4:00	1:41 P. M.	1:00 P. M.
5:15 P. M.	4:11 P. M.	1:00 P. M.
To Oakland only.	‡Sundays excepted.	tSundays only.
	Crook Route	

-	· pr	Ronte.	- 1	
SAN ANTONIO. 7.35 A. M.		OARLAND. 9,00 A. M.	SAN FHANCISCO. 10.00 A, M.	4
11.45		12.00 M.	3.00 P. M.	er-bi

T. H. GOODMAN, Gen'l Pass'g'r Agent.

TOR ENCH SAVINGS AND LOAN SOCIET
NO. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Discous made on real estate and other collateral securities at current of interest

don, Established in bott,—Capital, \$8,000,000,—Losses paid bereash, framediately on adjustment, in United States Gold Coin. Fa. NER, BELLex CO., agents for California, No. 430 California Street.

GERMAN SAVINGS AND LOAN SOCIETY.—GUAR tee Capital, \$200,000. Office, 543 California St., South side, bet Montgomery and Kearny Streets. 87 Office hours from 9 A. M. to 2 M. Extra hours on Saturdays from 7 to 9 P. M., for receiving of deconly. Leans made on Real Estate, and other collateral securifies, at rent intes of interest. Dimerous: L. Gottig, G. H. Eggers, Fritz Kongerman, F. Racching, J. Guidslach, Heavy Schmiedert, Charles Edm. Menthem. Oreferns; L. Gottig, President; Geo. Letter Secretarial Contractions of the collateral security of the collateral security of the collateral secretarians of the collateral security of the collateral security of the collateral secretarians of the collateral security of the c

TONEY TO LOAN ON GOOD CITY PROPERTY BY THE THIBERNIA SAVING AND LOAN SOCIETY. IN Building, northeast corner of Market and Montgomery streets. Prodein, M. D., Sweeney; Vice President, C. F. O'Sullivan, Trustees: M. Sweeney, C. D., O'Sullivan, John Su'llvan, E. J. Tobbo, M. J. O'Connor, McAran, Gustave Touchard, T. J. Broderick, Peter Bounding. Treasuredward Martin; Attorney, Richard-Tobin.

Remittarees from the country may be sent through Wells, Fare Co's Express Office, or any reliable banking house; but the Society will be responsible for their safe delivery. The signature of the depositor accompany his test deposit. A proper pass-book will be delivered to agent by whem the deposit is made. Deposits received from \$2.50 wards. Office-Hours from 9 Å. M., to 3 P. M.

17AL, \$5,000,003. D. O MILLS. President: W. C. MALSTYNIER. Agents: In New York, Messaw, LEE & WALLER: In Bostok, MONT NATIONAL BANK our London, ORIENTAL RANK CORPORTION, Letters of Creditassawd, available for the purchase of merchand throughout the United States, Europe, India, China, Japan, Australia. Exchange for sate on the Atlantic Citles. Draw direct London, Dablin, Paris, St. Petersburgh, Austerdam, Hamburg, Brenn, Vienna, Leipsic, Sydney, Melbourne, Vokohama, Shanghae, Hongko, Frankfort on the Manu.

No. 627 Sacramento street; between Kearny and Montgomery stage corner of Webl. Others: President, H. A. Cobb; Cushier, Baniel Murphy, M., Daly, Robert Foley, M. OR. David Jobson, Robert Burry, James McNamara, John Shineberger, D. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Peper receive a at one pair cent, interest per menth. LOANS made on Rellatate, Personal Property, approved Notes, Mortgages, Warehouse Review, Bulls of Lading, etc. Office hours from Relat. M. to 3 r. M., daily; Satury evenings, Iron 7 to 9 r. M.

LOS ANGILLES COUNTY LANDS.

Sections and quarter sections, at reasonable prices and on accomplaint grams—say, one-fourth cash, and balance in one, two and the sections with interest at 10 per grap provide annually value of the country of the coun

dating terms—say, one-fourth cash, and balance in one, two and the vears, with interest at 10 per cent., payable annually. Apply at the one, No. 432 Montgomery street indicining the banking house of Donole, Kelley & Co.), San Francisco, or to HENKY D. POLHEMUS, Analeigness Angeles County.

Street, San Francisco. ur Real Estate of every description bounded and sold.

IN F. WILLIAMS.

ROBERT C. PAGEFINER F. WELLIAMS & CO., REAL ESTATE AGENT
40) California street, San Francisco. Prempt attention given to
matters pertaining to livet lestate, such as buying and selling on complesion, negetiating loans, investing capital, and managing estates.

Housel, Capital St.ck. \$210,000. Bay and sell improved and uningroup has measured sidence preparty in the city and county of San Francisco Office and large, President Win. Hellis, Scientery, Treasurer and Basiless Manager: These Basiless Manager: The city and county of San Francisco Office and County of Principles. The mas is, I has op, Sidney M. Smith, Edward Barry, J. W. Jordan, Geo. R. Spinney, J. L. Jenes, J. Palache, David Hewes, Win. Sutton, William Hellis, J. A. Taton.

EDWARD ROSQUE & CO., PRINTERS AND HOOK BUNDERS, Leidesdorff street, from Clay to Commercial.

THE LAW OFFICE OF F. C. BATES HAS BEEN ED moved to Recome Nes, I and 2. N. E. corner of Montgomery of Washington streets.

TE OULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU SEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Was ington Street, next door to Magnire's Opera House, San Francisco. Search and in other Counties.

partic Pime and Marine insurance conjuny, san San Francisco, California, -Capital Stock, \$1,000,000. Amount in hund in excess of capital, available to pay losses and divident \$659,928.09.— All losses paid in 1 nited States gold coin. Fire and Marin Insurance. Others: Joha, Hunt, Prefident: Wat, Alvont, Vice-Predict: A. J. Ralsron, Secretary: A. Band, Marine Secretary.

to their new office, No. 16 Merchants' Exchange, Califorstreet, are prepared to transact the business of Fire and Marine Insance, at as low rates as those of any responsible Company. C. F. MacDamor, President; John H. Wise, Vice President; H. G. Honner, Secretar Directors: Milton S. Latham, C. F. MacDermot, John H. Wise, C. W. Logg, Jl. W. Beadley, Arthur W. Jee, A. Jacoby, R. Mendessolle, Jamet Damon, A. Eberhart, C. E. Johnson, Ed. F. Beale, D. D. Colton, B. C. Hon Philip Meagher, Wm. Fishel, John R. Hite, John Flanagan, D. Marphy J. Ivancovich, Robert Haight, E. J. Delaney.

Company of San Francisco, organized April 2, 1863. Office of California street, San Francisco. Capital (paid up) \$500,000. No fire in disconnected with marine insured by this company. Losses paid prompted by the company. Losses paid prompted by the company. Losses paid prompted U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Inc. E. Davis, J. R. Scotchler, A. M. Simpson, James Irvine, Jubez Howes, P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Ratmond, James P. Flist, H. B. Williams. J. B. Scotchlen, President; Jamez Howes, Vice Predent; E. W. Bounne, Scotchler, This company is engaged exclusively

FUND INSURANCE COMPANY of San Francisco, California. Offices. W. corner Cantornia and Sansome streets. Organized April 25th, 186 Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and International Risks, on terms as favorable as any other reliable first class copany. Greatest amount taken on one risk, \$50,000. Portions of risks excluded too large will be re-insured in responsible companies. Loopromptly paid in U.S. gold coin. D. J. STAPLES, President, CHAS, R. BOND, Secretary. HENRY DUTTON, Vice President.

CHAS. R. BOND, Secretary. HENRY DUTTON, Vice President.

OMETH BRITISH AND MERCANTILE INSUITANCE COMPANY, of London and Edinburgh, established in 180. Capital \$10.000,000. Accumulated and invested funds, March 23d, 183, \$12.247,422.18. Peposit in California (necording to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$101,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. conner Sansonne and California streets, San Francisco. Losses paid here in gold coin. WM. E. Tillanghast, General Agent for the Pacific-States and Territories.

JOHN C. JENKINS, RANCH AND FARM LAN AGENT, with Charles D. Carten, Real Estate Agent, 410 CALL FORNIA STREET, San Francisco.

Printed by Joseph Winterburn & Co., 417 Clay treet.

Chas P. Carter's Real Estate Circular

FOR THE MONTH OF JANUARY, 1870.

SINGLE COPIES, 10 CTS.

Vol. IV

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET

No. 3.

SALES FOR THE MONTH OF JANUARY.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in January, 1870.

Section.	No. Sales.	Amount.
	79	\$468,561
Fifty Varus	19	96,918
One Hundred Varas	Ğ	40,500
City Slip and Water Lots	4	21,350
South Beach	21	34,750
Potrero	30	68,365
Mission Addition	52	238,575
Western Addition	20	79.561
South San Francisco	42	23,803
Homestead Associations	56	90,583
Onteide Lands		300
Tax, Blackmail and Skeleton Titles	4	300
	333	\$1,163,266

San Francisco, February 1st, 1870.

Although the real estate transfers the past month appear small in comparison with the more active market of the first half of last year, we are gratified to note a better feeling at the close. A protructed storm early in the month had much to do with the general dullness which had characterized the market. Several transfers of valuable property were consummated in January, but the deeds have not been placed on record, and the amounts are not included in our table.

Sales in the 50-vara section last month exceeded those of December by\$110,434 in value. Transactions in the Western Addition were 20 less in number, but \$70,450 greater in amount. Sales in Outside Lands and South Beach property were considerably in excess of the previous month. There was a large falling off, both in number and value of sales made in the 100-vara and Mission sections.

MORTGAGES AND RELEASES.

SCHOTCLASES. RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of January, 1870.

MORLOVOES		(VI)(I)(I)(I)(I)(I)(I)(I)(I)(I)(I)(I)(I)(I	
No.	Amount	No.	Amount.
83	\$261,797	66	\$203,090
		14	170.334
		18	155,434
i		1	15,185
-		1	1,000
13	56,600	4	27,500
			11,312
-			
		1.	2,500
1	6,000	2	
- 2	3,500		
- 5	9,300	,	
199	\$779,917	121	\$588,575
	No. 83 32 24 17 13 3 15 14 2 2	No. Amount 83 \$261,797 32 77,550 24 198,150 7 23,500 13 56,600 3 32,000 15 8,220 14 85,500 2 16,300 1 6,000 2 3,500 2 9,300	No. Amount No. 83 \$261,797 66 32 77,550 14 24 198,150 18 1 1,500 4 7 23,500 1 13 56,600 4 3 32,000 . 15 8,220 11 14 85,500 . 2 16,300 . 2 3,500 . 2 9,300 . 2 9,300 .

The number of mortgages given in January exceeded those of December by 22, while the reduction in value amounted to 3359,979. The releases for January show an increase of 16 in number, and \$256,315 in amount over the previous month. As compared with January month, 1869, the mortgages foot up 17 less in number, and \$405,304 in amount; the releases numbering 36 less, but the same in amount. The part cash sales made hist month numbered 25, and the sums left

unpaid by them amounted to \$127,500. Our savings and loan societies contain over one and a half millions of dollars, and real estate borrowers are accommodated at twelve per cent. The Clay street society has now reduced rates to that figure. Private lenders continue to exact from 1 to 11/2 per cent, per month, according to the exigences of the borrower. Demand for money continues active, but no advance in rates is apprehended.

Banking Property on California Street.

\$120,000 were asked and \$110,000 refused early last month. for the property situated on the south side of California street between Sansome and Battery, occupied and owned by the Bank of British North America. The lot has a frontage of 50 feet by a depth of 137^{+} _s feet. The building covers the whole lot and is an old style but substantial three story one. The price asked is at the rate of \$2,000 per front foot, and \$20,000 for the building.

Since the above was in type, a sale has been effected at \$120,000, cash.

Sale on Kearny and Bush Streets.

The three-story brick building and lot southwest corner of Kearny and Bush streets, was sold last week for \$120,000. With commissions and other expenses added, the cost will amount to \$125,000 in round figures. The lot has a frontage of 641/2 feet on Kearny street, by a depth of 621/2 feet on Bush, to Clara lane.

Important to Property Owners.—The right of Sew- Real Estate in New York. erage through adjoining Property.

COURT OF COMMON PLEAS-GENERAL TERM.

Before Judges Daly, Brady, and Loew. Butterworth cs. Crawford—The litigation in this case arose out of a dispute between the plaintiff and defendant as to right of drainage. A party owning two adjoining houses built a vault underneath one, from which he excavated a drain, which partly reached the adjoining house. The house under which the drain ran was the first sold. Soon afterwards the other house was sold to a different purchaser, whereupon the first purchaser claimed the right to close up the drain or sewer passing under his lot. The second purchaser claimed that the terms of his purchase gave him the right to the sewer or drain as it existed while the property was in the hands of the original owner. On the argument of the case last summer, it was admitted that as the law then stood, and the owner had first conveyed the dominant estate, or, in other words, the house to the enjoyment of which the drain was necessary, there would be no question of the owner's right to maintain the continuance of the drain under the adjoining lot; but that inasmuch as the servile estate was first conveyed, the right to an easement, in the nature of a drain, from the adjoining house, ceased to be binding.

On these facts Judge Daly remarked as follows: "The vault and the drain were one structure for the benefit of both houses, and when then the original owner severed the ownership by conveying the lot over which the drain was built to the de fendant, the defendant necessarily took it with that servitude annexed It does not affect the application of the rule that he covenanted in the deed that the lot thus conveyed was free of encumbrance. It was an easement which the owner of lot 83 had after the severance, that the vault or cesspool built upon both lots, and extending four feet over each, should continue with the drain from it over the lot 85 to the sewer in Forty-sixth street. Easements are in certain cases encumbrances, but not in a case like this. Upon these grounds it is held that notwithstanding the conveyance by the owner of the servile estate, and notwithstauding the clause in the deed that the property was free from all encumbrances, the drain in question was an easement, creating a community of interest between the adjoining property, and was not severed by the rule."-N. Y. Insurance and R. E. --

The Lumber Market.

The receipts of lumber during January were about ten millions feet less than for the same time last year. Many of the large mills have censed work altogether, and others are running on short time for want of material to work-low water in the streams preventing them from obtaining logs. Although the stock on hand is large, prices will soon advance unless we have more rain. The demand for lumber is improving, with prospect of a fair spring trade, but operators raise the old hue and cry of scarcity of money, and the injurious effect of the eight-hour law. While there is not a great difference in cost between eight and ten-hour law systems, the imaginary difference is sufficient to deter many from improving their property. At present prices of lumber, manufacturers have little inducement to keep their works running, but the future is more promising. With present trade certain classes of redwood lumber will shortly become scarce in the market There is an overstock of pine lumber, but the same influences which affect the one will affect the other. Ruling rates are as follows: Laths is large lots sell at \$3.25 per M, and retail at from \$3.50 to \$4. Shingles by the quantity, \$2.75; at retail, \$3.50 to \$4.

By the Cargo.—Dressed redwood lumber, \$26@\$28 per thousand; rough, \$16@\$18; Puget Sound pine flooring and stepping, \$26@\$28; planks for street work, \$15@16; assorted scantling and other building material, \$16, depending upon kind of lumber; fencing, \$16@\$18.

At Retail. - Redwood lumber, dressed, \$35 per thousand; rough, \$20; Puget Sound pine flooring, \$30@\$35; street planks, \$18; assorted scantling and other building material, \$20; fencing, \$20@\$22.50.

An Example from Barren Maine for Prolific Califor-

Francis Hill, of Exeter (Maine), a man now about eighty years old, took up wild land and began farming about sixty years ago. He lives on the same farm to-day, and in that time has never bought a pound of flour or meal of any kind, a kernel of corn or grain, a potato or apple, a pound of butter or cheese, of pork, beef or mutton, or any other namable thing which farmers in Maine ordinarily produce from their farms. He has one of the best farms in his town, and works

Will California farmers read and reflect upon the above?

NEW YORK A PLACE OF MILLIONAIRES AND PAUPERS ONLY. -One of the members of the great dry goods house of Claflin & Co., says that it is getting to be so that only millionaires and paupers can live in New York.

Oakland.—Being unable to pay our personal respects to this flourishing burgh, and meeting his Honor the Mayor of Oakland, we asked how his people were progressing? The worthy chief magistrate, with his usual brevity and point, remarked: "Oh! we are flourishing on the ruins of San Francisco.'

A correspondent of the New York World lately interviewed one of the largest real estate dealers there. He admitted that trade was extremely bad, and that the reign of universal dulness influenced real estate considerably. He also admitted that there are many stores to rent on Broadway below Stewart's Tenth street store. Those stores on Broadway just now remain closed, he said, because there is no demand for such places. There is not competition for any particular store, as has been the case formerly. There are a great number of desirable houses for sale; but the sellers being firm upon the figures, and the demand being really limited at present, there is a difference between buyers and sellers, and neither of them are ready to succumb. The agent further said: "I may say that property sells well between Fourth and Sixth avenues; when you cross that it is like crossing the Styx."

A Good Movement for Street Cars.

The Third Avenue Railroad Company of New York are about to inaugurate a new system of stoppages of the street cars. The even numbered cars, it is said, will stop only at the lower crossings of the even numbered streets on the down trips and at the upper crossings of the same streets on the return trips. The odd numbered cars, alternating with those having even numerical designations, will in like manner stop at the odd numbered streets. There will then be no stoppages, except as above stated, until the cars return to the starting point. By the adoption of this reform the round trip will be essened one-quarter, and a great strain will be taken from the

It is estimated, we believe, that about one-fourth of the horse power is consumed on the street cars by the frequent stoppages and startings. Many women will make a car stop sooner than walk a few feet. The new plan will be a great saving of time to those living far out of the city.

The Darien Ship Canal. · Panama advices say an easy, practicable route for the Darien Canal has been discovered, by which the waters of the Pacific and Atlantic oceans can be united within a few years. The proposed line is outside of the fimit of the Panama Railroad; the eastern entrance is at Puerto Canido, where vessels can anchor in seventeen to forty fathoms of water; the western entrance is at Santa Metrosa Real. The distance between the oceans is 38% leagues. The estimated cost is seventy millions.'

The construction of a ship canal across the Isthmus of Darien will prove of immense value to this State by opening a short and less expensive route to Europe. It will better enable us to compete with the Eastern States in supplying the markets of the world with grain, copper ores; lead, wool, and other products of this coast. It will be more beneficial to us than the Suez Canal is to France and England.

The property on the southeast corner of Dupont and Clay streets has been sold for \$28,000, and money paid, but the deed is not yet on record. The lot has a frontage of 43 feet 9 inches on Clay street by a depth of 68 feet 9 inches on Dupont street, and the improvements consist of an old two-story and basement frame building. The property has been leased for a term of years at \$280 per month, equal to one per cent. on the purchase money. Taxes and cost of street improve-ments are to be paid by the lessee.

Outside Land Assessments Sale.

We are informed that most of the Outside Land owners have accepted the situation and paid up their assessments, a few only having sued out injunctions to prevent sale of their property. Sale of lands for non-payment of assessments commences to-day. Pay up, gentlemen, and save costs.

PROPERTY VALUE AND IMPROVMENTS IN NEW YORK .- The real and personal property of the city and county of New York for 1869 is officially estimated at \$964,100,597, against \$908,436,327 for 1868, being an increase of \$55,664,270. The rich men are laying up much treasure in costly houses. Mayor Opdyke's residence, corner of Fifth avenue and Fortyseventh street, will cost about \$149,000; D. Henry Haight's, corner of Madison avenue and Fortieth street, upward of \$139,000; Charles O'Connors', east side of Fifth avenue, above Forty-ninth street, above \$70,000; Peter Lorrillard's, corner of Fifth avenue and Thirty-sixth street, \$125,000.

IMPROVEMENTS IN BOSTON.—There have been forty stone buildings erected during the past year in Boston, at an aggregate cost of \$2,321,000; of brick buildings there have been 529, costing \$7,067,300; and of wooden structures, 742, costing \$2,568,100. Total number of buildings, 1311, costing

MADISON AVENUE PRICES.—The house and lot on the east side of Madison Avenue, N.Y., 75 feet north of Forty-first st., were sold lately for \$84,000. The lot is only 23 feet 9 inches, by 100. The price paid was at the rate of \$3,084 per front foot, as high as our very best Montgomery street property.

A CHICAGO physician, much devoted to real estate speculations, and rather absent-minded, replied thus to the question of a lady how his prescription was to be taken: "One-quarter down; balance in one, two and three years.

SALE OF A FIFTY-VARA IN THE WESTERN ADDITION .- The fifty-vara lot on the northwest corner of Sutter and Gough streets has been sold for \$12,500—deed not yet recorded.

SALES RECORDED ON ALL THE PRINCIPAL. STREETS OF THE CITY, FROM DECEMBER 26th TILL JANUARY 25th, 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.

	The second secon	
	West side Montgomery, 68% feet south of Sacramento, south 25 x	
	197 14 with 1, in rear 10x47.26; sold August, 1000, 101 \$0.000,	10 mm - 11 m - 12
	and monald for	\$75,000
~	Witnest at a . There are 7.1 fact north of Post Dorth 24 26 X (0 conserved)	7,000
	East side Dupont, 341/4 feet north of Francisco, north 341/223;	
	also, east side Dupont, 68% feet north of Francisco, north	
	23x91% (sale made in September last)	2,750
	23x91% (sale made in September law).	
	West side Dupont, 18 feet north of Greenwich, north 18x5734;	
	and October, 1868, for \$1,850; reprusty, took, for \$1,850.	2,000
	manufacture and the second sec	3,0007
	Mark and common Durgout and Chostmill, Borth 90x10 1001	5,250
	TO THE STANDARD TO SEE THAT SOUTH OF BROADWAY, BUILLIAND ALL	
	The state Transport 11512 feet worth of California, hurth 22200	6,500
-0	Con The sea of the whole The whole and California, Cast 101 20 1101 20 1 10	14,000
	art - Laida V assumer outh 48 Controlled Of U Phirth Holli 4074 ACT /V :	
		6,000
	West side Hyde, 22 11-12 feet south of California, south 22 11-12	
	1 - 00	5,000
	when all the trade of it foot gonth of Londontu. Bulle ##AUL 22 ** * * * *	600
	East side Larkin, 89% feet south of Pine, south 24x82%	3,100
	North side Greenwich, 80 feet west of Dupont, west 20x90 (lot	
	North side Greenwich, so feet west of Diplot west of 20x90, sold July, 1868, for \$5,000) % now resold for	4,000
	40x90, sold July, 1868, for \$5,000 20 to the test to	1.911
	North side Filbert, 40 feet west of Mason, west 281, x60	
	South side Union, 237 % feet east of Powell, east 34 , south 94,	7,000
	west 3, south 43%, west 33%, north 137%	
	Northwest corner Green and La Fayette Place (between Kearny	1,500
	Transport etroptel north wilkful	2,500
	37 43 12- 17-11040 127 12 foot pagt of HVd8, Cast 08 % X10 / 29	
		1 117/1
	TO A transplant 1000 Firm WI THE HOW TENOIGH TOP, and a serve of the con-	
	Classification Descriptions Of the fuel east of Sallsonic, Curl evaluations	
	37 Ala Tonida 59 foot andt of Dilloni, east of Zialoi/V	* 4 4 4 15 11
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	BY At. with Tablement 149 L. that asket of differ, Chill White White Commit	and a contract
	North side California, 25 feet west of Leavenworth, west 25x75	2,000
	North side California, 165 feet east of Larkin, east 30x137 12	6,000
	North Side Camfornia, 100 feet cast of Kopping word 90x60 at Sold	1
	North side Geary, 100 feet west of Kearny, west 20x62 3 sold	
	January, 1868, for \$12,000; February, 1869, for \$15,000); new	17,000

South of Market and East of Ninth. Mater 1921 foot north of Folsom, north 45 in-12x137 19

West side Main, 1833 feet flortif of Poison, hard manufact until	
(sale made in April last, but deed was not recorded until	16.00
now); sold November, 1868, for \$12,200; resold for	5.54
North side Folsom, 50 feet east of Ninth, east 25x90	110171
Court of do Translation 109 kg foot past of Tillfu, hortheast so, court	
and on worthood in southeast 80, Southwest 30, million	0.50
Det continued 15 morthwest 80	11,090
Manufact company Townsond and Clarence Place (octween - 111111	
and Fourth) west 80x125; sold August, 1808, tot \$10,000,	
	20,00
North side Channel, 320% feet east of Seventh, east 45% x137%	4,00
North side Chambel, 520,8 kt t care	
Mission Addition and Beyond.	
South cost sympler Seventeenth and Mission Avenue (between Valen-	
eis and Guerrero), east 51x100	4,21
" cis and Guerrero', cast one t of Dolores, cast 25x100	7.00

South side Seventeenth, 200 feet east of North side Eighteenth, 75 feet east of Sherman, east 25x75.... South side Twenty-first, 155 feet east of Dolores, east 25x114.... Northwest corner Twenty-fourth and Columbia, west 50x104; sold May, 1869, for \$4,000; now resold for ... sold Sept. 1867, for \$75; June, 1869, for \$500; new resold for East side Howard, 110 feet north of Fifteenth, north 30x125.... Southeast corner Capp and Eighteenth, south 35x122 %. East side Capp, 210 feet north of Nineteenth, north 30x122 %.... East side Harrison, 312 feet south of Twenty-fourth, south 52x100 West side Treat Avenue, 155 feet north of Twenty-second, north 30x122%; lot 60x122%; sold in October, 1868, for \$2,040;

Now sold for....
Southwest corner Bryant and Twenty-sixth, south 113 feet to Ser-26x100; sold August, 1868, for \$730; now resold for .. East side York, 150 feet south of Twenty-second, south 25x100. West side Guerrero, 145% feet south of Sixteenth, south 30x99. West side Fair Oaks, 153 feet north of Nineteenth, north 25x110. West side Fair Oaks, 246 feet south of Twenty-Third, south 30x 117%; lot sold September, 1868, for \$1,000; July, 1869, for \$1,275; house and lot now sold for Dolores, between Sixteenth and Seventeenth, 50x95.

Southwest corner Dolores and Twentieth, south 26x105; Sold Sep tember, 1867, for \$550; September, 1869, for \$1,550; now

Northeast corner Vicksburg and Twenty-third, north 40x90..... Western Addition.

Southwest corner Larken and Tyler, south 24x87 16	5,6
Southwest corner Larger and Tyler, south 30x82 1/2, undiv'd 3/2. West side Polk, 70 feet north of Sutter, north 50x82 1/2, undiv'd 3/2.	2,5
	6.6
	.,,,,
Southeast corner Polk and Filbert, east 20x137 % teet	
	18.0
West side Webster, 100 feet south of Bush, south 100x100.	3,
West side Webster, 100 feet south of Bush, sold 15 770	(
	3.
Northwest College 19714 fout nest of Webster, east 68 4 x131 /2	.,,
Northwest corner Webster and Byllgton, east 68 \(^1\) x137 \(^1\) North side Union, 137 \(^1\) feet east of Webster, east 68 \(^1\) x137 \(^1\) x North side Sacramento, 110 feet west of Devisadero, west 27 \(^1\) x. North side Sacramento, 110 feet west of Devisadero, west 27 \(^1\) x.	
North side Sacramento, 110 feet West of Translation of the sold	
North side Sacramento, 110 feet west of 170 feet \$1,175; ½ now sold 127°3; lot 55x127°3; sold April, 1869, for \$1,175; ½ now sold	
124 3 1 100 000-1-1 01	

South side Pine, 131 % feet east of Steiner, east 25x127 %. Southwest corner Bush and Gough, west 137 %x120; sold October. 1867, for \$6,100; now resold for... South side Bush, 1373; feet west of Broderick, west 275 x1373; South side Oak, 5229 feet west of Franklin, west 411 x120 ... South side Oak, 33 feet east of Gough, east 27 \(\) \(\) \(\) \(\) \(\) South side Oak, 33 feet east of Gough, east 27 \(\) \(

west 150x137 %	"""#; { H
METALORIAN MATEUR	
Forenz and Danono, 69'3	1.50
West side Washington Place (between Kearny and feet north of Washington, north 15x30.	63
feet north of Washington, north 13x30. Lot 6, block 250, O'Neill & Haley Tract. Lot 6, block 250, O'Neill & Haley Tract.	141
Lot 6, block 250, O'Neill & Haley Tract. South side Eugenis, 100 feet eest of Mission, east 50x70. South side Eugenis, 100 feet eest of Mission.	1.5
South side Eugenis, 100 feet eest of Mission, East State Lot 53, Visitacion Valley Homestead Association.	41
Lot 53, Visitacion Valley Homestead Association. Lot 7, block 18, West End Map 2	
Tot 7 block 18, West Line and	1,1
Block 412. Ontside Lands	1,8
Time name Ontside Land.	1,1
Block 410, Outside Land Block 410, Outside Land Lot 91, Visitacion Valley Homestead Association Lot 91, Visitacion Valley Homestead Association.	1.0
Block 410, touchest Homestead Association	2.0
Lot 91, Visitation 19714 fact east of Walnut, east 91 3x12/11,	10,0
Month aide (12V, 101 / 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	117,07
South side Minna, 125 feet east of Fourth, east 10x1 Lots 606, 608 and 610, Gift Map 2	• 1
Lots 606, 608 and 610, GHt Map 2	

Lot 200 feet north of Solano and 100 west of Pennsylvania Avenue,

Lot 62, Gift Map 1, sold April, 1869, for \$150; now resold for. Northeast side Twelfth Avenue, 125 feet southeast of G street, southeast 25x100, South San Francisco Lot 10, block 20, Fairmount Tract: Lots 557, 606, 607, 608 and 600, Gift Map 1 : Lots 56 to 61, and 80 to 84 inclusive, Gift Map 4... East side Rhode Island, 100 feet north of Cuba, north 25x100. South side St. Mark's Place, 92% feet east of Stockton, east 22 34 x60..... Lots 544 and 546, Gift-Map-1; also, lots 237 and 239, Haliday

Map A...
Lot 2, block 17, West End Map 2...
South side McAllister, 90 feet cast of Twenty-first Avenue, cast Block 39, University Mound Survey. Lot 3. block 101. University Homestead

November last. Lots 23 and 24, Harris Map 1... Lots 11 and 12, block 19, Fairmount Tract . . Lots 5, 6, 9, 10, 11 and 12, block 112, South San Francisco....... North side Virginia Place, 97 % feet west of Dupont, west 20x57 % Southwest corner California and First Avenue, south 75x200. ... Lot 11, block 5, University Homestead.....

ot 21, block 5, University Homestead Lot 21. Block 38. Nucleus Homestead East side Ross, (between Stockton and Dupont), 75 feet north of Washington, north 62x68,.... Lots 435 and 487, Olft Map 1..... West side Jersey, 45 feet north of Twenty-third, north 25x100.... Lot 9, Block 7, University Homestead....Lots 7 and 10, block 311; 13 and 14, block 200; 14 and 15, block

Lot 30, and west half let 29, block 264, O'Neill & Haley Tract... Lot 28, and east half lot 29, block 264, O'Neill & Haley Tract.... South side Stevenson, 175 feet west of Third, west 20x70...... North side Minna, 175 feet east of Sixth, east 25x80... North side Clementine, 1971; feet east of Sixth, east 57% x70. West side St. Mary's, 137 7-12 feet south of California, south 28%.

chains, NE 14 chains, W 16.... North side Teliama, 230 feet west of 1st, west 25x80.... Lots 28 and 29 San Miguel Homestead West ½ lot 5, block 30s, South San Francisco.... feet south of Mission, south 25x56 Lots 735 to 744 inclusive, Gift Map 2... South side Prospect Place, 320% feet west of Columbia Place, west

30x75. Lot 3, block 38, Excelsior Homestead... Lot 14, block 233, South San Francisco.... Lots 9 and 10, block 85, Central Homestead ... East side Washington Place (between Dupont and Kearny), 131 feet north of Washington, north 314, east 90, south 3345, est 27, north 2, west 63.....

East side Jersey, 275 feet south of Twenty-second, south 25x100; 50, cast 100, north 100; west 200, to corner De Haro and Alaneds, thence 200 to beginning..... Lots 10 to 11, Harris Map 1.....

Lots 357 and 359, Gift Map 2... % lot 1, block 8t, University Homestend

Dairy Produce. Our imports of butter for the past six years have been as follows: Year. Firkins. Av. per ft

Firkins, Av. per lt. 1867 24,150 25 4 05 1864 56,171 32 ac. 1868..... 23,000,......31c, 1869......30,882......33c.

Why are we compelled to obtain from the Eastern States such a large proportion of the dairy products required for consumption in California, is a question which is frequently asked, and one which must often present itself to the minds of those who are conversant with the vast resources of our State. We answer: Want of capital. The present state of business is attributable, to a great extent, to the disinclination, amounting almost to a positive refusal, on the part of our city capitalists to loan money on country property. Hundreds of men-heads of families-who thoroughly understand the management of a dairy, who have sufficient means to purchase the land, and who have every inclination to settle down and become permanent residents of the country, cannot borrow money-to-parchase-stock and make necessary improvements. The consequence is, that unable to obtain employment in the city, they spend their little capital, and become consumers instead of producers. Most of our interior towns and villages, many of them surrounded by excellent land for dairy purposes, draw the bulk of their supplies from the East, via this port. There is abundant land easily accessible to -market, which can be purchased at from \$2.50 to \$5 per acre. The average price of good milch cows is \$50 per head. Dairymens' wages, \$50 per month. The present price of fresh butter may be quoted at 40 cents per pound. Let us compure these figures with Eastern rates, which may be stated as follows: Land, \$100 per acre; cows, \$75 per head, in large lots; wages, from \$20 to \$25 per month. It must be borne in mind that the fact of our not being obliged to house stock during the winter months, more than counterbalances the difference in price of labor. A large proportion of those anxious to embark in the business in California are men of families, who would perform the work themselves, at least until increase of business compelled them to employ assistance. Taking into consideration the comparatively high value of land and the price of stock in the Eastern States, in connection with the cost of transportation to this market, and additional charge for freight, etc., to the various poin s of consumption, it is evident that want of capital is the principal if not the only reason that can be urged why we do not compete with the East, and produce sufficient butter for home onsumption. Farmers who are most extensively engaged in dairy business, assure us that it is profitable, and that there is a large and remunerative field for many more. Our suggestions are directed not only to capitalists of San Francisco, who seek city investments and deny aid to the country, but to men of large means in the Eastern States and Europe, where interest rules much lower than with us. We would impress upon the minds of those most heavily interested in the permanent, prosperity of the State that the only way to insure the success of our city is to encourage and foster the indus-

tries of the country

Short Leases un Evil.

Short leases of forms are at great evil in this State. We the lessee has a lease running only two to five years and fer lenses are for a longer period than the latter-they have no interest whatever in taking care of the hand, or in erection decent improvements on it. The short lease system is, infact a hand-to-mouth arrangement, and is therefore a slip-sho wasteful, and most careless one, as well for the lessor as the lessee. The lessee works with the object of taking the most possible out of the land, and does not care it those whe succeed him find it a desert. He plows to a depth of but si or-eight inches, and harnises and overworks the soil-to the ntmost. We know that this exhaustive system prevails all over the State, and is practiced by owners as well as lessed But the latter are to e hardest on the land, and-it-is a notice able fact that in those districts of the State where leasing has been most prevalent, the yield has become the lighter and the soil shows most signs of exhaustion. In Napa an Solano counties, for instance, where leasing has been common many lessees declare that they can now make little or nothing by the cultivation of the land in grain, simply because it has been overworked. Many of them have moved lately to the virgin lands of the San Joaquin valley and other new districts where, if long leases at rensonable rents are not granted them they will go through the old vandalic system of land abuse. Comfortable farm-houses are not anything like as plenty as they should be in California; upon leased land especially the are scarce, and it is no wonder that they are so, either. The landlord cares little about his tenant's success, so long as he can meet his rent; while the tenant cares less about his land lord's land. His only object is to squeeze the most-possible ont of it while it is under his temporary control. -

Let long leases be granted, with stipulations in them that certain rotation of crops shall be adopted; that something shall be done to fertilize the land, and that deeper plowing shall be practiced. If this is done, the tertility of our land will be maintained, and it will be better cared for in every war. while lessees will be encouraged to make permanent improve ments, to erect comfortable homes, and to plant trees, fruits, etc., from which no crops are reaped for two to six years, and which, because of short leases, are now never planted bytenants at all. Thus the land-will-be-improved, the landscape beautified, and a mutual interest awakened between landlord

and tenant. Street Grades Beyond the Mission.

Buyers of lots beyond the Mission are very apt to conclude that a street is on the grade if it presents a level surface to the eye. The fact, however, is, appearances are no guide at all in such matters. A street may appear to be near the grade, and yet be far below or above it; or may appear to be far from it, when it is just about on what will be the future grade." From Twenty-sixth street south, and from Mission street to Castro, we believe the official grades have not yet been fixed, and therefore nothing certain can be known. A few years ago, many persons concluded that Mission street from Nineteenth to Twenty-third was on the grade, because it appeared to be level, while the fact was it was five to ten feet above it By the way, would not the city and a large number of property owners be more benefited if street contractors would set about opening up streets beyond the Mission, instead of confining nearly all their operations to the Western Addition, where there are not nearly so many houses in existence as at the Mission and beyond.

Report of the Real Estate Associates.

We are in receipt of the third annual report of the Directors of the above association. On the 25th of February last all property in marketable condition, owned by the association, was sold at auction, and together with sales made subsequently, netted a gain over estimates made in previous report of from \$30,000 to \$40,000. The aggregate-sales amounted to \$198,542.20. On the 27th of April their capital stock was increased to \$180,000, and the number of shares to 800. The present value of their real estate is estimated at \$351,625.00 and the total assets amount to \$408,300.42. Net earnings for the year are set down at \$116,493.87, or \$145.61 per share. At their annual meeting on the 17th instant it was voted to reduce the number of Directors from eleven to five, and the following persons chosen to serve for the ensuing year: Edward Barry, William Sutton, J. L. Jones, D. A. McDonald, and William-Hollis.

---A Consistent Critic of California Morals.

There is a man in this city who is very severe in his criticisms upon the low moral atmosphere which, he asserts, pervades California life. He has, in consequence, sent his daughter to Europe to be educated, that she may be kept free from native moral pestilence. Those who do not know the man are probably of the impression that he is a worthy citizen, an opinion which they would change were they aware of the fact that he is a large owner of property on those portions of Jackson street and Washington alley which are inhabited by Chinese prostitutes. The income which he derives from this property, he doubtless uses in paying for the education of his ughter in the moral sanetuary of an European seminary.

An Old Extension Project in a New Dress. About ten years ago, a scheme was broached for the opening of a new street, to run diagonally from the northwest corner of Kearny and Washington streets to the southeast corner of Stockton and Union streets. Every year or two, this extension project is agitated. The last proposition is to make the new street begin at the northwest corner of Mentgomery and Washington, instead of at Kearny and Washington.

____ The Pacific Mail Company and North Reach.

The old story, about the intention of the Pacific Mail Company to remove their docks to North Beach, has been once more revived. A few persons have made such certain calculations on the removal that they are making purchases at the north end. We do not believe that the Mail Company has any intention whatever of making the change named. It would be a very foolish one.

Identification of Real Estate Seilers. In the REAL ESTATE CIRCULAR for January, 1868, we had an article, entitled " Notaries Neglecting a Necessary Duty," an article, that forth the risk that purchasers of real estate run in buying property from parties unknown to them and to the notary by whom the deed is witnessed. We illustrated our argument with a case that had just then occurred. Now we ask: Why does the law compel a seller or the signer of a deed to go before a notary public? Is it for mere form's sake The present practice would almost imply that it was; but the intent of the law is, that the notary being a public State officer, shall be responsible for the identity of the signer of the instrument. The notary's declaration reads, that on such a day, "personally appeared before me, a Notary Public, John Smith, to me personally known to be the individual described in, Smill, a dee personal and annexed instrument." Now in the most of eases, the notary has never set eyes upon the individual in question before, and the real estate broker frequently only knows him from his having brought in a piece of property for sale, and represented himself to be its owner. Now if it should turn out that the party signing the deed is making a gandalent instrument, who is responsible? We insist that the notary is, for it is for this very purpose that the deed must be signed before him. We therefore again suggest, as we did a year ago, that unless the signer is personally known to the notary, he should be compelled to tring some one whom the notary does know to identify him, as they do in a bank. When a person unknown to the bank brings a check or draft, payment is invariably refused, unless the payce brings some of personally known to the bank, to identify him, and whose indorsement is placed upon the check. We advise buyers to insist upon their notary's knowledge of the signer, otherwise we shall hear of more cases like that one published in last month's Circular, in which a woman-a Mary E. Bulldeeded away property that did not belong to her, thereby entailing an expensive and lengthy lawsnit.

Putin Full Considerations.

Inconveying real estate, many persons, either from ignorance or perhaps a meaner motive, do not put upon the deed a stamp of sufficient value, as required by law. - This is especially the case where the property conveyed is subject to a mortgage. The Internal Revenue law says: "A conveyance of reality, sold subject to a mortgage, should be stamped according to the consideration, or the value of the property unincumbered, The fiet that one part of the consideration is paid to the mortgagor and the other part to the mortgagee, does not change the liability of the conveyance." The penalty for the infraction of this clause is a fine of \$50, besides making the instrument nulland void. (Section 158, Compiled Laws of 1867). Another benalty of \$50 is also imposed upon the party neglecting to cancel the stamps. (Section 156, same series). This is to prevent fraud in the way of using stamps more than once.

We have repeatedly called attention in The CIRCULAR, to the great injustice which the farmers of this state suffer, on account of the unfair requirements of the "Fence Law." It is to be hoped that the attempt to repeal that law, which was unsuccessfully made at the last session of the Legislature, will be renewed this year with a more favorable result. Under the present law the farmer is obliged to spend a large sum of money upon his farm, which neither increases its value, or adds to its income-while all the benefit of the law is reaped by the stock raisers, who, in most instances, do not own any land, and actually depend upon the unfenced lands of the farmer for their pasturage, the poor farmer having no redress whatever. The hardship and injustice of the law not only affeets the present tarm-owners, but must necessarily have a great effect in retarding agriculturists from settling in the state, as the cost of fencing will in most cases amount to \$5 an acre. An extra expense that emigrants would be neither willing or able to meet. A repeal of the law should be earnestly

----Sale on Dupont Street.

The lot on the west side of Dupont street, 74 feet south of Post street, 241% feet front by 75 feet in depth, occupied as a coal yard, and renting for \$42% per month, was sold last month for \$7,000-\$2851 per front foot. The buyer owns the property adjoining on the south, having a frontage of 24% feet by a depth of 521/2 feet only, on which there is a cheap brick house, worth \$2,000. It rents for \$98 per month. He refused \$11,500 for this property last Spring, during the excitement. Dupont was one of the streets upon which land was then elevated to inflated figures figures which can not be sustained, so long as the buildings on the street are of such a shabby character. Many owners would erect better buildings upon their property there, but that they think Dupont street will become a second-class business street in a few years, and that it will be widened, as Kearny street was, from the west side, when all the buildings on that side would necessarily be torn down. Others anticipate the extension of the street across Market street, all of which calculations are now far ahead of necessity.

The Paequatic Dispatch Tunnel in New York.

The Pneumatic Dispatch Company are making progress in New York. Several months ago they commenced their exenvations in Broadway, corner of Warren street. They have come down Broadway a considerable distance, under the say perintendence of the Chief Engineer of the Croton Department, who has constantly visited and given directions as to good work; to the end that no injury should be done to the sewers or water and gas pipes. Thus far no such injury has been done, and the company are pushing their work vigorously and successfully down Broadway.

SACRAMENTO REAL ESTATE. -An offer of \$40,000 was lately made and refused for the building and lot on the northeast corner of Front and K strects, Sacramento. The lot has a contage of 621/2 feet on Front-street, by a depth of 70 feet on K street. There is only a one-story brick building on the lot, which for many years was occupied by the California Stage Company. It rents for \$450 per month.

The Outside Lands.

It is rather difficult now-a-days for one to keep an account of all the bills that are introduced in the Legislature relative to outside lands. One was introduced lately by Schator Betge. It provides that the titles to all the outside lands shall, on the first day of April next, be forfeited to the city "if upon that day all of said assessments be not paid to the parties authorized by said city to receive the same." The correspondent of the Bulletin says in reference to this bill: "This I suppose is not to be the case if the Tax Collector should fail to pay the money over-to-these parties, but if-the-holders of such hands should fail to pay the assessment to the Tax Collector. The lands so forfeited are to be sold in subdivisions, on a credit extending over ten years. Before March 1, 1870, the holders of such landcondemned for public uses may demand of the Tax Collector the amount awarded them, and if that officer should fail to pay them the amounts-due them on or-before April 1, 1870, then the original parties who held the land at the time they were so condenned can pay the amount of the assessment and obtain a deed for such lands. If the Mayor declines to make a deed, then the receipt of the Tax Collector becomes evidence of title absolute in the holder.

'This indicates the probability of a very serious set of litigation among 'original holders' of such lands at the time they were condemned and subsequent purchasers. Under it away goes the park, or at least all the most desirable parts of it, and other reservations which are worth more than the assessment. It would be a very pretty speculation. If the Tax Collector refuses to take money thus tendered, then it is to be tendered to the May r, and if he will not take it, then the party tender ing it is to make affidavit of the fact; and this proof is to be filed with the Recorder, and this is to give the person who made the tender title as against the city. Comment on such a bill is nunecessary. It is a simple absurdity,

If the papers of this city are not very watchful, the large holders of outside lands will succeed in overthrowing the outside land assessment altogether. They formed a league some time ago for this purpose, and in one of their advertisements had the cheek to call the tax the "infamous outside land tax."

Principal leases recorded during the past two months are as follows: Two-Story brick building southwest corner of Market and Sixth streets, for three years, at \$130 per month for the first year, and \$150 per month for the remaining two years .-Building and full water lot on the northwest corner of Folson and Stuart streets, for seven and a half years, at \$125 per month. -Numbers 627 and 629 Commercial street, at \$330 per month. -Congress Hall No. 320 Bush street for five years, at \$275 per month for the first year, and \$300 per month for the remaining four years.—House No. 813 Washington street, for three years at \$125 per month.—Premises Nos. 417 and 419 Pine street, for twelve years at \$160 per month for the first two years, and \$200 per month for the remaining ten years,-Premises No. 587 Market street, for five years at \$200 per month for the first three years, and \$250 per month for the remaining two years .- Store No. 237 Kearny street, for two years at \$150 per month-Blocks Nos. 257 and 258 Western Addition for five years at \$250 per month.—Brick building No. 730 Jackson street, for two years at \$180 per month. - Water lots Nos. 687, 659 and 690, for five years at \$200 per month, lessee to expend \$1,000 in filling the lots.—House No. 327 Bush street, for three years at \$300 per month.—Property southeast corner Clay and Dupont streets, for fifteen years at \$280 per month, the lessee to creet a brick building.

Three more Sales to Chinamen.

Three more deeds to Chinamen were recorded last month. On the 8th, the three-story brick building and lot on the southwest corner of Washington and Pike streets was purchased by a Chinese "doctor." The lot has a frontage of 34 fect 10 inches on Washington street by a depth of 36 feet 9 inches on Pike street. The price paid was \$13,500, or ineluding the building, at the rate of \$387.50 per front foot.

The property rents for \$175 per month. On the 15th a Chinaman bought the two-story brick house and lot 62 feet front by 68 feet deep, on the east, side of Ross street (a small street running through from Washington to Juckson streets), 75 feet north of Washington street, at a cost of \$13,000, or over \$200 a front foot, including the building Another deed to a Chinese "doctor" was recorded on the

17th. The property purchased is a two-story and basement brick house, poorly constructed, and lot 31 feet 4% inches frontage by full depth of 137% feet, on the north side of Jackson street, 1371/2 feet east of Stockton street. The amount paid was \$18,000, equal to \$523.50 per front foot, including improvements.

Times in California and Eisewhere.

Complaints are frequent among workingmen that times are hard here at present, and work scarce, and there is undoubtedly considerable foundation for these complaints. But the newspapers of all the chief cities of the East abundantly show that times are much worse there than they are here. The rigors of an inhospitable climate are added to the drawbacks of the poor of the Atlantie side at this season, from which troubles we are free. Those who go East at present to escape from the frying-pan of dull times, will find themselves in the fire of much worse ones at their journey's end.

Grain S'tipments from the West to New York.

The following table of shipments by Hudson River steamboats, for two seasons, gives but a faint idea of the enormous traffic in grain which the great city earries on with Western

vheat and corn growing States:	1868.	1869.
Wheat, bushels		16,180,000
Corn, bushels	15,209,600	5,859,000
Oats, bushels	11.059.000	5,331,100
Barley, bushels	2.917,500	2,766,500
Malt, bushels	6,830,900	198,300
Walt, Dusners	-	-
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The Empire City.

A New York paper, speaking of the growth of that mam-moth city, gives the following interesting facts:

The wants of business (we are told) are forcing the residence portion of the city farther up town, causing dwellings to be torn down and replaced by handsome stores, while the people thus crowded out are constrained to emigrate northward and settle in the upper wards. Capital has at last been turned into a channel by which the city will be improved, and the wants of the public relieved, so far as the insufficiency of louse-room is concerned. The excessive prices that are now obained for rents resulting from meagre accommodations, has convinced capitalists that there is no better investment than house-building. The rapidity with which the city is now growing suggests the inquiry: How long will it be ere it covers the whole island with buildings? Not so long as one would imagine at first thought. By the official survey the island is divided into 141,468 building lots, of which number about 65,000 are built upon. Therefore, nearly one-half of this island is already occupied; and if we assume that the other half will be taken up by a population numerically the same, the city will have attained its full growth when it numbers about 2,000,000 inhabitants. This is only a rough approximation, but it is probably not far out of the way. If the proportion of buildings to inhabitants continues the same ereafter, the estimate will prove correct, and there is no apparent reason why it should be otherwise. How long will it be, then, ere the population of the city makes 2,000,000? Of this we can only judge by the past and present crease. The growth of the city, which in its early days was very slow, has latterly been exceedingly rapid. In 1656 the population was 1,000, and in 100 years thereafter it had insed to 10,381. In 1840 the number was 312,862; in 1850 it was 515,547; in 1855 it was 629,810; in 1860 it was 814,287, and at the present time it is supposed to be about 1,000,000. During the present century, therefore, the population has in the average doubled about every fiftieth year; the last time loubling in about 18 years. On this basis it is safe to say that the city will have a population of 2,000,000 eighteen years hence, and it will then 1888—cover the entire island with a solid mass of buildings.

The Market Street Grade. The Market Street Homestead Association have put up a very nice little job, by which they expect to double the value of their lots at no expense to theniselves. It appears that the city gave out a contract some five years ago to grade Market street through their land. They petition that this contract may be set aside on the ground that it can be done now at one-fifth of the cost then allowed. This part of it is all right, but when they come in and ask the city to do the grading for them, we are at a loss to see the advantage of that move to the city. The Homestead Association claims the street as their property, and say that they are willing to cede their ownership of it to the city, provided the city will do the grading. But suppose the city does not see the thing in this light? Suppose the city is indifferent whether the street is ceded to her or not? It strikes us that the Homestead Association lots would not be of much value unless the street be opened-and altering the grade of Market street will scarcely do, as it would only entail extra expense by necessitating a new survey. The proposition may be a profitable arrangement for the Homestead Association-but for the city-well the advantages to be derived by her are not quite so clear.

During the year 1869 we paid the nice little sum of \$6,449,-096 for freight alone, on goods imported here, mostly from the East. This little item speaks loudly against our want of enterprise, for we should, in most instances, be manufacturing the very articles we are importing. Why can't we make soap and candles as well and as cheaply as they do in the East. is Eastern butter preferred to California butter? Why do we export hides to have them re-imported in the shape of boots and shoes, instead of manufacturing the articles of wear ourselves? These are questions which we would respectfully submit to the croakers, who, while they are crying out about the dull times in this state, have never invested a single dollar to advance our agricultual or manufacturing interests. Six millions and a half a year saved in actual cash for freights, besides the industries fostered, and the number of persons these industries would employ, would go a long way toward enlivening the state, and especially the real estate market.

About Renting Property to Chinamen.

Owners of property on Clay and Washington streets, between Dupont and Stockton, should hesitate before they let their property to Chinese. Property owners are at first induced to let to these people from the fact that they are not over particular as to the condition of the houses; that they pay good rents at first and are punctual. But after a while all the other property in the neighborhood gets into their possession, and it becomes a Chinese quarter. Then the value of the property naturally deteriorates, for no respectable tenant will rent a house in a Chinese quarter. The consequence is, the owner receives a much smaller rent from the Chinese than he did at first, without any prospect of improvement, besides reducing his chances of realizing to any advantage. Property in the Chinese quarter is of less value by twenty per cent. than that occupied by white tenants. ---

HOMER MORGAN ON NEW YORK REAL ESTATE. - The above well known capitalist lately said that "it is no use to listen to those people who go prating about about a fall in the value of real estate. I have heard them talking," said he, "about the certainty of a fall in real estate every year for the last thirty years. And it never happens."

"In Brooklyn, not an auction sale has taken place during the week, and we understand that, at private sale, business is no more active. We cannot, however, expect that the great activity displayed in the purchase of real estate on this side of the East River for many months should continue without in-terruption to the end of the year, and therefore we are not un-

General Wool's Estate---How Interest Runs up---Michael Reese's Fortune.

The evening before the veteran General Wool was stricken down, he made a most interesting statement to the editor, of the Troy Whig, which shows how easy it is to become rich after obtaining the first dollar, if one is economical. "I never made but \$20,000 in my life," said the General, "but I always kept that at good interest." It seems that at the close of the war of 1812, the General found himself wounded, but about even with the world in a pecuniary-point. Shortly after, the government sent him to the far west on a special mission, and for five years he traveled over the almost trackless wilderness. He had not drawn a dollar from the Treasury except for actual expenses, and at the end of the five years the government owed him \$20,000. Here was the nucleus of his large fortune. General Wool was then 35; he died at 88. Now let the reader take this \$20,000, which at compound interest will nearly double every ten years, and in the fifty years intervening between the time of its receipt and the General's death, he will find that it will amount to just about his estate, to wit: \$640,000.

Michael Reese once told us that he had only \$2,000 and a stock of jewelry when he arrived in California; now he is reputed to be worth two millions of dollars. Interest works the whole twenty-fours through, Sunday and Saturday: It-gives no rest, and takes no holidays.

Fast Human Briving.

There are plenty of business men here who are in-fifty to seventy-five different business schemes, to attend to which leaves them not a spare moment for any recreation or exercise, or any philanthropic or public duty. Such men are continually engaged in one continuous round of business. Even eating and sleeping are but half attended to. No wonder that sudden death or insanity so frequently kills them. If our business men racked their brains less, in forwarding fifty different schemes at the same time, and took some pleasure in life, their lives would be lengthened by an average of 25 per cent. and their money would do them some good. As it is, each extra thousand dollars made is just another link added to the chain of anxiety which is dragging them down to premature old age, or an early grave. There are few things we need to learn more than the art of going slow.

----SALE ON THE BOWERY, N. Y .- The house and lot No. 218 Bowery were recently sold for \$45,000.

SEMI-ANNUAL DIVIDEND NOTICE. - HIBERNIA Savings and Loan Society, Northeast corner of Market and Montgomery streets, January 24th, 1870. At a meeting of the Board of Directors, held this day, a dividend of ten (10) per cent. per annum was declared, for the half year ending the 21st instant, free of Federal tax, payable or and after this date.

OUTSIDE LANDS.—THE SALE OF OUTSIDE LANDS for delinquent assessments, will positively commence on TUESDAY February 1st. The public are respectfully informed there can be no further postponement.

A AUSTIN Tay Collector

DIVIDEND NOTICE.—THE GERMAN SAVINGS AND Loan Society. At a meeting of the Board of Directors held this date, a dividend was declared of 12 per cent. per annum on term and 10 per cent. per annum on ordinary deposits, free of Federal Tax, for the six months ending December 31st, 1869, payable on and after January 17th. Per order, GEO. LETTE, Sec. San Francisco, Jan. 12, 1870.

PRENCH SAVINGS BANK-DIVIDEND NOTICE. A dividend of twelve per cent. per annum net, (12 per cent.) upon the operations of the French Savings and Loan Society for the six mouths ending December 31st, 1869, 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 17th inst. The dividend will be payable on and after the nineteenth inst., at the office of the Society, 411 Bush street. GUSTAVE MAHE. Director of French Savings Bank.

THE REAL ESTATE ASSOCIATES. - INCORPORATED. September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$240,000. Buy and sell improved and unimproved busicapital Stock, \$240,000. Buy and sed improved and dimproved doubt of San Francisco.

ness and residence property in the city and county of San Francisco.

Directors for the year 1870—Edward-Barry, Win. Satton, J. L. Jones, D. A.

McDonald, Win. Hollis. EDWARD BARRY, President. WM. HOLLIS,

JAS. F. CROSETT, REAL ESTATE AUCTIONEER, 304 Montgomery street, between Francisco. Sale days each Tuesday.

ROULEAU & MULL, SUCCESSORS TO BROOKS & ROULEAU, BEARCHERS OF RECORDS AND EXAMINERS OF TITLE, 620 Wash. ington Street, next door to Maguire's Opera House, San Francisco. Searches made in other Countles.

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends, \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; WM. ALVORD, Vice-President: A. J. Pareno, Secretary, A. Baren, Marine Secretary. dent; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac in H. B. Williams. J. B. Scotchler, President; Janez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in

FIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Othice, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Capital, \$600,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Capital, Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Losses sidered too large will be re-insured in responsible companies. Losses promptly paid in U.S. gold coin. D. J. STAPLES, President, CHAS. R. BOND, Secretary.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Depos-\$12,247,422.18. Deposit in Camornia (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansoine and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

LAND FOR SALE IN SANTA BARBARA COUNTY.

—Farming land in Santa Barbara County for sale in lots of 150 acres
and upwards, eighteen miles from the Point Sal Landing, being part of the Suex Ranche. Apply to N. M. ROBERTS, at Falkner, Bell & Co's, the Suex Ranche. Apply to N. M. ROBERTS, at Falkner, Bell & Co's, No. 430 California street, San Francisco, or to W. TOWNSEND, on the

CERMAN SAVINGS AND LOAN SOCIETY.-GUARAN-

tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. Office hours from 0 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 currently of the collateral securities. rent rates of interest. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig. G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officens: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Attorney.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL \$5,000,000. D. O MILLS, President; W. C. RALSTON, Cashler. Agents: In New York, Messrs. LEE & WALLER: in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Credit Issued, available for the purchase of merchandise throughout the United States, Europe; India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen; Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy, Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. David Jobson, Robert Barry, James McNamara, John Shineherger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at one pea cent. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc.—Office hours from 10 a. m. to 3 P. M., daily; Saturday

LOS ANGELES COUNTY LANDS. CARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN ARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim,

GEO. W. CHAPIN, REAL ESTATE AGENT, 388 MONTGOMERY treet, San Francisco. Real Estate of every description bought

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ENRY F. WILLIAMS & CO., REAL ESTATE AGENTS,
407 California street, San Francisco. Prompt attention given to all
matters pertaining to Real Estate, such as buying and selling on commission, negotiating loans, investing capital, and managing estates.

EDWARD BOSQUI & CO., PRINTERS AND BOOK-

THIE LAW OFFICE OF J. C. BATES HAS BEEN BEmoved to Rooms Nos. 1 and 2, N. E. corner of Montgomery and Washington streets.

NIGHT & BLANCHARD, 320 MONTGOMERY street, in connection with Dam & Gladding, Real Estate bought and sold, loans negotiated, especial attention given to Renting Houses an

CENTRAL AND WESTERN PACIFIC RAILROADS, TIME SCHEDULE, JANUARY-12, 1870.

Hotel | Mail.

1,221,7 £ 17 22.	Daily.	Wednesday.	excepted.
The same of the sa	8.09 A. M.	8.00 A. M.	4,00 P. M.
San Francisco	8.30		4.30
Oakland	8.45 "		4.50
San Jose	12.15 "		8,35 **
Stocklon			10.30 **
Sacramento	Аг., 2.00 г. м.		Emigrant.
	1 2.20	2.20 P. M.	4.30 A. M.
Sacramento			6.05
Junction	0,00		9.15
Marveville	4 (04)		11.45
Colfax	0.00		4.55 P. M.
Clsco	8.35 **		10.45 A. M.
Reno	· 1.15 A. M.	1.15 A. M.	
Wadsworth	3.05 **		2.(H) P. H.
Wadsworth	10.15 "		2.45 A. M.
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Carlin	44 6.25 44		9.40
Elko			1.30 **
Ogden			
		Hotel	Emigrant
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WESTWARD.	Train	Saturday.	Dally.
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	- 4.22	6.00 P. M.	1.45 P: M.
Ogden	Ly 6.00 P. M.		1 4 4 4 44
Elko	2000		
Carlin	117.017		4 4
Argenta	1.10 1. 11		
Winneningca	1 4.50 "		0 35 15 35
Wadsworth	T 40 44 144 3 40 140		
Reno	2.10 "	2.10 A. M.	
Cisco	6.40 4		
CISCO	. 9.20 "		
Colfax	9.15 "	10	
Marysville	0 12.15 P. M	i	4.10
Junction	B 1 B 7 1 1 1 1		5.45
Sacramento	. //		Mail.
	_ 2	1 30 P. M	1.30 A. M.
	1 (0) 1 (0)		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Sacramen[0,	. 1.1	- 1	8.25
Sacramento	3.25		. 12.40 г. м.
Sacramento	3,25 .Ar 6.50		. 12.40 г. м.
Sacramen[0,	3.25 4 6.50 7.00 "		12.40 P. M. 12.10

1	! Local Trains."	
8AN FRANCISCO. 6:50 A. M. 8:00* 9:90 10:90* 11:00 12:00 M.* 2:00 P. M. 3:00* 4:00	From OAKLAND. 5;40 A. M. 0:55 8:00 9:00 10:00 11:00 12:05 P. M. 2:00 3:00 4:00	FROM SAN ANTONIO. 5:30 A. M. 6:45 7:50 9:50 11:55
5:15 6:30 11:30	5:10 . 6:50 ALAMEDA,	5:00 6:40 HAYWARD'S.
8an Francisco: 7:15‡ A. M. 9:00† 9:30‡	5:36 A. M. 7:30 19:92† 9:42	4:45‡ A. M. 6.50‡ 8:15†
11:30† 1:30 P. M. 4:00 5:15 P. M. *To Oakland only	11:45† 1:41 P. M. 4:11 P. M.	11:00† 1:00 v. M. 3:30 v. M. †Sundays only.
······································	Creek Route.	12-12-12-12-12-12-12-12-12-12-12-12-12-1

A. N. TOWNE, Gen'l Sup't, T. H. GOODMAN, Gen'l Pass'g'r Agent.

9.00 A. M.

10.00 A. M.

3.00 P.M.

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised grate in the unnexed list.)

Lot 82%x87%, corner of Ellis and Jones, very desirable. Elegant residence and lot, 25x137 %, on Eddy, near Leavenworth. 12,00 50-vara lot corner Tyler and Franklin... Lot 80x901, corner Eleventh and Mission

manufactories Lot 50x155, on Market through to Stevenson, near Second. Two buildings, well rented, and large lot, on Mission near Second 50-vars corner Turk and Pierce and Elm Avenue; streets graded and macada nized; let on grade....

Lot 100x160, fronting on Harrison and Perry, near Third...... Eight-room house and lot, 50x110, on Sixteenth near Dolores.... Lot 122 (x20), corner Twenty-fourth and Shotwell...... House and lot, 25x80, on Seventhenear Brannan...... Lot 55x110, on Steiner near Hayes, Lot well located, 56x136, on Clara Avenue near Seventeenth . .

House and lot on Montgomery, near Broadway Fine residence on Rincon Hill.

Lot 67 2x70, corner Hayes and Fillmore, on grade; streets graded Lot 68% x67%, on Eddy near Polk

Lot 26 % x105, corner Nineteenth and Sanchez..... Homestead lof, 25x137 \(\), on Pine near Buchanan... Lot 122 \(\)x258, corner Howard and Twenty-fourth... e corner lots on Webster, Pine, Fillmore and Californis-for harge house and lot, 25x75, on Tehama-near-Fitth. ... Handsome lot, 50x115, on Market near Sanchez. . . .

Corner % of 50-vara, corner Geary and Baker. ot 115x160, corner Sixteenth and Noc. Lot 70x391, corner Fourteenth and Valencia . . Full water lot on Beale, near Howard. Lot 115x135, corner Noe and Beaver, Lot 87%x137%, opposite I nion Square. Brick building, renting for \$225 per month, on Stockton near

% 50-yara, corner-Jones and Sacramento. Large house and 1, 50-vara, on Pine near Dupont., 50-vara corner Larkin and Jackson ot-vara on Greenwich near Jones. . - House of 14 rooms, corner Clay and Tay.

Lot 47x120, with L 20x60, under good lease, on Jackson near Front 1540
Good house and lot, 25x75, corner Taylor and Pine. Lot 137 1/x 160, opposite Washington Square, . Good house and below the Lot 25x63\(\frac{2}{3}\), on Sansonic near Pacific.

Lot 25x63\(\frac{2}{3}\), on Sansonic near Pacific.

Two 50-yaras on Hyde, corner Lombard and Gliestinit. Fine house and lot on Leavenworth, near Eddy

House and lot on Commercial, near Drumun.

Lot 50x137 %, on Filbert near Hyde.

Three dwellings and lot, corner O'Farrell and Hyde, renting for \$107 per month. Lot 50x137 %, with four buildings, on Broadway near Stockton.... Small lot on Montgonery, north of Pacific's... Lot 60x127%, on Union near Leavenworth.... Lot 45x68 %, to small street, on Mason near Chestnul... Lot 46x137 32, with brick house in front and frame house in rear, on Green near Powell. 50-yara and fine residence, corner Ellis and Hyde.

House with store and lot, on Stuart near Massion .. House and lot, 25x80, on Bryant near Third. Lot 45% x90, corner Howard and Russ, Lot 50x115, on Diamond near Twenty-second. Lot 40x115, on Diamond near I wenty-second.

Lot 40x110, on Fair Oaks near Lighteenth.

Three brick buildings on west side Kearny street, south of Lot on Market, through to Stevenson, near Fifth. Large house and lot, 60x125, on Howard near Fifteenth; improvements valuable Improved lot, 100x137%, on O'Parrell near Devisadero.

New house and lot, 50x80, corner Oak and Octavia... Corner 50-vara, opposite Jefferson Square..... 50-vara, corner Fulton and Buchanan...... Lot 55x120, corner Post and Baker. . Double house, renting for \$107.50, on Pine near Larkin. Lot 25x90, corner O'Farrell and Buchanan Lot 100, on O'Farrell, 137 % on Broderick and St. Joseph .

Part of block near Point Lobos Road Block in O'Neitl and Haley Tract.

Choice lots in Fairmount Tract, University Homestead, Excelsior
Homestead, Precita Valley, San Miguel Homestead, Holaday
Map A, West End Maps 1 and 2, and Gift Maps 1, 2, 3 and 4.

Land by the acreat Menlo Park and near School House Station...

Departure of Santa Clara and Valleie.

Property in Santa Clara and Vallejo ... Farming lands in different sections of the State . PRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, AROVE KEARNY, G. MAHE, Director. Loans made on real estate and other collateral securities at current rate

MPERIAL PIRE INSURANCE COMPANY OF LO don. Established in 1803.—Capital, \$8,000,000.—Losses paid here cash, humediately on adjustment, in United States Gold Coin, FALL NER, BELL & CO., Agencs for California, No. 430 California Street.

MONEY TO LOAN ON GOOD CITY PROPERTY,
BY THE HIBERNIA SAVING AND LOAN SOCIETY.—Not
Building, northeast corner of Market and Montgomery streets.

Prof. M. D. Sweener, Vice Branches C. D. Olders Streets, M. D. Building, northeast corner of Market and Montgomery streets, risk dent, 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, R. McAran, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasure, 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 got be responsible for their safe delivery. The signature of the denositor should

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 appears. Office Hours from 9 A. M. to 3 P. M.

Printed by Joseph Winterburn & Co., 417 Clay street.

Thas D. Carter's Real Estate Circular

FOR THE MONTH OF FEBRUARY, 1870.

SINGLE COPIES, 10 CTS.

No. 4

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. 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, 1870.

Section.	No. Sales.	Amount.
The state of the s	- 56	\$416,600
cifly Varus	14	71,019
Howhed Varas	5-	34,350
att. Cline appel Willer Advice	7	31,600
Landle Ronell	17	30:990
		177,772
Comon Addition	77.	175,101
Markager Addition	8	24,120
South San Francisco	- 57	49,108
I amustonil Associations	11	61,947
		350
Outside Lands Tax, Blackmail and Skeleton Title		· ·
	339	\$1,078,957

SAN FRANCISCO, March 1st, 1870. February is the shortest month of the year, and three holidays occurred in it, all of which facts had their effect in restricting the total transactions in the real estate market. Nevertheless, the sales made last month were almost as large as those of January, thus showing that, there is a tendency to greater real estate activity. The feeling is decidedly better, and prices generally are firmer than they were. We observe a greater tendency to an advance than a decline, and strong hopes are now expressed that sales will-increase within the next three months. A rush like that of the spring of last year is not, however, anticipated, and is not desired by those who have the best interests of the city at heart. We have had enough of inflation and excitement. We want a slow but sure advance now, the building up of vacant lots, and an improvement in the character of the buildings already existing on many basiness streets. We want greater progress in the interior, however, more than anything else, and no more of the spectacle of the prices of sandhill lots doubling in price, while they were

not increasing one cent in true value. Sales in the fifty and one hundred-varas sections, of city slip and water lots, and of land at South Beach and on the Potrero, were all dull last month. The transfers made at the Mission and Western Additions, displayed greater activity than those effected in any other section. Lots are cheaper there, considering their nearness to the city, than land in any other part of the county, and to this fact is to be attributed the comparative briskness of sales which has been noticeable at the Mission and Western Additions all through the dullness of

the past nine months: Large buyers of real estate now look almost exclusively for property that is producing a good and steady income. Such property, if in a progressive part of the city, meets with as ready sale now as during the excitement of last spring, and at equally good prices, too, in the majority of cases. Vacant lots are sought after by those seeking homestead lots, more than by those who used to buy such property for a rise;

Savings Bunks to Aid Munnfacturers.

A most praiseworthy bill was lately introduced in the State Senate, by Senator Roberts. Its object is to permit and facilitate the establishment of Savings Banks by mechanics and laboring men, in order that their own funds, instead of being used in mere real estate speculations, shall be loaned for the purpose of creating permanent and profitable employment for themselves. Under a general certificate of incorporation, the stockholders may adopt by-laws limiting the loans to a single interest if they choose, and afterwards, by amendment, extend its aid to as many other interests as may be necessary to furnish profitable employment for all their funds; or they may, by their certificate, limit their operations forever to aiding a single class of enterprises, such as mining, agriculture, etc. These banks can take personal property, such as machinery, mechanical implements, and tools, raw material, etc., as security, because the Trustees, being practical mechanics, will know the value of such articles quite as well as those of other banks know the value of real estate or commercial paper. Instead of loaning money to importers on their stock, or on their notes indorsed by others, or on real estate, they will lend money to enterprising mechanics, who desire to afford employment to their fellow-workmen who reside among us, and thus compete with the importers. This act simply authorizes the establishment of a new kind of banks, which the existing condition of our agricultural, mining and manufacturing atlairs calls for, and provides for their peculiar wants. It then makes them subject in all other respects to the same safeguards of rights of depositors and stockholders as the best and most carefully managed of the existing savings banks, whose loans are based almost wholly upon real estate, and make no special discrimination in favor of loans that are intended to afford permanent employment to our laboring men.

We have repeatedly urged the establishment of such banks in THE CIRCULAR. They will afford great and much needed aid to farmers and manufacturers. The bill mamed ought to, and doubtless will, pass.

DAIRY LAND TO LEASE. -Attention is directed to the advertisement of land to lease, suitable for grazing and dairying. The opportunity is a good one for those who wish to engage MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the mouth of February, 1870 .-

Do reham taken on valenced		MORTGAGES.		RELEASES.	
By whom taken or released.	No.	Amount.	No.	Amount.	
Private Individuals Hibernia Sav and Loan Society Clay St. do. do. French do. do. German do. do. Odd Fellows' do.	77 35 36 3 14 24	\$466,431 53,350 343,000 8,700 41,300 99,800	72 18 8 4 2 4	\$112,691 137,950 90,325 -28,021 3,750 8,000	
Humboldt do Building and Loan Society San Francisco Savings Union .	5 6 10	$\begin{array}{c} 8,839 \\ 9,077 \\ 26,400 \end{array}$	9	5,300 7,400	
People's Insurance ompany, Pacific do. Occidental do. Oriental do. City B'k of S. L. and Discount	3, 3	9,000 19,100 700	1	700 1,000 9,488	
Totals		1,085,697	129	\$405,025	

The Hibernia Bank has reduced the rate of interest to borrowers to ten per cent., and there is some reason to hope that this proof of monetary plentiness there, will be followed by like reductions by other banks. If the rate were reduced to ten per cent. per annum by all the savings and loan societies, an immediate impetus would be given to the erection of houses upon vacant lots. Many owners of land only await this reduction to commence building immediately with bor-

Money for real estate uses is very plenty. The highest rate now charged is twelve per cent. Money in the general market is also easily obtained at 1 to 114 per cent. The rain has caused a relaxation of purse-strings that were being tightened over the late prospect of a general drouth, especially in the

During the past month, three of our largest real estate owners borrowed heavily on mortgage. One of them borrowed \$300,000, and the other two \$125,000 each—\$550,000 in all. The addition of this amount to the mortgage table caused it to be much heavier than usual. The downward tendency of the rate of interest also helped to increase the mortgages of February. It is satisfactory to know, however, that little or no money is now being borrowed for real estate speculation. The money borrowed is being used for building, manufacturing or

some other legitimate use. . The part cash sales of last month only amounted to 32, of the value of \$89,190, -

The Sufferings of the Poor in New York.

There is now almost as much starvation and poverty among the poorer classes of New York, as can be found in any of the most crowded cities of Europe. An article entitled "The Dangerous Classes of New York," which lately appeared, contained the following statements:

"Certain small districts can be found in New York, with the unhappy fame of containing more human beings packed to the square yard, and stained with more acts of blood and riot, within a given period, than is true of any other equal space of earth in the civilized world. There are houses, well known to sanitary boards and the police, where Fever has taken-a perennial lease, and will obey no legal summons to quit; where Cholera—it a single germ-seed of it float anywhere in American atmosphere—at once ripens a black harvest; where Murder has stnined every floor of its gloomy stories, and Vice skulks or riots from one year's end to the other. Such houses are never reformed; the only hope for them is in the march of street improvements, which will utterly sweep them away."

The Outside Land Tax.

One-half of the outside land tax has already been collected. Annexed is the names of the largest owners who have paid the tax: C. M. Hitchcock, A. M. Simpson, Pleasant View Homestead Association, Pacific Rolling Mills Company, Citizens' Homestead and Ruilroad Association, T. L. Rutherford, H. Ickleheimer, Paul Rousset, Sayward & Barke, Gen. H. Leonard, A. R. Baldwin, T. H. Holt, Wooster & Ewald, A. B McCreary, E.L. Sullivan, A. L. Tubbs, S. F. Cordage Company, S. DeWitt Carey, M. J. O'Connor, Hazard Powder Company, Jno. Nightingale, H. Tubbs, Sullivan & McCreary, H. Kraft, J. H. Baird, A. J. McCabe, J. M. Harmon, B. S. Brooks, Sharp & Sproul, Sullivan & Cashman, Bishop Alemany, Isaac Rowell, Geo. Barstow, A. C. Whitcomb, Sweeny & Baugh, Claus Spreckles, D. Rogers, Ford & Badlam, Thos. Bell, L. Seligman, Connely & Baird, W. H. Patterson, Wm. B.

John Center, Samuel Crim, George Treat; and other large holders are endeavoring to evade the payment of the outside land tax, but there is no probability that they will succeed.

The Peace River Mines-Another Sell.

Victoria has not had a grabut the purses of Californians since the Cariboo excitement, in 1862, and that excitement, like the Fraser River rush, was a sell. For every dollar brought out of the country by miners from California, in the aggregate, it is safe to say that three were taken in by them. Victoria and New Westminster have been in the most backward possible state for about four years. Industrial enterprises have all languished, and the conclusion appears to have been reached lately, that nothing ever paid so well as the getting up of a mining excitement, and the consequent rush of Californians into the country.

This truthful conclusion having been reached, the first act in the programme was introduced, by the transmission of the fol-

owing dispatch to the California papers : VICTORIA, February, 24th.—This colony is greatly excited over the news from Peace river. The lower country will be nearly deserted in April. The miners find in their sluices nuggets of gold and lumps of natural silver, in about equal proportions. The belief of the miners is that a great silver as well as gold country has been discovered. One of the returned adventurers describes it as a second California, with

an Australia piled on it. The above disputch bears all the evidence of being absurd exaggeration and humbug. If Californians are wise they will let the Victorians keep all the "unggets of gold and silver, in about equal proportions," which they can find in the Peace river country. Let us treat our British neighbors in this matter as one of the Popes treated an alchemist. He claimed that he had succeeded in turning a base metal into gold, and sent the Pope a small sum which he asserted he had thus transmuted, expecting that the Pope would send him a large sum of money to continue his operations. The unbelieving and waggish father sent him only an empty purse, however, telling him that if the claims of his discovery were truthful, he needed no money, but only a large purse to hold the gold he could so readily make. The Victorians, however, need no purses; for empty purses have been an affliction in almost every man's pocket there for the past five years.

They therefore need all the gold and silver nuggets to fill them. Let our miners be generous for once, and stay at home, so that our British neighbors may not have to divide their late-found treasure with us.

The Lumber Market.

The limiter market is in an improving state, and the large stock of last month is being gradually worked off. The recent rains have brought down logs to the mills, and there is now a surplus on hand. There is now more of a disposition to build. The butchers have already commenced improvements at their new site beyond the Potrero. They will doubtless use several millions feet of lumber this year. The lumber manufacturers here show a determination to put up prices. They recently held two meetings, and resolved to advance prices immediately, and have partially agreed to run on half time only. This movement will have a tendency to check building operations. Cargo prices of redwood lumber have not been fixed for this Following are the market rates: Laths in large quantitities sell at \$3 per thousand, and retail at \$3.25; Shingles by the quantity, \$2.75; at retail, \$3.50@\$4.

By the Cargo. - Dressed redwood lumber, \$25@\$28 per thousand; rough, \$16@\$18; Puget Sound pine flooring and stepping, \$25(a \$28; planks for street work, \$15(a \$16; assorted scauling and other building material, \$16, depending upon kind of lumber; fencing, \$20.

At Retail -- Redwood lumber, dressed, \$35 per thousand; rough. \$18@\$20; Puget Sound pine flooring, \$30@\$35; street planks, \$16(a \$18; assorted scantling and other building mat rial, \$18; teneing, \$20(a \$22.50).

The Non-Residence Evil.

Hundreds of men who draw incomes of \$3,000 to \$20,000 per year from their property in San Francisco, live either in the East or in Europe. Already we are suffering largely from having these sums sent abroad to non-residents, who made their money here, but who do not recognize the claim that the State has upon them in having the money spent where they made it. Before they became rich, California and its society were good enough for these people, but with the accumulation of wealth, they discovered that the city and state did not suit them. This non-resident evil is increasing yearly, and contributes largely to drain the State of money which should be kept and spent at home.

What a Conveyance of Land Includes.

When land is conveyed, it includes not only the soil, but everything attached to it, as trees, herbage, buildings, and fences. A conveyance of land will include buildings erected by a third party without the consent of the owner, nuless such third party be a tenant, and he can establish that the building was crected for the purpose of his trade or business. The grantee in the deed will be entitled to such building, and the person erecting the same cannot remove it, although the same, in fact, was not put up by the owner and granter of the land.

The Purchase of the San Jose Railroad.

Several of the newspapers, which are so enterprising that they manage always to keep ahead of the facts, have reported the sale of the above railroad. No such sale has taken place, and no papers, even of an agreement to sell, have yet been signed. The parties who made the original proposition to buy the San Jose Road, lately made another and more satisfactory offer, which will very likely be accepted. The papers of agreeSALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM JANUARY 26th TILL FEBRUARY 25th, INCLUSIVE.

[Norm.—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:

1	ionNone but bona fide sales are given:	
	North of Market Street.	
,	West aids Drumm 100 feet north of Jackson, north 20x60, sub-	_
		\$5,500
-	or at several common Programmy and Ruch south 184 6 th 2 to 10 Clark Like 4	22,000
	West side Kearny, 101% feet north of Bush, north 36% x39 1-6	But berests
	East side Stockton, 107% feet south of Sacramento, south 30x60.	6,500
		14,200
	Coult and common Magon and Greenwich, easily 20 X02 29, 1005 14 111	
	rear 25x2834	8,0x00
		2,000
-	West aids Tosycowth 77 W feet south of Vallelo, 8 20X tot 20	900
	wheat also theele the took horth of luck, horth some of	
	Tales 1000 for the fills now resolution in the second seco	7,100
	We at also Hade 70 feet south of O'Farrell, South 22 20 XOL'S, BUILD	
	Now 1980 for \$9 Will now resold for	2,250
	The at at le Tentin 69 k feet north of Pine, north 20X81-79	4,500
	Thank wide Tambin 100 feet north of Pine, north of 29400 4, acti	
	A wait 1980 for \$3 500 bow resold for Same price	3,500
	av at all Doods 1971 foot east of H vile, east 15: 29 X 15: 79 x 15: 29	4,000
	March and comes Francisco and Taylor, north 120300	4,350
	AT AL ald. The polego fill foot onat of Taylor, Cast (179 Alaway)	4,5(0)
	Nr. At. alla T omband 70 foot east 01 Milson, cast 2/20 Att 2/20 Att.	4,000
	Court comes Union and Leavenworth, West 2029 A10179, 100	
	" agia cost '87 for sum: now soid, similer in a more session	1,2(8)
	Couth aide Huton 215% feet west of Hyde, West 21x00; sold mar.	
	107 for \$1 980. now resold for saine brice	1,259
	Northeast corner Vallejo and Margaret Place (between Kearny	
		1,550
	Could alde Broadway 160 feet past of Leavenworth, cast, 20x141; -	. ,
	and I I am TER TOP WOME TOW PERCHAIN THE AREA AREA AREA AREA AREA AREA AREA AR	4 5 4 11
	North alde Dacisic 157 feet east of Larkin, 688t 10 1-0X50	1,(x)()
-	Month over common Clay and Diniont, tast to a 100 21	28,000
	Month over compar Ruch and Leavenworth, past to 24 kill	20,000
	North aids Sutton 1971/ feet west of Jones, West 23" XIJ1 29	15,000
	North alde O'Ferrall 19714 feet west of Mason, West 2/29110179;	
	and a Out 169 for \$0 150: now regold for	11,000
	South side Ellis: 82 % feet east of Jones, east 27% x13(2), Subject	40 504
	to montgrap of \$2 000	13,500
	Conth cida Filis 30 feet east of Jones, east 52 % 18 / 2	10,500
	Courth elde Fills 16014 feet west of Hyde, West 40% XIO 28	6,275
	North side Filis 131% feet cast of Larkin, cast 40x10429; some	*** ***
	Inter '48 for \$8 000: now resold for	10,000
	North side Turk, 137% feet west of Jones, west 27% x137%	8,150
	The state of the state of the state of	- Lon
	The state of the s	1,01
	Southeast corner Fifth and Folsom, east 25x90; also, east side	25,000
	Fifth, 90 feet south of Folsem, south 25x75	4.500
	Northwest corner Fifth and King, north 125x137 16, und.	10,000
	West side Sixth, 75 feet north of Folsom, horth 25x80	6.400
	South side Howard, 75 feet east of Sixth, east 25x80	
	South side Harrison, 90 feet west of Sixth, west 2021, sold sait.	92 43/0/4

South side Harrison, 90 feet west of Sixth, west 25x75; sold Jan. '67, for \$1,875; now resold for Mission: Addition and Beyond.

Southeast corner Twentieth and Treat Avenue, east 60x95..... North side Twenty-first, 160 feet west of Harrison, west 50x100 . South side Twenty-fourth, 90 feet east of Columbia, cast 60x125 with L on Columbia, 7x150.

South side Twenty-fourth, 75 feet west of Church, west 25x114... North side of Twenty-fifth, 50 feet east of Bryant, east 25x104...... Southeast corner Mission and Lafayette, (between Eleventh and Twelfth.) south 65x125, with L in rear 25x251; sold April, West side Harrison, 125 feet north of Twenty-first, north 100x

West side Harrison, 100 feet north of Twenty-first, north 25x122 % East side Harrison, 208 feet north of Twenty-fourth, north 26x100; sold August, 1868, for \$850; March, 1869, for \$1,800; now

West side Chattanooga, 50 feet north of Twenty-second, north 26x125... West side Chattanooga, 50 feet north of Twenty-fourth, north 25x100, sold November, 1859, for \$600; now resold for .. West side Vicksburg, 40 feet north of Twenty-third, north 25x90, East side Sanchez, 26% feet south of Valley (between Twenty eighth and Twenty-ninth, south 100x100; also east side hez, 26% feet north of Valley, north 25x100...

Western-Addition. West side Polk, 102% feet south of Broadway, south 35x100 Southeast corner Van Ness Avenue and Pacific, south 27% x100, sold March, 1869, for \$2,200; October, 1869, for \$2,830; now

South side Pacific, 113 1-6 feet west of Van Ness Avenue, west

South side Clay, 55 feet east of Broderick, east 27 1/2 x 100; lot 55x 100 sold August, 1868, for \$800; half now sold for ... South side Sacramento, 24% feet east of Pierce, east 51% x120, (sale Northwest corner California and Cemetery Avenue, west 56 4x

133 2-12... South side Pine, 162 % feet west of Gough, west 25x120. North side Pine, 8114 feet west of Buchanan, west 25x110. Northwest corner Pine and Scott, Fifty-vara; sold March, 1868, for \$3,500; now resold for... North side Pine, 173 feet east of Van Ness Avenue, east 30x137%. Southwest corner Post and Gough, west 137 %x120; sold at Beide

man sale for \$7,900; now sold for \$12,500, and resold same 1.800 Southwest corner Ellis and Octavia, Fifty-vara... Northwest corner Eddy and Octavia; Fifty-vara... North side Eddy, 137 ½ feet west of Octavia, west 137 ½x120...... Northwest corner Eddy and Pierce, west 30x75; sold May, 1869,

for \$1,450; now resold for Northeast corner Turk and Gough, Fifty-vara; sold April, 1869, for \$15,000; now sold for... Southeast corner Tyler and Octavia, east 100x175, (sale made in May last).
South side McAllister, 167% feet west of Webster, west 107 kg x South side Fulton, 137% feet west of Laguna, west 45%x120; sub-

North side Fell, 1923 feet west of Steiner, west 273x1373.... Miscellaneous Sales.

East side Dunbar Alley, (rear of City Hall,) 95% feet south of Washington, south 14x23....

- 1	the state of the s	700
	South side Yolo, 50 feet east of Rhode Island, east 50x100	1
	Court cide Descard (DOINGOI Sevenicement and	6,000
4	feet east of Dolores, east 50x100.	0,000
- 1	and the friedrates block 919 and 37 to 42, block 94, O'Neill	
- 1	Lots 36 to 48 inclusive, block 212, and 37 to 42, block 24, O'Nelll	8,800
- (Lots 36 to 48 intensive, flock 20, & Haley tract. Lots 2 and 3, block 20, Fairmount tract. South side Stevenson, 433 feet west of First, west 25x80	825
	Lots 2 and 3, block 20, Fairmount tract	5,000
	South side Stevenson, 433 feet West of First, West 25x20	500
	Lots 844, 846, 848 and 850, Gift Map 2	
-	Lots 14 and 13, Direct 10, 101 of	-1.800 -
3	City Homestead	
_	West side Essex, (between First and Second), 100 let	6,100
,	Folsom, south 50x8716	
		400
		400
-	East side Twenty-fourth Avenue, 200 feet north of D, north 40x120.	
1	East side Twenty-touring Avenue, 255	200 =
	Outside Lands	
4		200
- 1	About all to I manufactures and the second and the	600
	a contract the second of the second s	
		500
-	West side Utah, 452 feet south of Yolo, west 20x54	450
	West side Utah, 102 feet south of Total, was a same	1.350 "
	Lots 16, 18 and 20, Gift Map 3.	
4		200
		200
		1,500
	One acre, northeast corner in Change Thought and Stockton 116	
	West side Union Place, (between Dupont and Stockton) 11613	3,000
		:::50
	and a main of the state of the	700
	Subdivisions 24 95 96 70 and 72. Haley Map 1	
	Subdivisions 24, 25, 26, 70 and 72, Haley Map 1	- 300
		800
	Lot 36, block 34, Nucleus Holliesteau. Manufactal 95 fact tenst of	
	North side Heron, (between Folsom and Harrison), 85 feet east of	1,000
	Eighth, east 20x59. East side Utah, 350 feet south of Yolo, south 25x100	4()()
	Fast side Utah, 350 feet south of Yolo, south 25x100	
		700
	The art of the Asia Man 11	·-500
	Lots 872 and 874. Gift Map 3	
	North side Lincoln, (between Union and Orten) of Field	250
	Transport Anne P 1919 by Will	:1,200
		14, 2000
	1 at 1 blook ? University Mentiled Survey, \$800, 2110 Provide Politics	
-		800
1	thay for same the control and Diamond Til test north	
)	West side Sherman, (between Castro and Diamond) 273 teet north	(100)
	of Nineteenth, north 24x125	1300
	The state Wisconsin 195 foot south of Shasta, south oblin, in the	111,417
*	Part of the Watersone (Induced) POWell and Mason 14278 total	
	of Washington, south 25x56	. 700
)	A to the state of	750
)	Lots 17 and 18, block 154, Central Pacific Homestead.	7(9)
,	Lots 17 and 18, block 154, Central Pacific Homestead.	
,	T. A. AM MARIE AND THE COURT OF MINE HELD, THE RESERVED OF A STATE MANY TO THE	2.000
,	handle older Department Stranger From Dolores, Cast 20x110,	
,	Lots 31 and 38, block 27, Fairmount Homestead	2,000
1	No. and L. and L. and Charles and Control of the Co	5,000
	NOTE Side Oregon, of the Cast Or many and Davided 117 C. foot	
	South side Polk Lane, (between Broadway and Pacific) 117 & feet	3,200
	4. March 4. 6 621/24/4 (2017) 48B 64 7/11V D. 7 76	
)_	THE A T. S. STATE STATE OF THE PARTY OF COURSE MINER MANAGEMENT AND ASSESSED.	- 500
	- TALE TA TA COLUMN TO THE THE RESERVED AND COLUMN TRANSPORTED ASSESSMENT OF THE PROPERTY OF T	- 70tL
1	Lots 15 and 16, block 304, O'Neil & Haley Tract	1,400.
)	Hots 13 and 16, Dick will feet much of Pichtageth south 148x125	2,00A1
()	West side Hartford, 223 feet south of Eighteenth, south 148x125.	14,500
	TARES E O ID II I' DIOCK III. DURIN SOUL FIRM INC.	(100)
}	Lots 74, 75, and 631, Gift Map 4	

Moisture in the Northern and Southern Countles.

The events of the past three months show that the farmers of the bay counties and of the Sacramento valley, 'can plow, sow and mature their crops with one-half the moisture which is requisite in the extreme southern counties of the State. The atmosphere in the latter counties is so dry that rain is quickly absorbed from the soil, while in the bay counties the air is humid and much less-an absorbent of moisture. This fact is of great importance, as showing how much more reliable the northern and bay counties are in dry seasons than . those of the southern part of the state. The tide of iminigration has lately set southward, but it is quite possible that the facts named may turn it northward again. Indeed, we know that large quantities of lands have been preempted or purchased by settlers in the vicinity of Colusa within the past sixty days. The California and Oregon Railroad, which is now being built, will soon supply the vast Sacramento valley with a much needed line of railroad communication, and greatly aid the extension of farming and all other interests in that

Property Owners and Street Work.

rty owners should more closely watch the operations of street contractors, and when they find that the latter are endeavoring to get a contract-for-work-upon their street at a high price, they should bid upon and take the work themselves. In nineteen cases out of twenty, where property owners have their own street work done, they save largely-from twenty-five to fifty per cent .- and get better work also. There is nevergany trouble in engaging a competent man to superintend the work at \$3.50 to \$5 per day. A certain class of street contractors are the greatest source of municipal corruption in this city. They are to be seen with their heads together at all hours, around the purlieus of the city hall, concocting raids upon property holders. The object of these raids will be partially deteated at least, if property owners step forward and offer to do their own street work, whenever they find a contractor asking an extortionate price.

Rincon Hill is a city excresence which many would-be doctors are coming forward with plans to reduce. One wants it plastered, another wants it poulticed, and others suggest the decisive remedy of its entire removal by the grading knife It will undoubtedly come to that finally. The cut through Second street was made before the necessity for it existed. All of the land covered by the hill will be required for business purposes, five to ten years hence, and now that one opening, and it a premature, most costly and unsightly one, has been made through the hill, we would again suggest to property owners the necesity for united action among themselves for the ultimate removal of it all. They can remove it all at a comparatively cheap cost; while if they do nothing, contractors will manage to remove it piece-meal, by which plan the cost will be trebled or quadrupled.

PRICES OF LOTS ON FIFTH AVENUE, NEW YORK. - Lots on Fifth Avenue, New York, between Sixtieth and One Hundred and Tenth-streets, are held at \$800 to \$1,000 per front foot, or \$20,000 to \$25,000 for each lot 25x100 in size. And there are not-more-than-twenty houses on the whole line of the avenue between the streets mentioned. Real estate inflation ran mad for about three years in New York. Great depression has existed in the real estate market there for the past ten months.

Number and Value of Sales made on our Principal

The annexed table shows the number and value of sales made upon all the principal streets of the city during the year 1800 the street having the greatest number of sales heading the lie It will be seen that California stands first, Mission second Howard third, Sutter fourth, and Bush fifth. The aggreea value of sales on those five streets amounts to \$3.261 50 In point of value the first on the list is Market street, the see and Bush, the third Montgomery, the fourth Mission, the fifth Howard, the sixth Second, and the seventh California street The sales upon those seven streets had a value of over half million of dollars. In our table of sales made in 1868. Have ard street stood at the head of the list, numbering 97 sales next, Folsom, 95; Bush, 88; Geary, 78; Mission, 77, and Californ nia 76 sales. Of the nine streets which had a value of over half a million dollars in 1868; Market street was the highest amounting to \$1,121,100; Bush second, \$1,026,075; Folson third, \$937,302; California fourth, \$778,225; Third 668 \$722,350; Mission sixth, \$647,330; Fourth seventh, \$614.425 Howard eighth, \$614,205, and Post ninth, \$543,045. In 186 the total number of sales made upon our principal streets was 2.051, of the value of \$11,515,973; in 1868 the sales numbered 2,900, having a value of \$19,933,369; last year the total number was, 2,097, and their value was \$17,423,789, We annex the sales of last year.

SCREET. SO VALUE.

Ch. M. Ch	7.4	\$517,651	Powell	13	103,100
California			Vallejo	13	En Aca
Mission	7:1	632,899			57,650
Howard	58	580,500	Second	13	559,100
Suffer	48	462,400	Chatlanooga:	131	10,740
Bush	47	1,038,095	Webster	13	58,525
1311811	41.	217,017	Twenty-sixth	12	11,406
Pine		253,475	Church	12	
	44		Chillen	12	34,300
Post	411	281,875	Sanchez		20,675
-Folsom	4:3	1915,675	Potrero Avenue a	15	24,825
O'Farrell	38	229,715	Columbia	12,	17,463
() Fullett	37	343,550	Taylor	11	42,450
cleary	177	1,222,650	Jones	11	43,250
				,	
	36	90,275	Fifth	153	136,378
Turk	16.70	243,300 (Castro	11	11,700
Sacramento	:3.1	288,415	Steiner	11	36,700
mal a "	33	259,820	Grove	111	70,835
	l:p:e	93,935	Halght	111.	89,450
Guerrero			classical.	9	
Pacific	12263	185,450	Greenwich	1	189,600
Eddy	(31)	196,535	Third	9	184,525
Valencia	1.25	191,995	Noe	9	18,850
Clay	97	228,373	Lombard	1 8	28,550
Call Various and all and a second and a	1.35	80,285	Kearny	8	248.800
Twentieth	2000	88,924	Ninth	LR	
- Union	24		Allilli	8	
- \$ 6 ca proprieto \$ \$	341	182,975	Franklin		48,250
Oak	33	192,750	Fillmore	1.8	65,910
- MANUAL PARK	Tour	181,700	Chestnut	7	31,350
Stockton	1.2.2	137,437	Thirteenth		29,064
-Bryant	11		Townsend		194,200
Nineteenth	45.25	91,975			
Van Ness Avenue	222	370,050	Army		7,425
11yde	23	138,000	Hartlett		27,600
Green	91	16.070	(ictavia	. 7	68,000
A fail mater	111	28,975	Bruderick	. 1	9,475
Alabanta	4.33	80,000	Smart	6	
Shotwell,	1211		Siliait	6	
Dolores	21	50,320	Eleventh		Co. 3 Mercals
Brondway	1991	112,400	Treat Avenue		Bhudo
Jackson	211	160,050	Buchanan	. 6	-
3 F - 3 211 - A - W		[61,950]	Battery	. 5	137,125
McAllister		133,760	Spear	. 3	
Washington	19		25	5	
· Twenty-fifth	. 19	23,957	Beale	5	0.00
Muson	. [18]	61.010	First		to a ferrar
_ Larktn	. 18	99,875	Eighth	. 5	
Sixth	18	257,200	Teuth	2	75,50
-SIXIII		146,400	Vicksburg	. 5	6,78
- Seventh			* * * * * * * * * * * * * * * * * * * *		61.70
llrappan	117	, .279,150	Laguna		
Twenty-first	. 1h	108,785	Pierce		
Fulton	. 18	101,150	Sansome		
Dujumt	. 17	275, 150	Main	. 1	
Triple	17	31,575	Fourth	. 1	
Eighteenth	1 7		Gough		27.2
Polk	. 17	152,450			6,64
Leavenworth	. 16		-Scott		
Filler1	16	34,013	Front		
Sixteenth		101,400	Francisco		3, 4,6
		28,950	Fremont		87,7
Capp	341	24,575	Fourteenth		3 75,2
Fatr Oaks					3 12,5
Page	. 16		Channel		2 6,5
Seventeenth	. 15		Bay		0,0
Twenty-second	. 15	53,440)	Commercial		2 16,5
Twenty-third	.115	47,218	Twelfth Hampshire	-	2 22,9
		17,395	Hannishire		2 2,2
York	1 10		Donals		1 . 1.0
Devisadero	. 15		Bench		1 10,4
Fell	. 115		King		
Fifteenth	, 14	53,919	Baker		1 2,
Hayes	114	1	Cemetery Avenue .		1 I,
Montecome	119		Waller		1 8,0
Montgomery	. 11.3	100,000			

Rain at Last.

Within the past fortnight the long deferred rain fell in gen erous and much needed torrents. Enough has now fallen to supply even the extreme Southern counties. The warm weather which followed the rain, will quickly bring out the grass and put a stop to the suffering of the cattle in those counties. The dronth which was so long threatened aught to teach our farmers the lesson of ceasing to place their whole dependence on grain raising. There are many articles which they can raise which are very little affected by dry weather, and the cultivation of them ought to be engaged in without

Sale on Van Ness Avenue-High Price.

The lot on the northwest corner of Van Ness Avenue at Sutter street, fronting 1671/4 feet on Sutter, by 120 feet on Van Ness Avenue, to Fern Avenue, on which it also fronts 167% teet, was sold last month for \$30,000—the highest price ever paid for a lot of the same size in that locality; ----

Sale on Kearny Street.

The four story brick building and lot on the west side Kearny street, 1011/4 feet north of Bush, and having a frontage of 36% feet by the shallow depth of 39 1-6 feet, to Brown alley in the rear, was sold on the 10th ult. for \$40,000-\$1,08 per front foot.

Lot on Geary Street. The lot on the north side of Geary street, 1371/2 feet east of Gongh, 271/2 feet in front by 120 in depth, was sold last month for \$2,400—\$87 per front foot.

DECLINING PIGGES IN NEW YORK.—Fourteen lots on Forty third and Porty-fourth streets, at the East river, New York. which were sold for \$4,100 each in March, 1869, were sold ! few days ago for \$2,550 each.

New Streets and Street Extensions. We lately alluded in the CIRCULAR to the fact that the blocks south of Market street were too long, using the following lansouth of the subject: "It was a great mistake to have such, a guage on the streets running east and west, assume as Market. It is quite probable that at some future day new streets will be opened between and parallel with the numhered streets, similar to New Montgomery street." Charles R. Story, one of our Supervisors, perceiving the truth of the above paragraph, has undertaken, with more zend than discretion, to correct the mistake immediately. He wants a law passed defining exactly where new streets can be opened be passed dealing the numbered streets. He is ahead of time, however; There is no necessity for new streets at present. Doubtless they could be opened more cheaply now than at any future time. But the question is one of public necessity and ability of property owners, more than one of cost. The only present necessity for a new street in the district named has been supplied by the extension of Montgomery street. Neither Sansoine nor Dupont street needs to be extended yet. When the growth-of-the city calls to other extensions—as we fully believe it will within lifteen or twenty years—then it will be time enough to make them, and property owners must be allowed to make each in their own way. Whichever plan best suits the public wants will be the one adopted. because it will be the plan which will may best. The argument about the greater cheapness of daking the new creeks. is a poor one, which we can best illustrate by a simile. Suppose A is a carriage-maker, and happens at a particular time to be making carriages at one-half the price they are likely to bring in five years. He (A) goes to B, who is an industrious and prosperous, but not yet rich merchant, and says to him: "I am selling family carriages at one-half what you can buy them for five years hence. I know you will want one by that time: better save money by taking it now. plies: "Very likely I will want a carriage for my family in the time named; but at present, I am too poor to buy it, and have no use for it. When I have the means, I will doubtless feel the necessity for it, and it will be cheaper to me then, even at

double price, than it would be now at half price. Population and the wants of business ten to twenty years hence will make many street improvements and extensions necessilies, that it is absurd to talk of now. Our present great need is unselfish plans to aid State progress-not new streets. We have more of the latter now than we have residents or business for, and the greatest favor we can ask of enthusiasts and street axe-grinders, is that they will give our street system and property owners a short season of rest and recuperation. The widening of Kearny street, the cutting down of the grade of Second and Beale streets, and the completion of the extension of Montgomery street, are all the street improvements that we need, or can afford to make, for five years at least.

The following are the most important leases recorded between the 1st and 25th of last month: Southwest corner of Montgomery and Jackson streets, lot and building 72 feet front on Montgomery by 107 on Jackson, two years and six months at \$5000 per year. - House No. 611 Pacific street, two years, at \$170 per month.—The building on the northeast corner of Pine street and Quincy Place (between Kearny and Dupont), one year, at \$125 per month.—The second and third stories of the new building on the northeast corner of Market and Mason streets, for four years and ten months, at \$150 per mouth for the first year: \$175 per mouth for the second year; and \$200 per month for the rest of the term.-The property on the south side of Harrison street, 300 feet west of Fifth 50x80 teet in size, has been leased for five years, at \$75 per month.-The building No. 18 theary street, has been leased for three years, at \$65 per month.—South Beach Block Twelve has been leased for sixteen years, at \$2000 per month for the year 1870; \$2300 per month for the year 1871; \$2500 per month for the year 1872, and atterwards increasing \$100 per month until the close of 1881; then \$3500 per month for the remainder of the term. The property thus leased is bounded by Third, Fourth, Channel and Berry streets.—The secondstory over the new market building on Pine street, 6834 feet east of Kearny, and having a frontage of 80 feet by a depth of 125 feet, has been leased for five years, at \$400 per month. The property occupied by Snow & Roos, on the northwest corner of Kearny street and St. Mark's Place, together with the lot in the rear of it on St. Mark's Place, 20x60 feet insize, have been leased to the firm named for ten years, at \$500 per month for the first-five years, and \$200 per month for the last five years.

The Decline in Gold.

Greenbacks are worth more than they have been for many years, with every prospect that they will continue to advance. This increase in the value of the national currency-will be of great benefit to California. Few castern men would bring their paper money for investment here, when they were met at the threshold with a gold and silver currency, the changing of their money into which entailed a loss of twenty-five to thirty per cent. Now they need only lose fourteen per cent., and we trust in a reasonably short time that greenbacks will reach par, and then no loss whatever will be entailed. Trade of all kinds in the East is very dull. Many old established houses are closing, the business of the past year having beant either an actually losing, or at best a non-profitable one. The heads of many of these houses are looking around for new places for investment, and the Pacific coast certainly offers the very best field that is now open. With the advance in the value of the currency, many of them will undoubtedly come here and engage in new manufacturing and other enterprises.

The Law of Deeds Made by way of Mortgage.

If A executes a deed to B, of real estate which is intended merely as security for money borrowed from B, and not an absolute conveyance by way of sale, the courts will admit verbal evidence to show the fact that such deed was intended merely as security. It is always competent to prove that a deed, though in form an absolute conveyance, was in fact, by the engagement of the parties, a mortgage merely.

A Nice Proposition -- The Commissioner of Assess-

The bill lately introduced in the Senate, proposing to create a Commissioner of Assessments, to whom would be entrusted the task of assessing upon property owners the benefits or damages resulting to them from opening or widening of new streets, is a most ridiculous one. It proposes to confer upon one man a power which under no circumstance should be entrusted to less than three competent ones. The modest person vho wants this office, also wants five per cent. of the benefits or damages upon which he may be called to pass. The fees, asked are in keeping with the proposition to give such an important office to one man. A permanent board of three or four persons should be appointed, to act as assessors in the opening of new streets or the widening of old ones. The assessors should be men of probity, and should possess a thorough knowledge of real estate -a knowledge, by the way, which only two of all the assessors heretofore appointed could lay claim to. We know of at least two instances where pretended real estate agents were made commissioners for party services. It is notorious that men of this class have shown themselves utterly unfit to discharge the duties of the positions into which they succeeded in foisting themselves; and it is quite as notorious that the compensation allowed to such Street Commissioners has been about three times as great as the services were worth. Let three or four competent men be appointed to act in all cases of street changes, and let the remuneration allowed them be reasonable. We want no single-man commissions. Property-owners are being bled heavily enough by other lecches, without having another useless one forced upon them.

Dividends Paid by our Saving's Banks, .

The following table shows the dividend rate paid by our seven leading savings banks to their depositors for the past

wo years.	e gr	-1868 Per cent.	1869. Per cent.
Savings and	ings and Loan Society Loan Society igs and Loan Society	10	10 12 11 % 11 %
San Francisc	ngs and Loan Society o Savings Union 'Savings Bank nilding and Loan Society.	12	11 % 11 % 13

The Bulletin publishes the above table, and expresses the opinion, that if the fact were generally made known that our savings banks pay such a high rate of interest, much capital that is loaned out in Europe at 21/4 to 3 per cent, per annum would be sent or brought here. This is true, but any such general influx of outside capital would have the immediate effect of reducing the interest rate, unless the savings banks changed the rule which forbids the loaning of money upon anything but city real estate and certain bonds. ' This rule, as we have frequently said, might be changed with perfect security. If the banks would loan money to manufacturers and farmers, say to the extent of 25 per cent, of the value of their stock and farms, a great benefit would be conferred upon both classes. City real estate does not build a State, but is built by Let us therefore loan, money cheap to the true builders of our material interests—the farmers and manufacturers.

The Fisk Pavement in New York and the Corporation, Ring.

The Fisk pavement, which is composed of asphaltum and gravel, was lately denounced as a nuisance by the Grand Jury of New York, and its removal from Fitth avenue and other streets recommended. It was lately shown that a corporation ring have succeeded in making about \$500,000 out of this pavement during the year in which it has been used in New York. They engineered matters so that they were able to lay it on whatever streets they pleased, in spite of the protests of property owners, while they charged three times more per yard for it than outsiders would have laid it down for. The puvement was never intended to last; the only object sought was the making of money for its manipulators. They accomplished this, and now they are willing that it should be denounced and its use dropped.

The Government Reserve and its Claimants. We trust that, if the Government consents to give away any portion of the tract of land in this county known as the Government Reserve, it will not forget the claims of a well known band of brethren in speculation, who pretend to claim the whole of it. They have been selling portions of it for years, for considerations varying from \$1 to \$100 per acre, according to the verdancy of the buyer, and his gullibility in believing that the title of the claimants was good. The latter have so long and persistently asserted they had a good title, that they are now actually beginning to believe they have one, although the facts upon which such title rests, are about as impalpable as the mist which occasionally envelops the Presidio in a vapory mantle. If Uncle Sam is going to be generous with his land in this county, he ought not to forget the band of patriots who have so long claimed his reserve. Their pecuniary needs are pressing, they cannot tolerate the idea of going to work, and they therefore ought to be provided for.

----THE PNEUMATIC TUNNEL IN NEW YORK .- The Grand Jury recently visited the pneumatic tunnel under-Broadway, and mssed an hour in its careful examination, including the novel blowing and tunneling machinery. The jury adopted a report expressing their approval of the enterprize, and corroborating in every particular the late report of the Legislative Commission as to the strength and entire safety of the tunnel.

Rents on Brooklyn Heights.

The Brooklyn Eagle says that the rent of first-class large houses on Brooklyn Heights ranges from \$20,000 to \$60,000 per annum. A collapse of the inflation of real estate has taken place in Brooklyn as well as in New York, and rents are tendng downward, as the great moving day—the first of Mayappproaches. ----

Twenty and a half miles of Nicolson payement were laid in Chicago last year.

Abstract of the Progress of California Last Year. California has now an estimated population of 570,000 persons. The assessed value of the real and personal property and improvements of the State, is \$258,046,335. The assessed value is much below the real value, however, which is at least \$320,000,000, or at the rate of \$5611/2 to each inhabitant. The value of the property of the State increased over twenty millions of dollars last year, and the population shows an increase of about 22,000. The latter addition was mostly made up of mechanics, laborers, farmers and female domes tics. Although California has now-been known to the world for over twenty years, its isolated position, and the difficulty and expense of reaching it, have kept it in a backward state. The completion of the railroad brought with it no benefit to San Francisco real estate speculators, or to those merchants who were in the habit of charging excessive prices to their customers; but it opened up a comparatively cheap and rapid route for immigrants to the many thousands of acres of cheap lands which yet invite settlement in San Joaquin, Tulare, and Santa Barbara counties, in the great Sacramento valley,

and in the foot-hills of the Sierra Nevada mountains. Home manufactories and railroad building are making satisfactory progress in California, even in the present duliness. At least \$50,000,000 are invested in manufacturing enterprises, while a great railroad system is now under construction. This system will branch out from the Pacific end of the main transcontinental line, (the Central Pacific Road). Its northern terminus will be at Puget Sound, and its southern terminus at the Colorado river. Work is now being pushed forward on three of the main links of this great railroad chain, viz: on the railroad from Portland, Oregon, to the California State line; on the California and Oregon road, which is to run through the richest and largest valley of California from the Central Pacific Railroad line to the Oregon boundary; and on the San Joaquin and Tulare Valley Railroad, which is to run from the Pacific railroad line southward toward the Colorado river. These three roads will have an aggregate length of about twelve hundred miles. The California and Oregon road is the most important and most needed of the three, and will run through one of the richest agricultural districts in the United States. Five other short railroads are now being built in California. The progress of the State has been slow in the past, compared with that which the immediate future will

Trade of all kinds is very dull in San Francisco at present. Those who immigrate here should not remain in the city, but push immediately into the country, where steady employment can be had, and where the temptations to spendthrift habits

are much fewer. It was generally believed that travel on the Pacific Railroad would be stopped in winter, by snow blockades. This impression grew out of the occurrence of such blockades last winter on the Union Pacific Railroad. That company was too busily engaged the previous summer in building its road westward, to pay any attention to defenses against snow; hence, when last winter overtook them, the road was unprotected. But since May last the company have been busily engaged in erecting snow-sheds and fences, and in widening their cuts. The result is, the road has been almost continuously kept open so far this season, despite the occurrence of the usual heavy snow storms. An extremely heavy storm swept over the whole line, lately, yet the trains came through on time, and the passengers say they were as comfortable in the cars as though it had been summer weather. The through Pacific Railroad is therefore as great a success as a winter road as it has been as a summer one, and this fact must greatly add to its pecuniary value.

Real Estate at Auction-Prices Firm.

The real estate auction sales of last month were largely attended, and although not more than one-half of the property offered was sold, that which was disposed of brought good prices. The one-hundred-vara lot, forming the southeast corner of Eighth and Harrison streets, was offered at credit sale in subdivisions on the 23d ult., and the following portions of it were sold: Lot forming the southeast corner of Eighth and Harrison streets, fronting 25 feet on the former and 85 on the latter, sold for \$4,700. Two lots adjoining southerly on Eighth street, each 25x85 feet, realized \$2,950 apiece. The southwest corner of Harrison and Hayward streets, fronting 30 feet on the former and 75 feet on the latter street, brought \$3,400. The southeast corner of Harrison and Hayward streets, having a frontage of 25 feet by a depth of 75 feet, brought \$3,150. On Hayward street, south of Harrison, between Seventh and Eighth, the highest price paid for a lot of 25x80 feet was \$1,125. Two lots on the old race course tract, fronting on the east side of Columbia street, distant 132 feet south from Twenty-fourth, each 25x100 feet, sold for \$930 each, the terms being one-third cash, and balance in one and two years at one per cent. per month interest.

Real Estate in New York.

We annex the number and value of the New York City real estate sales for the past four months:

Jan., 1870.......479 "

value \$30,515,810 The above table shows that the value of the real estate sales made in New York, in the four months ending with January, exceeded the total value of sales made in San Francisco in 1869 by \$578,093.

MAP of Oakland.—We have received from the publisher, E. C. Sessions, a neat and complete map of Oakland and its surroundings. The railroad reservations, and a plan of Brooklyn are laid down on the map, which is a credit to Mr. Sessions.

PAYING PROPERTY FOR SALE. - We have now for sale a piece of leased real estate, which pays a net monthly income of \$125, with a certain prospect of a rise. The lot is a large one, and has a double frontage. The price asked is \$17,500, but an offer will be considered. Sources of Immigration.

- The following table shows the number of Irish and German immigrants who landed in New York during the past eleven

years:	~ 1 . 17	From Irel'd.	From Ger'y.
	From Ger'y. Y'rs. 28,270 1865	70.462	83,451
185932,652	37,899 1866	67.047	106,716
1860 15,330	27,139 1867	65 034	117,581.
186125,784	27,740 1868	47,571	101,989
186232,217	35,002 1869	66.201	~ 99,605
186391,157	57.446		722,838
186489,399	01'440;	-602,857	122,000

This interesting table shows that immigration from Ireland is declining. When we consider that the supply from that island is limited to a population of about 6,000,000, while the population of Germany is upwards of 80,000,000, the ratio of the past four years is likely to continue, and the bulk of foreigners hereafter to come to our shores from Europe, will be from Germany.

Sale on Bush and Leavenworth,

The two first class residences and lot on the northeast corner of Bush and Leavenworth streets, having a frontage of 45% feet on Bush, by a depth of 100 feet on Leavenworth, was sold on the 23d nlt. for \$20,000.

Sale on Stockton Street. The three-story brick building, occupied as a furniture store, with the lot, on the east side of Stockton street, 871/2 feet south of Pacific, 25 feet front, by a depth of 100 feet, was sold on the 21st ult. for \$14,300—\$572 per front foot.

After common mortar is made, add one-fourth of fine unslacked lime, mix and use at once. This is said to be the Roman cement which resists water and becomes as hard as

SPECIAL NOTICE-To BANKERS. - To let, the corner store now occupied by the Pacific Bank, on the northeast corner of California and Montgomery streets. Apply to David D. Colton, office, No. 16, over the Bank, between 10 and 11 A. M. Possession given on or before May 1st.

GRAY & HAVEN, LAW OFFICE, 420 CALIFORNIA

TO LEASE.-TWELVE HUNDRED ACRES OF THE best quality of ROLLING LAND, situated eight miles below San Jose, and near the Gilroy wagon road, and a portion of it within half a mile of the railroad. The land is well shaded with oak trees, and is thereoughly watered with running streams and springs. This land cannot be surpassed as a first-class pasturage for either horses, sheep, or dairy cattle. It is all enclosed with a new, first-class fence. Also, to lease, 1,500 acres adjoining the above tract, suitable for sheep grazing, well watered, but not fenced. Apply to CHARLES D. CARTER, 410 California street, or to JOHN C. PIERCY, owner, Seven-mile House, Monterey Road.

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

PINE HOUSE TO RENT.-THE LARGE PRIVATE Residence, No. 845 Mission street, between Fourth and Fifth streets, containing 18 rooms, finished in superior style; lot 90x160 feet, running through to Minna street. Also, a STABLE and COACH HOUSE on the lot. Apply to CONDON lot. Apply to CONROY & O'CONNOR, 109 Front street.

F. A. ROULEAU, SEARCHER OF RECORDS. No. 620 WASHINGTON STREET, SAN FRANCISCO.

J. SELIGMAN & CO., BANKERS, No. 412 CALIFOR-• nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

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.
Makern, Gustava Touchard, T. J. Broderick, Peter Donahue. Treasurer. McAran, Gustave Touchard, T. J. Broderick, Peter Donahue.

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 up. wards. Office Hours from 9 A. M. to 3 P. M.

PRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Director. Loans made on real estate and other collateral securities at current rates

TERMAN SAVINGS AND LOAN SOCIETY.—GUARAN-tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. 57 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. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig. G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officens: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Altorney.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cash-ier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandlse throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Parls, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong,

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashler, Daniel Murphy, Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James Mensmara, John Shlueberger, D. B. David Jobson, Robert Barry, James Mensmara, John Shlueberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Win. Douthlit. Deposits Murphy; Secretary, P. H. Kenny; Attorney, D. Win. Douthlit. Deposits received at one per cent: interest per month. LOANS made on Real Escecived at one per cent: interest per month. LOANS made on Real Esceived at Organic Street, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 A. M. to 3 P. M., daily; Saturday evenings, from 7 to 9 P. M.

LOS ANGELES COUNTY LANDS.

TARMING LANDS IN, LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourih cash, and balance in one, two and three dating terms—say, one-fourih cash, and balance in one, two and three dating terms—say, one-fourih cash, and balance in one, two and three years, with interest at 10 per cent., psyable annually. Apply at the office, years, with interest at 10 per cent., psyable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donchoe, No. 432 Montgomery street (adjoining the banking house of Donchoe, No. 432 Montgomery street (adjoining the banking house of Donchoe, No. 432 Montgomery street (adjoining the banking house of Donchoe, No. 432 Montgomery at the Angeles County.

SHAFTER, SOUTHARDA SEA WELL, ATTORNEYS and COUNSELLORS-AT-LAW. Offices, Nos. 11, 12 and 13 Montgomery Block, San Francisco. The undersigned have entered into partnership for the general practice of law. J. McM. Shafter, J. B. Southard, J. M. Soawell. February 15th, 1870

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends, \$639,928,09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; W. Alvord, Vice-President; A. J. Ralston, Sceretary; A. Baing, Marine Sceretary.

MERCHANTS MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 406. California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, H. B. Williams. J. B. Scotchler, President; Jamez Howes, Vice President: E. W. Bourne, Secretary. This company is engaged exclusively in dent; E. W. BOURNE, Secretary. This company is engaged, exclusively in

FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Juland Transit Risks, on toring as favorable as any other reliable fluct class contributed. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harder and Huand-Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin. D. J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY-DIFFON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single-risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansoine and California streets, San Francisco, Losses paid here in gold coin. WM. H. -TILLINGHAST, General Agent for the Pacific States and Territories.

IMPERIAL PIRE INSURANCE COMPANY OF LONdon. Established in 1803.—Capital, \$8,000,000.—Losses pald here in cash, immediately on adjustment, in United States Gold Coin. FALK-NER, BELL & CO., Agents for California, No. 430 California Street.

CENTRAL AND WESTERN PACIFIC BAILBOADS,

EASTWARD.		Express Train Daily.	Hotel every Wednesday.	Mail, Sunday excepted.
***************************************	Lvs	8.00 л. м.	8,00 A. M.	4,00 P. M.
San Francisco		8.30 **		4,30 **
Oakland	29	8.45		1,50
San Jose		12.15 ** *		8,35 ***
Stockton		2.00 P. M.		10.30
Sacramento	. 11			Emigrant.
Printing.		2.20. **	2.20 P. M.	4.80 A. M.
Sacramento		3.35 ** -		6.05 "
Junction	9.6	_4.00 11		9.15 "
Marysville	41	3.50		11:45
Colfax		8.35		4,55 P. M.
Cisco	10	1.15 A. M.	1.15 A. M.	10:45 A. M.
Reno	,	3.05		2.00 P. M.
Wadsworth				2.45 A. M.
Winnemucca		317.317		9.37 **
Argenta		2105 г. м.		7.15 P. M.
Carlin.		5.10 "		9.40
Elko		6.25	7.10 A. M.	1.30 "
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San Jose		7.00	7,30 P. M.	12.40

	From	
	GARLAND.	FROM BAN ANTONIH
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8:00*	8:00	7.50
9:00	9:00	
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*To Vakland only.	fSundays excepted.	tSundays only.
and the second	Creek Boute.	
	FAOM	SAN FRANCISCO.

12.00 M. 11.45 A. N. TOWNE, Gen'l Sup't. T. H. GOODMAN, Gen'l Pass'g'r Agent,

II. F. WILLIAMS.

II. ENRY F. WILLIAMS & CO., REAL ESTATE AGENTS,
407 California street, San Francisco. Prompt attention given to all
matters perfaining to Real Estate, such as buying and selling on commission, negotisting-loans, investing capital, and managing estates. BLANCHARD, 320 MON'TGOMERY
street, in connection with Dam & Gladding. Real Estate bought and
sold, loans negotiated, especial attention given to Renting Houses an

GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY.

Street, Sau Francisco. Real Estate of every description bought

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised grate in the aunexed list.).

Improved Property. Two-story coffage, stable and well of good water, lot 27%x137%. on Turk, near Scott....story dwelling, with hot and cold water on both floors, lot 30x75, on Silver, near Third.
Eight-rouned house and lot, 50x110, on Sixteenth near Polores...
Two-sty y dwelling, well finished, and lot 25x75, on Tehana near story new cottage and lot 60x100, corner Twenty-fourth and

Two-story house and lot 25x80, on Bryant near Third. House of 8 rooms and let 25x75, corner Taylor and Pine. Three brick buildings on west side Kearny near Bush... Store and dwelling on Stenart near Mission; well rented... Brick building on Stockton near Jackson, renting for \$225 per

Two-story building and lot on Commercial near brumm. Good-dwelling house, and tot 553120, on Hayes near Gough, running through to Landen Avenue.

House and lot "wiff" by on Vallejo near Polk.

Improved double lot fronting on Fourth and Welch.

Building and lot 50x155, on Market near Second, through to Ste-Two large and beautiful dwellings and large lot on Post near Hyde 1120 Two houses (brick and frame) and lot 46%x147%, for Green near

Double lot covered with brick buildings corner Clay and Battery... Elegant residence and lot 25x137 %, on Eddy near Leavenworth... Brick building and lot on Geary near Kearny ... House and 50-vara corner Hyde and Pacific. . . . House of 14 rooms and lot (8x71), corner Clay and Tay. Unimproved Properly.

Fine level lot 100x100 on Hampshire near Twenty-fourth............ Lot 68 4x100 on Stockton near Washington Square; all street im-Magnificent let 30x87 to corner Ellis and Jones.

Level let 45x90, on Eleventh near Mission; street improved.....

Three large corner-lets on California, Fillmore and Steiner.....
Let 100x160 on Harrison near Third, through to Perry (or in sab-

Lot 653, x137 % on Greenwich near Hyde'... 50-yara on O'Farrell near Buchanau..... Full water lot on Beale meer Howard. . Lot 453, x90, corner Howard and Russ; a bargain... Lot 130x250, on Guerrero near Twenty-fourth, through to Fair Lot 50x137 6, on Filbert near Leavenworth

Lat 45x68 1, to alley on Mason near Chestunt. Lot 1221/4x268, corner Twenty-fourth and Howard. Corner by of 50-vara corner Geary and Baker...../Three 50-varas on Larkin, Chestnut and Lombard. 50-vara on Flith near Harrison .. 50-vara corner Turk and Pierce; streets improved; three frontages Lot 55x120 corner Pest and Baker. Elegant villa site corner Hayes and Fillmore, lot 67 19x70, on grade 50-yara corner Turk and Broderick.....

Corner lot on Laguna.... Lot 45x110 on Fair Oaks near Eighteenth ...

Late 115x135 corner Noe and Beaver... Large lot on Market near Fifth, through to Stevenson. Two corner 50-varas on Hyde, Lombard and Chestnut. Lot 137 %x160, opposite Washington Square.... Lot 134 Skinds III and Larkin... 56 yers corner Jackson and Larkin... Corner % of 50 years corner Jones and Sacramento... 50-vara on Greenwich near Jones Lot 70x301 corner Valencia and Fourteenth ... Lot 50x115, on Market near Sanchez..... adsome lot 56x 136, on Clara a Lots 29x125, on Noe and Hartford near Nineteenth, each ot 55x110, on Steiner near Hayes... Lot 25x137 %, on Pine near Buchanan. Three corner 50-varas on Filbert, Greenwich and Baker Lot 25x90, corner O'Farrell and Buchaman.... Lot 275.on Devisaders, 480 on Broadway, and 175 on Vallejo...

Full block, 48 lots, in O'Neil's Haley Tract. Original lots in South San Francisco, well located. Choice lots in Gift Maps U.2, 3 and 4.

Lots in University Homestead, San Mignel Homestead, Excelsion
Homestead, Bernal Homestead, Pleasant View Homestead,

Signi-Annual Diviblend Notice.—Hiberni Savings and Loin Society, Northeast corner of Market and Montgory streets, January 24th, 1870. At a meeting of the Board of Directory of Directory of the Board of Directory o held this day, a dividend of ten (10) per cent, per annum was declared for the half year ending the 21st instant, free of Federal tax, payable and after this date.

EDWARD MARCIN, Treasure.

DIVIDEND NOTICE. THE GERMAN SAVINGS AND LOND SOURCE OF THE GERMAN SAVINGS AND THE GERMAN SA date, a dividend was declared of 12 per cent, per annua on term indper cent, per annua on ordinary deposits, free of Federal Tax, for a six mouths ending December 31st, 1869, payable on and after Janua. 17th. Per order. GEO, LETTE, Sec. San Francisco, Jan. 12, 1870.

REPORT SAVINGS BANK-DIVIDEND NOTICE A dividend of twelve per cent, per annum net, (12 per cent) of the special of the Committee of Verification appointed by the members of the Society, be declared by the Board of Administration, at the general meeting held will be payable on and after the nineteen inst., at the office of the Society, the Director of French Society, the Bush street. GUSTAVE MARK

September, 1866. Office 418 California street, over Union Ins. of Capital Stock, \$240,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS, Sceretary and Manager.

JAMES F. CROSETT, REAL ESTATE AGENT, No. 304 Montgomery street, between California and Pine street, Se

Printed by Joseph Winterburn & Co., 417 Clay street.

Obre D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.

FOR THE MONTH OF MARCH, 1870.

No. 15.

Vol. IV.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

SALES FOR THE MONTH OF MARCH.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in March, 1870.

Section.	No. Sales.	Amount.
Varas	62	\$383,142
Hundred Varas	33 .	131,253
Slip and Water Lots	.10	84,600
h Beach	3	13,000
ero	15	. 163,687
ion Addition	98	242,211
ern Addition	83	202,601
h San Francisco	-26	16,729
estead Associations	28	98,549
ide Lands	42	47,005
Blackmail and Skeleton Titles	6	1,029
	406	\$1,383,806

SAN FRANCISCO, April 1st, 1870.

There is little or no change to note in the real estate market since our last issue. The sales effected last month exceeded those of February 67 in number, and \$304,849 in value. The market is entirely free from excitement, either of depression or of inflation, and prices generally are remarkably firm. We have to except from this rule small lots in the southern and western suburbs, and property on all the numbered streets west of Third and out to Ninth street, especially on Fifth, Seventh and Eighth. We must also except property on Dupont, south of Bush; on Market, west of Fifth; and on Mission, from First to Third. A very decided and just decline has taken place on those streets, and we are glad to be able to chronicle the fact, for prices of land upon them had been elevated to figures far beyond what the prospects or ruling rents justified. For one sale on those thoroughfares which shows a decline in prices 'three are made in the city at large, however, at the old, or even advancing rates. During the dullness which has been general over the cities of the United States for the past year real estate in San Francisco has held its own quite as firmly as that of any city in the Union. A small class of bears find it to their interest to represent matters otherwise, but they cannot prove their assertions by reference to the bona fide sales which have been placed on record. - For reasons elsewhere given, we unticipate no decline in city land, but rather look for an advance. Some may honestly think a decline would be preferable, and in some respects we agree with them; but we are not now dealing with matters of preference or what would be most desirable, but with matters of fact as they are revealed to us by a careful study of the present prospects of the market.

Real Estate Agents and their Duties. -Many persons think that the duties of a real estate agent consist solely in taking an order for the sale of real estate, in putting a board on it, answering the questions of those who. may wish to buy, and in finally taking his easily-earned commission when a sale is made. That this impression is a correct one of the majority of the pretended real estate agents of this city we all know to be the fact, but there are a half-dozen real estate agents here whose claims to consideration rest upon a very different basis. When an owner who is desirous of selling comes to them, they can immediately tell him what his land is worth; they know all about its surroundings, and whether the street it fronts on is graded, macadamized and sewered. Their books of reference show all the sales made on the street for years. They usually know all about the general history of the title, and can tell the owner how to set about perfecting a tlaw in-it, should any exist. When a person comes to their office to inquire about the property, he cannot run it down at random, for, having the sales at hand, they can point to them as a proof that the price asked is not too high. If the buyer wishes to borrow a ortion of the purchase money, a reliable agent can tell him where and how to get it. And finally, a good agent will not take a piece of property for sale at double price, and then swear to every person who comes in to inquire about it that it is cheap at that figure.

There is just the same difference between a reliable and experienced real estate agent and one who entered the business yesterday and has no knowledge of it as there is between a good workman and a bad one, between good cloth and shoddy, between real merit and empty pretension.

Those persons who have traded longest in and know most about real estate are always the most willing to employ and pay a good real estate agent, even though they are naturally close in money matters. Such people know his value, and know, too, that he is cheap, even at a high commission.

Montgomery Avenue.

The bill for the opening of this new street was passed by the Legislature last month, and has been signed by the Governor. The avenue commences at the northwest corner of Washington and Montgomery atreets, and is to end in the middle of the block on Beach street, between Leavenworth and Hyde. The opening of this new street was made necessary by the occupation by Chinese and courtesans of the houses on Sacramento, Clay, Washington, Jackson and Pacific, between Kearny and Stockton. The opening of Montgomery avenue will injure store property on Dupont and Stockton from Washington street northward. If anything can wake North Beach up, the opening of this new-street

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the month of March, 1870.

By whom taken or released.		MORTGAGES.		RELEASES.	
	No.	Amount.	No.	Amount.	
Private Individuals	67	\$384,844	80	\$388,374	
Hibernia Sav and Loan Society	91	491,050	21	109,350	
Clay St. do. and do.	42	105,865	9	28,550	
French do. do.	1	60,000	2	13,565	
German do. do.	27	112,550		10,154	
Odd Fellows' do	22	46,100	. 6	39,700	
Masonic do.	2 4	3,600	,		
Humboldt do.	4	7,500			
Building and Loan Society	15	37,450	-49	20,784	
San Francisco Savings Union.	17	25,200	5	27,650	
Pacific Insurance Company	2	- 12,500			
Fireman's Fund do.	12	8,500	2	25,000	
Uniondo.	1	3,000	1	17,000	
Occidental do.	,2	6,500	1	2,100	
Farmers' and Mechanics' Bank	1	12,000		2,000	
City B'k of S. L. and Discount			. 3	1,22	
Totals	296	1,316,659	158	\$685,459	

Totals.... 296, 1,316,659, 158 \$685,452 As we anticipated in our last issue, the reduction of the rate of interest to ten per cent. by the leading savings bank of the city, caused a strong demand for money on the part of horrowers last month, the most of whom intend to use the borrowed funds in erecting improvements upon their now vacant land. The Hibernia Bank loaned only \$53.350 in Februnry, while it let \$491,050 in March-nearly one-half of the entire amount loaned in the city. In addition to new borrowers, many parties who had been paying 12 to 15 per cent. per

released at one bank and renewed at the other, which is loaning at ten per cent. The releases were also large last month. The deduction of the amount of them from the mortgage table reduces the

annum, embraced the opportunity to have their mortgages

mortgages to 138 in number, and \$631,207 in value. All of our savings banks should charge reasonable prices for their money. This holding out for extreme rates is not the way to minister to the true interests of the depositors, much less is it the way to benefit the city. The reduction of the price of money to ten per cent. by all our savings banks would be of the utmost possible benefit to all classes at present. It would start new buildings and manufactories all over the city, and thus provide much-needed work for the laboring classes, who deposit their money in those banks. The difference of two per cent. per annum on their deposits is of small individual moment to the depositors, compared with the aggregate benefits which would flow to them from having steady work, and an opportunity to increase their capital, which many of them are now compelled to reduce, owing to

want of employment. As a rule, the increase in the real estate mortgages is the opposité of desirable, but at present we are glad to see such increase, inasmuch as the money borrowed is being used, not for speculative purposes, but to erect stores and private dwellings, and for the benefit of our manufacturing interests.

The proposition to cut down Rincon Hill is a good one, provided the property owners interested will pay for it them-selves; but the idea of asking the city to undertake the job is absurd. It is no part of the province of a municipality to engage in real estate or grading speculations. If the city should grade Rincon Hill, why should it not grade Telegraph and Russian Hills also. But, say the advocates of the measure, the city can make money by the operation. We must be allowed to more than doubt this assertion. But, money or no money, the city has no business with the job. All the estimates made, showing how cheaply the hill can be removed, only go to prove that the matter is not one calling for departure from the usual mode of grading. Let the property owners unite and remove the hill. In this way it can be most cheaply and quickly done, and the sooner it is thus done the better.

The Mortgage Tax.

The best that the Legislature is now likely to do about the mortgage tax is to repeal it, without making any provision for the remittal of back taxes. The law is an outrage of the worst kind, but country members think that San Francisco ought to bear more, instead of less, taxation, than it now does. They say the interior counties have submitted to the payment of the tax, and why should not this county? It is true that the interior counties have paid the tax, but their proportion is but a drop in the bucket. The whole shower of the injustice falls on San Francisco, and, unfortunately, it is the poor and not the rich men who feel it most heavily.

Another Exchange for Menlo Park Property. ...

Judge Coon has exchanged his fine residence and the fiftyvara, on the northeast corner of Gough and California streets, for 300 acres of land at Menlo Park. The land is two miles from the railroad depot. Since the exchange was made, \$35,000 have been offered and refused for the Judge's residence here. Two exchanges of city property for land at Menlo Park took place last month. Land at the Park is in increasing demand, at greatly advanced rates.

Public Squares in the Western Addition.

The squares inside of Ninth and north of Market street, occupy one block each only, with one exception; and that even a plaza of limited dimensions may become a great public ornament, and a direct aid to the value of the real estate in its vicinity, Washington and Portsmouth Squares, since they were placed in first-class order, abundantly prove. The public squares of the Western Addition occupy four blocks each, and are therefore just that many times larger than the inside squares. Each of the squares of that locality will aid very much in enhancing the value of the property surrounding them, and if properly taken care of, will be popular places of recreation and enjoyment, especially for women and children.

It may not be generally known that the city's title to the most of the squares of the Western Addition is clouded The holders of the original pre-emption claims there say that the city selected more land for public purposes than the Van Ness Ordinance specified, and that therefore they are entitled to have the overplus restored to them. If these claims are sustained, the result will be a loss of a portion of each of the squares, amounting in some places to three-fourths of the

The city should have this matter settled as quickly as possible. If the adverse claimants to portions of the public squares have no equitable title; the sooner their prete are exploded the better; and if they possess claims which hold good in law, the sooner the city makes a compromise with them the less it will cost her. In any event, let the public squares of the Western Addition be preserved intact, for in a short time they can be made most desirable ornaments to the section that is destined to be the finest private residence portion of San Francisco. We trust the City Attorney will see to it that adverse claims to this city property are not allowed to become stronger through negligence or a want of prosecution on his part.

Value of Kearny Street Property.

Only two sales have ever been made on Kearny street, at over \$1,000 per front foot. Kearny is one of our very best retail business streets. A greater number of pedestrians are to be found walking on it after night than frequent Montgomery street, and its store-keepers do a better business; considering the smaller rents they have to pay; yet \$2,500 to \$3,000 per front foot is asked for property on the best portions of Montgomery street, while, as we have said, but \$1,000 per foot is paid on Kearny street. Property on that street is now selling at cheaper rates than land on any other good business thoroughfare of the city.

A better feeling is noticeable in the lumber trade. The demand for city improvements is fully 100 per cent. greater than it was a month ago. Orders from the country are coming in more freely. The lumber dealers held another meeting last week, and advanced retail prices \$2 per thousand. They are doing all they can to force retail prices up. Rates per cargo remain about the same. Mills in the country continue to run on short time to prevent an overstock of the market, and with present trade the prospects are that prices will continue to advance. We quote ruling prices: Latha in large quantities sell at \$3@\$3.25 per thousand, and retail at \$3.50; Shingles by the quantity, \$2.75; at retail, \$3.50@\$4.

By the Cargo. - Dressed redwood lumber, \$25@\$28 per thousand; rough, \$16@\$18; Puget Sound pine flooring and stepping, \$28; planks for street work, \$15@\$16; assorted kind of lumber; fencing, \$20.

At Retail. — Redwood lumber, dressed, \$35 per thousand: rough, \$20; Puget Sound pine flooring, \$30@\$35; street planks, \$16@\$18; assorted scantling and other building material, \$20; fencing, \$20@\$22.50.

High Prices at Auction.

At a credit auction sale, held by Maurice Dore & Co., on the 29th ult., the lot on the northwest corner of Sanchez and Fifteenth, 30x105 in size, was sold for \$3,750; the southwest corner of Sanchez and Henry, 25x105, for \$1,250, and lots adjoining the above on Sanchez, each 25x105, were sold for \$975 to \$1,500 per lot. These are very high prices, and yet the owner was dissatisfied and refuse I to allow the sale to

CHEAP MISSION PROPERTY.—We have a lot of land, 228x80 in size, on Church street, lying perfectly level, with two corners and the title an U. S. patent, which we will sell very cheap if taken within a fortnight. This lot will be a fortune to its owner five years hence.

Purchase for a New Church.—Dr. Stone's congregation have purchased, for a new church, the lot on the southeast corner of Post and Mason-110 feet on Post by 1371/4 on Mason-for \$35,000. The frame buildings on the property are to be removed. The price paid is a very high one.

WESTERN ADDITION SALE .- The 50-vara on the northwest corner of Sutter and Gough streets was lately sold for \$15,000 —a high price. We bought this lot twelve years ago for \$500.

The 50-vara on the northwest corner of Sutter and Franklin has been sold for \$18,000

SALE ON GEARY, NEAR KEARNY,—The two-story and basement brick dwelling on the north side of Geary, 70½ feet west of Kearny, with the lot 20x62¼ feet in size, was sold last month for \$17,500 to the Humboldt Savings and Loan Society.

Sources of Immigration.

The following table shows the number of Irish and German immigrants who landed in New York during the past eleven

years:		Fram Ger'y.
Y'rs. From Irel'd.		83,451 <
185932,652	98.270(1865)	106,716
1860 15,330	37,899,1866	117,581
186125,784	27,139 1867	101,989
186232,217	27,740 1868	99,605
186391,157	35,002 1869	722,838
186489,399	57,446!	122,000

This interesting table shows that immigration from Ireland is declining. When we consider that the supply from that island is limited to a population of about 6.000,000, while the population of Germany is upwards of 80,000,000, the ratio of the past four years is likely to continue, and the buik-of-foreigners hereafter to come to our shores from Europe, will be from Germany.

---Sale on Bush and Leavenworth.

The two first class residences and lot on the northeast corner of Bush and Leavenworth streets, having a frontage of 45%, feet on Bush, by a depth of 100 feet on Leavenworth, was sold on the 23d ult. for \$20,000.

Sale on Stockton Street.

The three-story brick building, occupied as a furniture store, with the lot, on the east side of Stockton street, 87% feet south of Pacific, 25 feet front, by a depth of 100 feet, was sold on the 21st ult. for \$14,300-\$572 per front foot.

After common mortar is made, add one-fourth of fine unslacked lime, mix and use at once. This is said to be the Roman cement which resists water and becomes as hard as

SPECIAL NOTICE-To. BANKERS. - To let, the corner store now occupied by the Pacific Bank, on the northeast corner of California and Montgomery streets. Apply to David D. Colton, office, No. 16, over the Bank, between 10 and 11 A. M. Possession given on or before May 1st.

GRAY & HAVEN, LAW OFFICE, 420 CALIFORNIA

TO LEASE.-TWELVE UTNDRED ACRES OF THE best quality of ROLLING LAND, situated eight miles below San lose, and near the Gilroy wagon road, and a portion of it within half a of the railroad. The land is well shaded with oak trees, and is theroughly watered with running streams and springs. This land cannot be surpassed as a first-class pasturage for either horses, sheep, or dairy cattle. It is all enclosed with a new, first-class fence. Also, to lease, 1,500 acres adjoining the above tract, suitable for sheep grazing, well watered, but not fenced. Apply to CHARLES D. CARTER, 410 California street, or to JOHN C. PIERCY, owner, Seven-mile House, Monterey Road.

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

PINE HOUSE TO RENT.-THE LARGE PRIVATE Residence, No. 845 Mission street, between Fourth and Fifth streets, containing 18 rooms, finished in superior style; lot 90x160 feet, running through to Minna street. Also, a STABLE and COACH HOUSE on the lot. Apply to CONROY & O'CONNOR, 109 Front street.

F. A. ROULEAU, SEARCHER OF RECORDS, No. 620 WASHINGTON

J. SELIGMAN & CO., BANKERS, No. 412 CALIFOR-• nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

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, 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 to a Expressomee, or any remaine panking noise; 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 np-wards. Office Hours from 9 A. M. to 3 P. M.

PRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Director. Loans made on real estate and other collateral securities at current rates

GERMAN SAVINGS AND LOAN-SOCIETY.—GUARANtee Capital, \$200,000. Office, 513 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 scennities, at current rates of interest. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig. G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, President: Geo. Lette, Secretary: John R. Jarboe, Attorney.

ITAL, \$5,000,000. D. O MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vieuna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Provident on the Main.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at one per cent, interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warchouse Receipts, Bills of Lading, etc. Office hours from 10 A. M. to 3 P. M., dally; Saturday evenings, from 7 to 9 P. M.

LOS ANGELES COUNTY LANDS.

PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim,

SHAFTER, SOUTHÄRDA SEAWELL, ATTORNEYS and COUNSELLORS-AT-LAW. Offices, Nos, 11, 12 and 13 Montgomery Block, San Francisco. The undersigned have entered into partner-ship for the general practice of law. J. McM, Shafter, J. B. Sonthard, J. M. Seawelly: February 15th, 1870.

DACIFIC PIRE AND MARENE INSURANCE COMpany, San Sur Francisco, California.—Capital Stock. \$1,000,000.

Amount in hand in cleess of capital, available to pay losses and dividends. \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona, Hunt, President; WM, Alvord, Vice-President; A. J. Ralston, Secretary; A. Barro, Marine Secretary.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 403 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S., gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac F. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, H. B. Williams. J. B. Scotchler, President; Janez Howes, Vice President dent; E. W. Bounne, Secretary. This company is engaged exclusively in

PIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. 5. w. corner Cantornia and Sansonic Str. Fire, Marine, Harbor and Inland Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin. D. J. STAPLES, President. CHAS. R. BOND, Secretary.

NORTH BRITISH AND MERCANTIA NSUR-ANCE COMPANY, of London and Edinburgh, established in 1802.

Capital \$10,000,0.00. Accumulated and invested funds, March 23d, 1866.
\$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit en single risks, \$100,000. San Francisco Bankers, Messrs, Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. THLINGHAST, General Agent for the Pacific States and Territories. TILLINGHAST, General Agent for the Pacific States and Territories.

IMPERIAL PIRE INSURANCE COMPANY OF LONdon. Established in 1803.—Capital, \$8,000,000.—Losses paid here in cash, immediately on adjustment, in United States Gold Coin. FALK.

NER, BELL & CO., Agents for California, No. 430 California Street. CENTRAL AND WESTERN PACIFIC RAILROADS,

EASTWARD.	Train Daily.	Hofel every Wednesday,	Mail, Sunday excepted.
	8.00 A. M.	S.00 A. M.	4.00 1. 31.
San Francisco,	8.30	.,	- 4,30
Oakland	8.45		4.50 **
San Jose	12.15		8,345 "
Stockton	2.00 P. M.	_ama_am_	10.30 **
SacramentoAr	2,00 1, 30,		Emigrant.
,	0.001 64	2,20 г. м.	4.30 1. 31.
Sacramento	2.21		6.05
Junction	0) (1))		9.15 "
Marysville	4,000		11.45
Colfax	5,50		11.2.
# 15 miles	8.35 **		4,55 m. M.
Reno	1.15 A. M.	1.15 A. 31	
Wadsworth	3.05		2.00 P. M.
Wadsworth	10.75	*. 7. 7. 1	. 2.45 t. M.
Winnennucea	2.05 P. M.		9.37 - "
Argenta	5.10 "		7.15 P. M
Carlin	6.25		9.40
Elko C		7.10 A. M.	1.30 **
Ogden Ar	1.117		
, P	Express	Hotel	Emigrani
	Train	every	and Freigh
WESTWARD.	Daily.	Saturday.	Daily.
	rarry.	Court tracting 1	
13	6.00 P. M.	6.00 P. M.	1.45 P. M
Ogden I.A	9.00 A. M.		4-15- **
E1k0	10.25		S. 181 ***
Carlin	1.10 C. M.	1	7 9
Argenta	4.50 **		
Winnenmeca.	9 10000		
Wadsworth	12.05 A. M.	2.10 A. M.	11.05
Reno.	2.10		m = m1
Cisco	6.40		
. Colfax	9.20		9 00
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Junction	12.15 г. м.		2.211
A	r 1.10 "		0.30
SacramentoA		1	Mail.
		1.30 1. 31.	4,30 A. M
Sacramento,L. Stockton		1,30 1. 31.	4,30 A. 3

7,30 16 77 7,30 P. M. 12,40 " Local Trains."

.Ar 6.50 " 8.25 12.40 r.

		Front	
	8an Filancisco. 6:50 a. % 8:00* 9:00 10:00*	OAKLAND. 5:40 A) M. * 6:55 8:00 9:00	FROM SAN ANTON 5:30 A. M _A 6:45 7:50 9:50
_	11:00 12:00 M.* 2:00 P. M. 3:00*	11:00 12:05 P. 36 2:00	11:55
	4:00 5:15 6:30 11:30	(3:00 4:00 5:10 6:50	2:50 p. M 5:00 6:40
	8AN FRANCISCO 7:15‡ A. M. 9:00† 9:30‡ 11:30† 1:30 v. M _* 4:00 5:15 F. M.	ALAMEDA, 5 (16 A. M. 7 (30) 9 (921) 9 (42) 2 11 (45 † 1 (41 P. M. 4 (11 P. M.	HAYWARD'S. 4:45† A. M. 6:50† 8:15† 9:00† 11:00† 1:00 p. M 3:30 p. M.
	*To Oakland only.	Sundays excepted. Creek Route. FROM	Sundays only.

SAN FRANCISCO. Oaklasd. SAN ANTONIO. 10.00 A. 31. 7,35 A. M. 11,45 -3,00 г.м. 12,00 %. A. N. TOWNE, Gen'l Sup't. T. H. GOODMAN, Gen'l Pass'g'r Agent.

H. F. WILLIAMS.

FENRY F. WILLIAMS & CO., BEAL ESTATE AGENTS.

407 California street, San Francisco. Prompt attention given to all
matters pertaining to Real Estate, such as buying and selling on commis-

sion, negotiating loans, investing capital, and managing estates. Street, in connection with Dam & Gladding, Real Pestate bought and sold, loans negotiated, especial attention given to Renting Houses' an

GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY Street, San Francisco. 27 Real Estate of every description bought

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised gras.

in the annexed list.)

Improved Property. Two-stery cottage, stable and well of good water, lot 27 1/41374. Two-story dwelling, well finished, and lot 25x75, on Tehana near

Touble house and lot on Second Avenue near Sixteenth ... Good house, stable, etc., dog 25x157 by Calltornia near Rolk. House of 12 rooms, and well improved for 60x125, on Howard near

Two-story house and let 25y80, on Bryant near Third. House of S* Reas and lot 25x75, corner Taylor and Pine. Three 1: ack buildings on west safe bearny near Bush. Store and dwelling on Steuert near Mission; well rented ... Three story house and 4, 50-yara lot on Pine near Import 1000 Time house of 12 rocks and lot 25x50, on-Leavenworth near Ency. 1000 Brick building on Stockton near Jackson, renting for \$225 per

Two-story building and lot on Commercial near brumm.

Two large and heautiful dwellings and large lot on Post near-Hyde 1854. Two houses (brick and trainer and lot 16 % v137 %, on Green near Powell:

Handsome residence and large let opposite I nion Square.

House of 8 recoms and lot 25563, on Lafayette Place.

Four buildings and lot 5081373, on Broadway near Stockton... bomble lot covered with brick buildings corner Clay and Battery. Thegant e sidence and lot 25x137 %, on Eddy near Leavenworth Brick building and lot on Geary near Kearny . . .

Unimproved Property.

Pine level lot 100x100 on Hampshire near Twenty-touring Lot 68 '18400 on Stockton near Washington Square; all street in-Magnific in tol 30x87 & corner lifts and Jones.

Level by 45x90, on Fleventh near Mission; street Baproved.....

Three large corner lets on California, Fillmore and Steiner.

Lot 100x160 on Harrison near Third, through to Ferry (or in sub-Lot 65% x137 by, on Greenwich near Hyde.....

50-vara on O'Farrell near Buchanan .. Full Water lot on Beale near Howard.... Let 197 \(\sigma \text{171} \) \(\cdot \) corner Laguna and Breadway. Let 77 \(\sigma \text{2120} \), corner Eddy and Webster. Let 122 \(\sigma \text{201} \), corner Twenty fourth and Shotwell. ... Lot 45 4 x90, corner Howard and Russ; a bargain Lot 130x250, on Guerrero near Twenty-fourth, through to Fair Lot-50x137 b, on Filbert near Leavenworth

Lot 45x68 , to alley on Mason near Chestinit...... Lot 122 \N268, corner Twenty-fourth and Howard... Block opposite Lafayette Square... Three corner lots on Webster, Pine, Fillmore and California..... 50-yara on Fifth near Harrison..... 50-vara corner Turk'and Pierce; streets improved; three frontages 9,30 Lot 25890 on Mission near Sixth Lot 55x120 corner Post and Baker. ... 538 Elegant villa-site corner Hayes and Fillmore, lot 67%, v70, on grade 500

50-yara cerner Turk and Broderick..... Corner lot on Laguna. Lot 45x110 on Fair Oaks near Lighteenth Lot 115x135 corner Noc and Beaver Large lot on Market near Fitth, through to Stevenson. Two corner 50-varas on Hyde, Loughard and Chestnut. Lot 1375; x160, opposite Washington Square.... 50-vara on Greenwich near Jones..... Lot 70x391 corner Valencia and Fourteenth..... Let 50x115, on Market near Sanchez..... adsome lot 56x136, on Clara Avenue near Seventeenth... Lots 29x125, on Noe and Hartford near Ninetcenth, each. Lot 55x110, on Steiner near Hayes. Lot 25x137 5, on Pine near Buchanan. Three corner 50-yarns on Pilbert, Greenwich and Baker . .

Lot 25x90, corner O'Farrell and Buchanau. Lot 275 on Devisadero, 1st on Broadway, and 175 on Vallejo.... Lot 100x100, corner Kentucky and Sola Full block, 48 lots, in O'Neil's Haley Tract. Choice lots in Gift Maps 1, 2, it and 4.

Choice lots in University Homestead, San Mignel Homestead, Excelsion

Homestead, Bernal Homestead, Pleasant View Homestead,

SEMI-ANNUAL DIVIDEND NOTICE. - HIRERNI Savings and Loan Society, Northeast corner of Market and Montgonery streets, January 21th, 1870. At a meeting of the Hoard of Director, held this day, a dividend of ten (10) per cent, per annum was declared for the half year ending the 21st instant, free of Federal tax, payable and after this date.

LDWARD MARTIN, freasure.

DIVIDEND NOTICE. THE GERMAN SAVINGS AN date, a dividend-was declared of 12 per cent, per annum on term and the per cent, per annum on ordinary deposits, tree of Federal Tax, for the six months ending December 31st, 1863, payable on and after Janus, 19, 1860. 17th. Per order. GEO, LETTE, Sec. San Francisco, Jan. 12, 1870.

PRENCH SAVINGS BANK-DIVIDEND NOTICE A dividend of twelve per cent, per annum net, (12 per cent,) upon the operations of the French Savings and Lean Society for the six month ending December 31st, 1869, has, in conformity with the report of the conformity with the report of the conformity with the report of the conformity with the saving set. Committee of Verification appointed by the members of the Society, bed declared by the Board of Administration, at the general meeting held the first. The dividend will she payable on and after the nineteent and the general meeting held the second inst., at the office of the Society, 411 Hush street. GISTAVE MARK

THE REAL ESTATE ASSOCIATES. - INCORPORATE Capital Stock, \$240,000. Buy and sell improved and unimproved business and residence properly frithe city and county of San Franciscon McDonald, Win. Hollis. EDWARD BARRY, President. WM. Hollis. VSceretary and Monager.

Secretary and Manager. JAMES F. CROSETT, REAL ESTATE AGENT, No. 301 Montgomery street, between California and Pine streets, 30

Printed by Joseph Winterburn & Co., 417 Clay street.

Chas A. Carter's Real Estate Circular [SINGLE COPIES, 10 GTS.

ONE-DOLLAR PER YEAR.

Vol. IV.

FOR THE MONTH OF MARCH, 1870.

SALES FOR THE MONTH OF MARCH.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in March, 1870.

Militar		Lanco companies of	
Section.	No. Sales.	Amount.	
fty Varas	62	\$383,142	
ne Hundred Varas	33	131,253	
ty Slip and Water Lots	10	84,600	-
ty Sup and Water Both	3	13,000	
onth Beiten	15	163,687	
otrero	98	242,211	
ission Addition	83	202,601	
estern Addition	26	16,729	
outh San Francisco. omestead Associations	28	98,549	
omestead Associations utside Lands	42	47,005	- Indian
ntside Lands. ax, Blackimail and Skeleton Titles	6 -	1,029	-
	406	\$1,383,806	-

SAN FRANCISCO, April 1st, 1870.

There is little or no change to note in the real estate market since our last issue. The sales effected last month exceeded those of February 67 in number, and \$304,849 in value. The market is entirely tree from excitement, either of depression or of inflation, and prices generally are remarkably firm. We have to except from this rule small lots in the southern and western suburbs, and property on all the numbered streets west of Third and out to Ninth street, especially on Fifth, Seventh and Eighth. We must also except property on Dupont, south of Bush: on Market, west of Fifth: and on Mission, from First to Third. A very decided and just decline has taken place on those streets, and we are glad to be able to obraviele the fact, for prices of land upon them-had been elevated to figures far beyond what the prospects or ruling rents justified. For one sale on those thoroughfares which shows a decline in prices three are made in the city at large, however, at the old, or even advancing rates. During the dullness which has been general over the cities of the United States for the past year real estate-in San Francisco has held its own quite as firmly as that of any city in the Union. A small class of bears find it-to their interest to represent matters otherwise, but they cannot prove their assertions by reference to the bona fide sales which have been placed on record. For reasons elsewhere given, we anticipate no decline in city land, but rather look for an advance. Some may honestly think a decline would be preferable, and in some respects we agree with them; but we are not now dealing with matters of preference or what would be most desirable, but with matters of fact as they are revealed to us by a careful study of the present prospects of the market.

Real Estate Agents and their Dutles. Many persons think that the duties of a real estate agent consist solely in taking an order for the sale of real estate, in putting a board on it, answering the questions of those who may wish to buy, and in finally taking his easily-earned commission when a sale is made. That this impression is a correct one of the majority of the pretended real estate agents of this city we all know to be the fact, but there are a half-dozen real estate agents here whose claims to consideration rest upon a very different basis. When an owner who is desirous of selling comes to them, they can immediately tell him what his land is worth; they know all about its surroundings, and whether the street it fronts on is graded, macadamized and sewered. Their books of reference show all the sales made on the street for years. They usually know all about the general history of the title, and can tell the owner how to set about perfecting a flaw in it, should any exist. When a person comes to their office to inquire about the property, he cannot run it down at random, for, having the sales at hand, they can point to them as a proof that the price asked is not too high. If the buyer wishes to borrow a portion of the purchase money, a reliable agent can tell him where and how to get it. And finally, a good agent will not take a piece of property for sale at double price, and then swear to every person who comes in to inquire about it that it is cheap at that figure.

There is just the same difference between a reliable and experienced real estate agent and one who entered the business yesterday and has no knowledge of it as there is between a good workman and a bad one, between good cloth

and shoddy, between real merit and empty pretension. Those persons who have traded longest in and know most about real estate are always the most willing to employ and pay a good real estate agent, even though they are naturally close in money matters. Such people know his value, and know, too, that he is cheap, even at a high commission.

Montgomery Avenue.

The bill for the opening of this new street was passed by the Legislature last month, and has been signed by the Governor. The avenue commences at the northwest corner-of Washington and Montgomery streets, and is to end in the middle of the block on Bench street, between Leavenworth and Hyde. The opening of this new street was made necessary by the occupation by Chinese and courtesans of the houses on Sacramento, Clay, Washington, Jackson and Pacific, between Kearny and Stockton. The opening of Montgomery avenue will injure store property on Dupont and Stockton from Washington street northward. If anything can wake North Beach up, the opening of this new street

MORTGAGES AND RELEASES.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of March, 1870.

By whom taken or released.		MORTGAGES.		RELEASES.	
19 mm	No.	Amount.	No.	Amount.	
Private Individuals	67	\$384,844	80	-\$388,374	
Hibernia Sav and Loan Society	91	491,050	21	109,350	
Clay St. do. do.	42	105,865		28,550	
French do. do.	-11	60,000	_2	13,565	
German dos do.	. 27	112,550	8	10,154	
Odd Fellows' do	22	46,100	6	~39,700.	
Masonie do.	2	3,600			
Humboldt do.	4	7,500		*	
Building and Loan Society	15	37,450	19	20,784	
San Francisco Savings Union.	-17	25,200	5	27,650	
Pacific Insurance Company	. 2	12,500			
Fireman's Fund do.	2	8,500	2	25,000	
Union do.	1	3,000	1	17,000	
Occidental do	2	6,500	1	2,100	
Farmers' and Mechanics' Bank	_ 1	12,000	1	2,000	
City B'k of S. L. and Discount			3	1,225	

Totals..... 296 1,316,659 158 \$685,452

As we anticipated in our last issue, the reduction of the rate of interest to ten per cent. by the leading savings bank ot the city, caused a strong demand for money on the part of borrowers last month, the most of whom intend to use the horrowed funds in erecting improvements upon their now vucant land. The Hibernia Bank loaned only \$53,350 in February, while it let \$491,050 in March-nearly one-half of the entire amount loaned in the city. In addition to new borrowers, many parties who had been paying 12 to 15 per cent. per annum, embraced the opportunity to have their mortgages released at one bank and renewed at the other, which is loaning at ten per cent.

The releases were also large last month. The deduction of the amount of them from the mortgage table reduces the mortgages to 138 in number, and \$631,207 in value.

All of our savings banks should charge reasonable prices for their money. This holding out for extreme rates is not the way to minister to the true interests of the depositors, much less is it the way to benefit the city. The reduction of the price of money to ten per cent, by all our savings banks would be of the utmost possible benefit to all classes at present. It would start new buildings and manufactories all over the city, and thus provide much-needed work for the laboring classes, who deposit their money in those banks. The difference of two per cent. per annum on their deposits is of small individual moment to the depositors, compared with the aggregate benefits which would flow to them from having steady work, and an opportunity to increase their capital, which many of them are now compelled to reduce, owing to

want of employment. As a rule, the increase in the real estate mortgages is the opposite of desirable, but at present we are glad to see such increase, inasmuch as the money borrowed is being used, not for speculative purposes, but to erect stores and private dwellings, and for the benefit of our manufacturing interests.

Bincon Hill. The proposition to cut down Rincon Hill is a good one, provided the property owners interested will pay for it them-selves; but the idea of asking the city to undertake the job is absurd. It is no part of the province of a municipality to engage in real estate or grading speculations. If the city should grade Rincon Hill, why should it not grade Telegraph and Russian Hills also. But, say the advocates of the measure, the city can make money by the operation. We must be allowed to more than doubt this assertion. But, money or no money, the city has no business with the job. All the estimates made, showing how cheaply the hill can be removed, only go to prove that the matter is not one calling for departure from the usual mode of grading. Let the property owners unite and remove the hill. In this way it can be most cheaply and quickly done, and the sooner it is thus done the better.

The Mortgage Tax.

The best that the Legislature is now likely to do about the mortgage tax is to repeal it, without making any provision for the remittal of back taxes. The law is an outrage of the worst kind, but country members think that San Francisco ought to bear more, instead of less, taxation, than it now does. They say the interior counties have submitted to the payment of the tax, and why should not this county? It is true that the interior counties have paid the tax, but their proportion is but a drop in the bucket. The whole shower of the injustice falls on San Francisco, and, unfortunately, it is the poor and not the rich men who feel it most heavily.

Another Exchange for Menlo Park Property.

Judge Coon has exchanged his fine residence and the fiftyvara, on the northeast corner of Gough and California streets; for 300 acres of land at Meulo Park. The land is two miles from the railroad depot. Since the exchange was made, \$35,000 have been offered and refused for the Judge's residence here. Two exchanges of city property for land at Menlo Park took place last month. Land at the Park is in increasing demand, at greatly advanced rates.

Public Squares In the Western Addition.

The squares inside of Ninth and north of Market street, occupy one block each only, with one exception; and that even a plaza of limited dimensions may become a great public ornament, and a direct aid to the value of the real estate in its vicinity. Washington and Portsmouth Squares, since they were placed in first-class order, abundantly prove. The public squares of the Western Addition, occupy four blocks each, and are therefore just that many times larger than the inside squares. Each of the squares of that locality will aid

No. 5.

very much in enhancing the value of the property surrounding them, and if properly taken care of, will be popular places of recreation and enjoyment, especially for women and children. It may not be generally known that the city's title to the most of the squares of the Western Addition is clouded. The holders of the original pre-emption claims there say that the city selected more land for public purposes than the Van Ness Ordinance specified, and that therefore they are entitled to have the overplus restored to them. If these claims are sustained, the result will be a loss of a portion of each of the squares, amounting in some places to three-fourths of the

The city should have this matter settled as quickly as possible. If the adverse claimants to portions of the public squares have no equitable title, the sooner their pretensions are exploded the better; and if they possess claims which hold good in law, the sooner the city makes a compromise with them the less it will cost her. In any event, let the public squares of the Western Addition be preserved intact, for in a short time they can be made most desirable ornaments to the section that is destined to be the finest private residence portion of San Francisco. We trust the City Attorney will see to it that adverse claims to this city property are not allowed to become stronger through negligence or a want of prosecution on his part:

Value of Kearny Street Property. Only two sales have ever been made on Kearny street, at over \$1,000 per front foot. Kearny is one of our very best retail business streets. A greater number of pedestrians are to be found walking on it after night than frequent Montgomery street, and its store-keepers do a better business, considering the smaller rents they have to pay; yet \$2,500 to \$3,000 per front foot is asked for property on the best portions of Montgomery street, while, as we have said, but \$1,000 per foot is paid on Kearny street. Property on that street is now selling at cheaper rates than land on any other good business thoroughfare of the city.

The Lumber Market. A better feeling is noticeable in the lumber trade. The demand for city improvements is fully 100 per cent. greater than it was a month ago. Orders from the country are coming in more freely. The lumber dealers held another meeting last week, and advanced retail prices \$2 per thousand. They are doing all they can to force retail prices up. Rates per cargo remain about the same. Mills in the country continue to run on short time to prevent an overstock of the market, and with present trade the prospects are that prices will continue to advance. We quote ruling prices: Laths in large quantities sell at \$3(a\$3.25 per thousand, and retail at \$3.50; Shingles by the quantity, \$2.75; at retail, \$3.50@\$4.

By the Cargo. - Dressed redwood lumber, \$25@\$28 per thousand; rough, \$16@\$18; Puget Sound pine flooring and stepping, \$28; planks for street work, \$15@\$16; assorted scantling and other building material, \$16, depending upon kind of lumber; fencing, \$20.

At Retail. — Redwood lumber, dressed, \$35 per thousand: ough, \$20; Puget Sound pine flooring, \$30@\$35; street planks, \$16@\$18; assorted scantling and other building material, \$20; tencing, \$20@\$22.50.

High Prices at Auction.

At a credit nuction sale, held by Maurice Dore & Co., on the 29th ult., the lot on the northwest corner of Sanchez and Fifteenth, 30x105 in size, was sold for \$3,750; the southwest corner of Sanchez and Henry, 25x105, for \$1,250, and lots adjoining the above on Sanchez, each 25x105, were sold for \$975 to \$1,500 per lot. These are very high prices, and yet the owner was dissatisfied and refuse 1 to allow the sale to

CHEAP MISSION PROPERTY.—We have a lot of land, 228x80 in size, on Church street, lying perfectly level, with two corners and the title an U. S. patent, which we will sell very cheap if taken within a fortnight. This lot will be a fortune to its owner five years hence.

PUNCHASE FOR A NEW CHURCH. - Dr. Stone's congregation have purchased, for a new church, the lot on the southeast corner of Post and Mason-110 feet on Post by 1371/2 on Mason-for \$35,000. The frame buildings on the property are to be removed. The price paid is a very high one.

WESTERN ADDITION SALE. -The 50-vara on the northwest corner of Sutter and Gough streets was lately sold for \$15,000 -a high price. We bought this lot twelve years ago for \$500. The 50-vara on the northwest corner of Sutter and Franklin has been sold for \$18,000

SALE ON GEARY, NEAR KEARNY.—The two-story and basement brick dwelling on the north side of Geary, 70% feet west of Kearny, with the lot 20x62% feet in size, was sold last month for \$17,500 to the Humboldt Savings and Loan Society.

STREETS OF THE CITY, FROM FEBRUARY 26th TILL MARCH 25th, INCLUSIVE.

[Nore.-In about three cases out of every five there are houses upon erty 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.

Mortin of Made and the b	- 1
East side Front, 25% feet south of Washington, south 55%x120,	no otth
G. Al and some Koomer and Juckson South 13/26X11V	20,000
The stand of Townson to foot courts of Washington, South toward attent	10,300
The Howall Of L foot nowth of Valleto, horth waves a	4,300
Conthwest corner Mason and Vanderwater Detween Flancisco and	
	1,500
The state Tomon RE foot nowth Of SHILLER, HOFLII DUADO MARROWS	4,250
Was a state of the	7,000
THE A STATE OF THE PROPERTY OF THE PARTY OF	
sold October, 1867, for \$4,300; January, 1870, for \$6,000; now	
	6,000
North side Lombard, 97% feet east of Mason, east 40x137%	3,775
North side Compard, 57% feet east of Dupont, east 19% x64%, with	
L in rear 6x7%	3,000
Northeast corner Broadway and Hyde, east 50x67 3	3,500
Northeast corner Broadway and Hyde, east 30x137 South side Jackson, 107% feet east of Mason, east 30x137	15,000
South side Jackson, 107% feet east of Mason, east of Spofford Alley (between	
South side Washington, 20 feet east of Spofford Alley (between Dupont and Stockton) east 20x36%	4,000
Dupont and Stockton) east 20x3073 West 40x55	13,500
North side Commercial, 41 11-12 feet west of Kearny, west 40x55	,
North side Commercial, 11 feet east of Hyde, east 27%x137%; sold	-2,500
December, 1869, for \$2,100; now-resold for	
at it -la- California 100 L foot west of fivile, west available to	
	4,500
1000 for \$1 950; now regold for	6,500
No. 11 - 124 compos Dine and Taylor, West 25x10	33.000
as is all Death 1971/ foot oast of Satisonic, Cast ZUACU	33,000
Canal sounds Guttow and Jones Past 40x123 [tills Dioperty was	
not gold for eash, but was exchanged for blento I ark prop-	04 000
4.4	24,000
North alle Court 00 k feet west of Dilbont, West 22x00	9,000
No. 1 and mark 97 L foot oast of Leavenworth, cast buso 23; buso	
Town 1000 for \$6 7100 now regula illi	10,000
Couth cide Turk 97 k feet west of Leavenworth, west 2010: 79	2,200
Southwest corner Turk and Leavenworth, west 37 1/2 x87 1/2	6,300

Southwest corner Turk and Leavenworth, west 37 1/2 x87 1/2.... South of Market and East of Ninth. West side Sixth, 274 feet south of Howard, south 51x80, with lot in ear on Harriet street, 75x75; sold March, 1869, for \$30,000: Gordon street in the rear; sold Sentember, 1867, for \$1,050; January, 1868, for \$1,200; September, 1868, for \$2,000; December, 1869, for \$2,500; now resold for..... North side Folsom, 80 feet east of Third, east 25x160, less L in rear

North side Harrison, 55 feet east of Fourth, east 50x75; half of this ot was sold in October last for \$3,000; the whole now sold South side Harrison, 225 feet east of Eighth, southwest 25x75... east corner Berry and Seventh; east 45%x120; also, south

side Berry, 137 1/2 feet west of Sixth, west 45 1/4 x120..... Mission Addition and Beyond.

South corner Twelfth and Howard, southwest 100x8714; sold July, South side Thirteenih, 50 feet east of Guerrero, east 30x80; sold-October, 1869, for \$1,200; now sold for .. North side Twenty-fourth, 50 feet east of Treat Avenue, east 47 % North side Twenty-fourth, 75 feet east of Vicksburg, east 25x114...

East side Valencia, 130 feet south of Twenty-fifth, south 65x117 1/2. West side Shotwell, 150 feet north of Sixteenth, north 52x120... West side Harrison, 220 feet south of Twentieth, south 75x245, to
Treat Avenue, on which it also fronts 75 feet....
East side Columbia, 132 feet south of Twenty-fourth, south 50x100. West side Columbia, 195 feet north of Twepty-sixth, north 25x100; lot sold March, 1869, for \$800..... West side York, 130 feet south of Twenty, fourth, south 26x100 . East side Guerrero, 77 % feet south of Twentieth, south 25x100...

West side Chattanooga, 125 feet north of Twenty-fourth, north Northwest corner Sanchez and Nineteenth, north 26 1 x105; sold

north 25x120; sold June, 1869, for \$3,300; now resold for... Western 'Addition.

East side Polk, 77% feet north of Sacramento, north 50x137%. East side Polk, 127% feet north of Jackson, south 30%x47%. Southwest corner Van Ness Avenue and Eilis, south 70x109%; sold March, 1868, for \$10,250; now resold for

Southwest corner Buchanan and O'Farrell, south 25x90..... East side Webster, 55 feet south of California, south 82½x81¼; sold July, 1869, for \$2,000; now resold for.... East side Fillmore, 82% feet north of Post, north 55x93; sold March, 1869, for \$2,060; now resold for.
West side Devisadero, 137% feet south of Geary, south 50x80.... South side Clay, 102% feet cast of Polk, east 28x127%; lot sold November, 1868, for \$1,500; property now sold for. North side Sacramento, 80 feet west of Van Ness Avenue, west 57%x127%..... North side Pine, 137% feet west of Buchanan, west 68%x137%.... South side Pine, 15614 feet west of Webster, west 25x12714; lot sold November, 1867, for \$325; house and lot now sold for South side Pine, 106% feet east of Fillmore, east 25x137%

South side Sutter, 27 % feet west of Octavia, west 27 % x120. . South side Sutter, 29 1-12 feet east of Laguna, east 58x95.. North side Ellis, 210 feet west of Larkin, west 30x120 North side Eddy, 110 feet east of Steiner, east 27 137 13... North side Tyler, 137 % feet east of Polk, east 57 %x110 . . North side Fulton, 110 feet west of Franklin, west 27 %x120... North side Fulton, 55 feet west of Webster, west 82 1100 South side Hayes, 140 feet west of Gough, west 35x120. North side Page, 192% feet west of Gough, west 55x120.

North side Page, 192% feet west of Gough, west 55x120; sold March, 1969, for \$8,500; now resold for same price.

Northwest corner Page and Pierce, west 412%x275, being block 438 Western Addition, bounded by Page, Oak, Pierce and Scott. 21,000

Miscellaneous Sales West side Jasper Lane (between Dupont and Stockton), 87% feet south of Filbert, south 50x60...South side Jessie, 275 feet west of Fourth, west 22% x70...East side Hampton Place (between Second and Third), 254 % feet south of Folsoni, south 20 % x55..... Lots 151, 152 and 153, Cobb Tract

Lots 151, 152 and 153, Cobb Tract.

Lots 21 and 23, Academy Tract.

Lots 34 and 35, block 294, Haley Tract.

West side Midway (between Dupont and Stockton), 68% feet north of Francisco, north 45% x91%.

North side Everett, 450 feet west of Eighth, west 25x80.

Lot 1, Block 325, South San Francisco.

West side St. Mary's Place (between Dupont and Kearny), 137%

feet south of California, south 27%, west 67, north 26%, east 26%, north %, east 28%.
Lots 584, 586 and 588, Gift Map 3....

SALES RECORDED ON ALL THE PRINCIPAL East side Chatham Place (between Dupont and Stockton), 65 feet north of Bush, north 25x60... East side Jersey, 175 feet north of Butte, north 25x100...

Northwest corner Amazon and Paris, north 103 4, west 200, south
12434, southeast 200.

Lot 18, block 19, Fairmount Tract. North side Shipley, 250 feet east of Ninth, east 25x75..... Lots 44 and 45, block 293, Haley & O'Neil Tract.... Southeast corner Naples and Japan Avenue, south 450, east 100, Lot 4, block 100, University Mound.... East-side Gilbert, 155 feet north of Brannan, north 25x80...

East side Washington Place (between Kearny and Dupont), 8t feet north of Washington, north 19x30, and north 31x63--50 teet front in all... Lots 46 and 48, and portion of 44, Tiffany & Dean Map. Blocks 43, 49 and 65, and fractional blocks 73 and 80, University MoundLots 177 and 178, Gift Map 3.....

Lots 177 and 178, Gift Map 3.... Lot 14, block Q, Eureka Homestead; also, undivided 14 portion Seaf Rock Ranch.
Lots 853 to 858 inclusive, Gift Map 2. Lots 117 and 120 to 126 inclusive, Cobb Tract.

South side Natoma, 100 feet east of Ninth, east 25x75.

Lots 11 and 38, block 5, People's Homestead Association, Tract A.

Lots 1,360, 1,362 and 1,364, Gift Map 2.

Lots 1,360, 1,362 and 1,364 by the continue of the contin

Southwest side Fourteenth Avenue, 50 feet northwest of H, northwest 25x100; also, south corner Fourteenth Avenue and 1, southwest 200, southeast 75, northeast 100, northwest 50, northeast 100, northwest 25, South San Francisco..... Lots 1, 2, 3, 8, 9 and 10, Block 2, Belle Roche City. North side Minna, 225 feet west of Eighth, west 25x80. .. Lot's, Block 45, Excelsior Homestead ...

To Real Estate Buyers.

In our opinion, the present is as favorable a time for real estate-investment as will eyer be known here. Lots can be purchased reasonably and money is plenty, so that a buyer can borrow if he is not in a position to pay all cash. If he wishes to build, be can borrow at ten per cent. per annum, with every advantage in his favor of cheap land, cheaper labor and a large demand for houses. There is a rule in the stock market, which is said to be the only safe one in it, and that is to truy when there is a rush of sellers, and to sell when the buyers preponderate. A year ago the real estate market was flooded with buyers, but now the sellers are in the majority, consequently the buyers have the advantage, and they should immediately reap the brief benefit placed within their reach, by investing freely. We say brief benefit, because we feel nite certain that there is not now the slightest probability of a fall in real estate. A fall might have occurred if abundant rain had not fallen; but enough having descended to make good crops a reasonable certainty, the times must improve. The fact that the Pacific Railroad is already bringing large numbers of immigrants to us, that money is plenty and cheap, and that the extension of railroads is progressing with unexampled rapidity, while mining and other enterprises for the development of the State are making satisfactory progress, are also in our favor. There is therefore every reason to expect an advance in the real estate market, and consequently the sooner buyers take advantage of the present dullness, the more they will minister to their own interests.

The following were the most prominent leases recorded from March 1st to 25th, inclusive: The property on the southeast corner of Folsom and Main streets, 451/2 front on Folsom by 100 on Main, for five years, at \$70 per month for the first two years, and \$75 per month for the last three years.-South side Mission, 117 feet west of Second, 20x80 in size, for twenty years, at \$100 per month for the first ten years, and \$200 per month for the rest of the term .- The store in Gailhard's building, on the south side of Pine street, above Kearny, for two years, at \$150 per month.-The two-story brick warehouse on the southwest corner of Battery and Broadway, with the lot fronting 70 feet on Battery by 1371, feet on Broadway, for five years at \$700 per month. This property was sold in November, 1868, for \$80,000.—The store No. 623 Pacific street, for four years at \$125 per month.-The property on the south corner of Fifth and Natoma, fronting 30 feet on Fifth by 75. on Natoma, for five years at \$100 per month.—The property on the south side of Folsom, 75 feet west of Fourth, 100x90,

No. 1436 Stockton street, for three-years at \$50 per month.

Large Sale on Kearny Street. The one-story store and basement brick building, on the southeast corner of Kearny and Jackson streets, fronting 1371/ feet on Kearny by 110 feet on Jackson street, was sold early last month for \$120,000. Gibb Alley and Maiden Lane give a rear entrance to the center of the property. The building rents, we are informed, for \$1,500 per month. It was crected in the most substantial manner, and with the future view of adding two or more stories to it. A pretended sale of this property was made in October last, the ostensible consideration being \$150,000. The late sale was the only real one, however. It is probable that the additional stories will soon be added to the building.

for five years and nine months at \$125 per month.-The store

Hard Times in New York. In a private letter received from a gentleman who has resided and done business in New York for twenty years, the statement is made that times have not been as hard there during the period named. One hundred thousand men are out of employment. Many persons leave California in disgust for New York. A very short dose of the latter place is always enough, however. Sometimes it takes only a week to effect a cure, and it is a difficult case which does not yield in one or two months. A trip East is the best plan we know of to make a man a Californian for life.

The Peace River Mines Humbug.

Great exertions were made last month, by parties interested in seeing a rush of Californians to the Peace River mines, to have the press here publish their exaggerated statements." We expressed the belief in our last issue that the pretended discoveries at Peace River were simply a dodge to induce outside immigration to Victoria and British Columbia. What has appeared in print since has completely convinced us of the correctness of our first remarks. Those who do not wish to be sold, will let Peace River and its mines severely alone.

The New Street Assessment Bill-Important to Proerty Owners,

The bill introduced in the Legislature by Mr. Napl completely revolutionizes our system of street work. It vents the Board of Supervisors from ordering street work done nutil a notice of intention has been published in a morning and evening paper for five days, as well as in the official paper, which heretofore was the only sheet in which notice was given. The old trick of having street work done for the efit of contractors, and frequently without the knowlede much less the consent, of property owners, is done away w by the new bill. It prohibits, the Supervisors from even no ishing a resolution of intention to order street work denemin majority of the property owners interested petition ferit

Before giving out contracts, the Board must invite the fall est competition of bids, by publicly advertising and posting intention to let the work. All bids are to be made in gold coi Each bidder for any kind of street work must accompany hi bid by a certified check for \$500. If he fails to carry out his contract, the amount; named is to be forfeited and isto cotoff credit of the Street Fund. This proviso will put a stop to dum. my bids, which those making them never intended to per form, their only object being to get the contract awarded them, and then sell it out. Property owners are allowed to take contracts for the performance of work on their streets i they desire to do so. The bill requires each person taking contract to give a suitable bond for the faithful performance the work. The Street Superintendent is to make the asset ment for all work performed, after which he is required to on ten days' notice that he has made the assessment, giving the name of each owner and the amount assessed against him Within that time the owners may present objections to the work, if it has not been faithfully performed. - If the Street Superintendent refuses to net justly in the matter, the objectors may appeal to the Board of Supervisors, whose decision shall be final.

After all objections are disposed of, it is made the dutyd the Superintendent to record the assessment for the von done, and to hand a copy of it to the Tax Collector. The lat ter publishes the fact that such assessment has been delivered to him, and calls upon those who are liable to pay up within thirty days. All moneys paid to the Tax Collector are tob handed over to the City Treasurer, and are then paid to be contractor who did the work. All assessments due for work done, which are not collected within the thirty days, are by the Tax Collector to be handed over to the City Attorney, who is required to sue the delinquents. The expenses of such suit and the fees allowed to the City Attorney for his services as to be charged to the delinquents, and are to be payable only when the money is collected. The delinquents have a right to defend themselves against judgment, either on the ground the the Supervisors had no right to order the work, that fred exists in the assessment or in the manner of the performance

The mode of collecting street assessments, is by this bil made much the same as in the case of other municipal tass but the plan of dealing with delinquents is different. In an case where the Supreme Court, on appeal, shall decide the street contract is invalid, although the work has been falfully performed by the contractor, and is invalid through m act or fraud of his, the bill requires that the contractor shall be paid for his work out of the Street Department Fund. This provision saddles the city with habilities with which it has no ness whatever. In fact, it compels the city treasury to become responsible for the legality of every contract in which a street contractor may engage. We may rest assured that the treasury will be fleeced by this clause, which should be stricks out as quickly as possible.

The rest of the bill seems to be a decided improvement the old mode of doing street work. This is particularly true of those portions of it which require a majority of the propert owners to petition ere any work is ordered; the making contracts in gold coin; the ruling out of irresponsible adverturers, under the clause which calls for a certified check for \$500, and the opportunity given to property owners to defeat collusion between the contractor and Street Superintende

in the acceptance of bad work. The bill gives street contractors assurance that they will g all their money when they have performed their work hos estly. Heretofore they have always added twenty to twenty five per cent. to the amount of their contracts, as a prevision against a certain class who never pay for street work if the can evade it by a lawsuit, and for loss of interest on bills which they were kept running after for months. The newler will give us cheap and better street work, but the city shoul

notebe saddled with the payment of defective contracts. The author of the above bill has strong hopes that it will vet pass. We doubt it. The subject is a most important one, however, and therefore we give a full abstract of the bill.

Unclaimed Deposits in Savings Banks.

The sayings banks of New York city contain between \$50,000,000 and \$60,000,000 of unclaimed deposits. It would be very interesting to know what amount of unclaimed depos its are held by the savings banks of this city. The propo must be much larger here than in any part of the Atlanti States, for the number of single men who have no friends the State is greater in California, according to the population, than in any State of the Union.

Property on Fifth Avenue.

The first-class house and lot on the west side of Fifth Avenue, 27 feet north of Forty-sixth street, 18 feet and 4 inches front only, by a depth of 76 feet, was sold last month t \$50,000-\$2,711 per front foot. The lot on the northes corner of Fifth Avenue and Sixty-fifth street, 75 feet on Fifth Avenue by 100 feet on Sixty-fifth street, was sold in February last for \$87,500—\$1,16634 per front foot. And yet they say that real estate is falling in New York. If the above are reduced prices, where will we find high ones?

What Lotta Owns.

Lotta, the actress, owns a fine stock-farm near New Bed -Massachusetts. She also owns city-lots on Turk and Hyd streets here, for which she paid \$12,500 last fall.

The Prices of Lots in New York and San Francisco.

Lots 25x100 in slze were lately sold on One Hundred and Thirty-second street, near Sixth Avenue, New York, for \$3,500 The locality named is eight miles from the city hall Lots 25x100 can still be purchased on the main streets of San Francisco, only two to two and a half miles from the city hall, for \$1,000 to \$1,200 each. A working man or clerk in this city receives much better wages, and can live as cheaply here as he can in New York. If he is prudent and industrious, he as ne can in red in two years to buy a well-located one thousand dollar homestead lot—a lot which he could not buy in as convenient a location in New York for less than ten to fifteen thousand dollars. Will those who talk about real estate inflathousand donates. facts. We know that real estate in New York, with its million inhabitants, ought to be, as it is, much higher priced than it is in San Francisco. But is this fact any consolation to the man of small means there, or does it in the least lessen his natural desire to have a home of his own? We think not Indeed, the fact that New York is a great city, lessens the poor man's comfort and chances for progress in life there. There are so many tenants who are compelled to rent poor and dirty houses at high rents, and so many competitors to take positions in which the work is very hard, the hours very long, and the pay very poor, that the working man, with his family depending on him, dare not have the independence that he has here. To a certain extent, the employé rules his landlord and employer here; but in New York both rule him; and they rule him, too, in many cases, because of the competition mentioned; with a rod of iron.

A Chance to Reduce the Rate of Interest.

Those who are paying 12 to 15 per cent, per annum for money, have now an opportunity to reduce the rate two per cent. The Hibernia Bank is loaning money at ten per cent, even on sums as low as one thousand dollars. Those who are paving a larger sum than this can apply at that bank, and thus reduce their monthly interest charges. Several parties pursued this course last month. One of them had been paying 12 per cent, to a foreign bank, on a loan of \$50,000. He borrowed of the society mentioned at ten per cent., paid up his first loan, and thus saves \$83 per month-quite an important item these times. None of the societies ought to charge more than ten per cent. per unnum, but the majority of them cling to high rates. To get these rates now, they are compelled to loan more than a safe proportion upon the property mortgaged to them, and thus take greater risks than they should with their depositors' capital.

Anxious for a Speech.

"Prisoner, have you anything to say before the sentence of the law, that you be hanged, be carried into effect?" Such was the question addressed to a criminal about to be swung off in a wild western town. The prisoner had nothing to say, in which he was wise. A real estate agent of the period, however, whose office was in his hat, forced himself to the front and up the steps of the scaffold, and, jointly addressing the criminal and sheriff, submitted: "That if the gentlemen will vield the platform for a few minutes I would like to make a few remarks upon the cheap homestead lots I am now offering

A Chance for San Francisco yet. The San Francisco correspondent of the Sacramento Union, who has been drawing blue pictures of the trade and finances of this city for the past year or more, at length admits that business is reviving; that money is abundant; that Eastern capital is coming here, and that home manufactured articles are preferable to Eastern shoddy. Heretofore he has pictured San-Francisco as being constantly on the verge of bankruptcy; now he changes his tune, and calls the Pacific coast "these radiant shores." This is the first gleam of sense that has appeared in the correspondence noted for years.

Needs Repairing.

Stockton street, between Greenwich and Lombard, is in an almost impassable condition. The street is made up of odd patches and shreds of worn out planking, and is partly macadamized and partly cobbled. First-class facilities are there offered for breaking buggies, laming horses, and causing upsets. In wet weather the street becomes a "slough of despond," anything but productive of Christian expressions from those who get into it.

State-Labor-Exchange.

A State Labor Exchange, similar to that which has been in operation in this city for the past two years, has been opened at Sacramento. The object—and it is a very good one—is to supply employers with laborers, and laborers, especially those arriving on the Pacific Railroad, with work free of charge. The only unhealthy feature of the project, that we can see, is that the names of one or two notorious politicians appear among the list of managers.

Value of Sacramento.

The city assessor of Sacramento reports the present value of that city and improvements to be \$5,183,062; value of personal property, \$3,787,838; total, \$8,970,900. The valuations last year were: Land and improvements, \$4,860,357; personal property, \$3,364,271; total, \$8,324,628. Increase for the present year, \$746,272.

CORRECTION. -In the last issue of the CIRCULAR, George Treat's name appeared among those outside land owners who have been endeavoring to evade the payment of the outside land tax. This was an error. Mr. Treat is not among those who oppose the outside land tax. He desires, like all good citizens, to see the settlement of outside titles confirmed, and this we all know can best be accomplished by prompt payment of the tax.

THERE are said to be but thirty thousand land holders in Great Britain—one to every one thousand of her population. No wonder British poor-houses are numerous.

The Outside Lands-Judge Dwinelle's Decision

Those outside land owners who have been resisting the payment of the Outside Land Tax, applied in February last for an injunction in the Fifteenth District Court, to restrain the tax collector from selling their land for delinquent taxes. They set forth a long variety of reasons why the Court should grant the injunction, the chief one of which was that a majority of the Outside Land Committee of the Board of Supervisors (Charles H. Stanyan, A. J. Shrader, and Dr. R. B. Cole) fraudulently planned the outside land map, and made valuations and assessments for bribes of land and money; that they own much of said outside land so valued and assessed, which is held by sundry persons for them, in secret trust. That by reason of the said frauds and the acts, orders and resolution passed in pursuance thereof, the lands belonging to the plaintiffs are subjected to a fraudulent, unjust and illegal assessment, under color of tax. Judge Dwinelle, in answer to the application, stated that the truth or falsity of the above and other charges had nothing to-do with the matter at issue Congress donated the outside lands to the city, under such rules and reservations as our State Legislature might prescribe. The Legislature prescribed the rules and authorized the Board of Supervisors to carry them out, which the Board by its Committee did. The Court held that the outside land claim ants have no title whatever, except what they derive under the Act of Congress and the Act of our Legislature. To acquire a title they must-pay the outside land tax and get a deed from the city. The sought-for-injunction was therefore refused. This is the whole matter in a nutshell. We have always expressed the opinion that those who resisted the payment of the ontside land tax would finally discover that their resistance was useless; and this decision is pretty conclusive evidence in support of our view of the case. The tax must be paid, else the delinquents will lose all claim to the lands. That the reservations were badly made, we fully believe; but this is a matter that cannot now be re-opened. If a past ring acted dishonestly, would not the present ring in the Board of Supervisors act just as badly?

The Outside Land Sale Postponed.

The delinquent tax sale of outside lands has not ve taken place, but will come off some time this month. The Legislature lately passed an-Act, ratifying and making legal all the actions of the city officials in relation to outside and matters. Without this ratification, some legal technicality might have been sprung hereafter, by which the acts of our city officials would perhaps have been shown to be irregular and invalid. The Act gives delinquent outside land taxpayers the right of redemption-a right which it was pre-

viously asserted they would not possess.

The Evening Bulletin says on this subject: There is one great justice about the law lately passed. Instead of authorizing he Tax Collector to sell the smallest possible quantity of each lelinquent owner's ground, it requires that all the land he owns shall be sold. The sum remaining over and above the amount of the tax, is not then to be handed to him, but must be paid into the city treasury. The unfortunate delinquent has the right of redemption for one year, but he must pay 25 per cent. extra on the full sum for which his property was sold, which will amount to 300 to 500 per cent. penalty on his

original assessment. The tax collector does not think that the law lately passed will bear such harsh construction. He intends to have legal advice on the subject, and says that in any event he intends to conduct the sale of the delinquent outside lands precisely as after tax sales are conducted. He will sell only the smallest possible quantity of each delinquent's land that will suffice to pay his tax and added expenses. Delinquents will have 12 months to redeem, and will then have to pay only 25 per cent. penalty.

Increase of the China Mali Service.

The Postal Committee of the U.S. Senate have agreed to increase the present subsidy (\$500,000 per annum) to the Pacific Mail Company, to \$1,000,000, in consideration of the present mail service between San Francisco and China and Japan being made fortnightly instead of monthly, as heretofore. This is a most commendable movement. It will aid the trade of this city and coast, will be a decided benefit to the Pacific Railroad, and will enable the Pacific Mail Company to compete even more successfully in the future than it has in the past with its English and French rivals in oriental waters. The East is now the only place on the globe, we believe, where American vessels are successfully competing with English steamers. The Pacific Mail Company have now almost exclusive possession of the freight and passenger traffic of all the Southern Open Ports of Japan, between Yokohama and Shanghai. The P. and O. Company have been driven off this route completely, which they had formerly a monopoly of. The Pacific Mail Company run four steamers per month, while under the old English rule but two ran." Englishmen, with all their prejudice, will not travel on their own narrow and badlyventilated screw steamers, after once making a passage on the magnificent Pacific Mail boats. The Japanese also patronize the American line, even where steamers of their own princes are competing with it, and when by doing so they run the risk of severe punishment.

CHINESE REAL ESTATE OWNERS -- A CORRECTION .- The New York Herald lately stated that one-tenth of the real estate of San Francisco was owned by Chinamen. The truth however is they do not own more than fifty pieces of property here. Less than a dozen real estate sales have been made to, them for the past three years, and of these the most were recorded within four months. ----

SALE OF WESTERN ADDITION BLOCK.-Block 438, bounded by Page, Oak, Pierce and Scott, was sold on the 15th ult. for \$21,000. This is at the rate of about \$2,850 for the two middle fifty-varas, and \$3,825 for the four corners. The block is west of the ridge which has its crown at Steiner street, and has a downward slope westerly.

Montgomery Avenue and the Extension of Street

The North Beach and Mission Railroad cars will run on Montgomery avenue, when the latter thoroughfare is opened. The avenue will intersect Bay street between Leavenworth and Hyde streets. Bay street has the advantage of an easy grade, and it is proposed to increase its width, which is now 6834 feet, to 80 feet; to have the North Beach cars run on it from-Montgomery avenue to Van Ness Avenue, and thence to run southerly along the latter avenue to Greenwich street, which also has an easy grade. The intention is to increase the width of Greenwich street also to 80 feet, and have the cars run along it direct to the Presidio. This would make, a grand northern outlet for the street cars, vehicles of all kinds, and pleasure seekers. The cost of widening Bay and Greenwich would be borne by those owning property on those streets, and by them alone. The whole matter will be a voluntary movement, if it is ever carried out, and we are assured it will be, the majority of those interested being in favor of it.

Dealing in Real Estate.

A story is told of an eastern man who visited Kansas City to invest his money. Like all such men, he wanted a corner lot, and an agent went out to show him one. The price was high But," said the buyer, "I cannot build on that lot. There is a bluff 40 feet high upon it. The lot is useless." 'Do you see that ravine lot down there?" asked the agent, "Yes." he man who owns that lot will give you five thousand dollars for this bluff to fill up his lot." This sounded very well, and the buyer said he would see. That day he went to the agent of the ravine lot, and asked the price. He was told, and the figure sounded high. "But you see, I cannot build upon it without putting the building upon stilts forty feet high. agent winked slightly. "Do you see that bluff up there," he then asked?" "Yes." "Well, the owner of that lot will give you five thousand dellars for the privilege of putting his earth down here." The buyer thought this sounded very well, but he concluded not to purchase just then.

Sale on Washington Alley.

The two lots on the east side of Washington, or Chinese, alley, 81 feet north of Washington, one of which is 19x30, and the other 31x63 in size, together with the three-story brick building thereon, was sold to Chinamen last month for \$14,500. The locality is one of the most immoral Chinese quarters of the city. Such property is expected to pay about two per cent, on the cost price, and at this rate the dens sold must rent for about \$290 per month.

House Moving and Street Car Tracks.

The Mission Street Railroad Company sued a house mover a few days ago, for obstructing their track, by moving an old shanty upon it. The police judge fined the offender \$20, and notified him and all in the house moving business, that he would treat this nuisance more severely in future. We hope he may. We wish he had the power of putting a stop altogether to the unmitigated nuisance of moving rotten and ragged old shanties through our streets.

Sales on Stockton Street.

The store property on the east side of Stockton street, 1093/ feet south of Broadway, 17 feet in front by 35% feet in depth, was sold last month for \$5,000. The improvements consist of an old style two-story and basement brick building. The same kind of store property, adjoining the above on the south, and having a frontage of 1934 feet by a depth of 571/2 feet, with an L in the rear 61, x2134, was sold at the same time for

Sale of Wholesale Business Property.

The three-story and basement brick building and lot on the north side of Bush street, 1371/2 feet east of Sansome, having a frontage of 20 feet by a depth of 80 feet, was sold on the 5th ult. for \$33,000. The building cost \$15,000, which leaves the value of the land at \$18,000—\$900 per front foot—a decidedly high price. The property rents, we are stold, for \$325 per

Business Property in Chicago.

During the year which closed on the 20th of February, 146 sales of property were made on State street, Chicago. That street is one of the principal business thoroughfares of that lively village. The total value of these sales was \$698,983, or at the average rate of \$4,787 per front foot.

Seventy-five Acres of Land near the City for Sale. We have now for sale 75 acres of land, near the West End Homestead property and the Industrial School. The whole piece is fenced, and nearly all of it is suitable for grain or potato raising Price \$350 per acre.

-----SUTTER AND JONES STREETS. -The first-class dwelling house and lot, on the southeast corner of Sutter and Jones streets. fronting 40 feet on Sutter by a depth of 125 feet on Jones, was exchanged last month for thirteen acres of land and a fine house at Menlo Park. The value of the house and lot was about \$20,000, although the consideration in the deed was placed at \$24,000.

SALE TO A CHINAMAN.—That distinguished Chinese resident, Hung Ou, Esq., last month purchased the two-story brick store on the east side of Dupont street, 40 feet south of Washington, having a frontage of but 18 feet by a depth of 51 feet and 10 inches. He paid \$10,300 for the property or at the rate of \$572 per front foot, which is an extremely high figure.

----CHEAP LOT SOLD.—The lot on the north side of Fulton street, 55 feet west of Webster, 82½ feet front by 100 in depth, was sold on the 8th ult. for \$2,700—\$32½ per front foot only.

This was very cheap. This lot is below the grade of the The New Site for the City Hall.

A bill is pending before the Legislature to sell the Market street front of Yerba Buena Park, and with the proceeds to erect a new City Hall in the rear. We hope it will not pass. The proposition to drag the City Hall and all having business in it out to the sand-hills' desolation and distance of Ninth street, is premature and absurd.

The Montgomery Street Extensions.

A bill to confirm the ordinance for the old, or straight line. extension of Montgomery street, was lately defeated in the Senate. The Harpending extension is to be carried out to Townsend street.

Rate of Interest.

The legal rate of interest has been advanced from 7 to 10 per cent. by the Legislature; but the bill has not yet been sanctioned by the Governor.

SPECIAL PEREMPTORY CREDIT AUCTION SALE

OF THE PROPERTY OF THE HAYES PARK PAVILION ASSOCIATION, on TUESDAY, APRIL 5th, 1870, at -12 o'clock, at Salesroom, 327 Montgomery street, by MAURICE DORE & CO., o'clock, at Salesroom, 327 Montgomery street, 69 MAURICE DORE & CO., Anctioneers, comprising Block 222, WESTERN ADDITION, bounded by Laguna, Hayes, Buchanan and Grove streets; together with the fine Improvements thereon, known as HAYES' PARK PAVILION. To be old as whole. Also, Block No. 285, fronting on Hayes, Webster, Grove, Buchanan and Ivy streets, immediately west of the Pavilion. To be sold in 36 large subdivisions. Also, FIFTY-VARA LOT N. W. corner of Grove and Buchanan streets. Lot forming the northwest corner of Grove and Ruchanan streets, beying 137 k fact front on Grove street. Grove and Buchanan streets; having 137 % feet front on Grove street, 120 Grove and Buchanan streets; having 137% feet front on Grove street, 120 feet on Buchanan to Birch street, on which it fronts 137% feet. To be sold in 6 subdivisions. Also, N. E. corner of Grove and Buchanan sts. Lot forming the northeast corner of Grove and Buchanan streets; having 275 feet on Grove street, and 60 feet on Buchanan, with an L in the eastern end of lot, fronting 63% feet on Birch street, by a depth of 60 feet. To be sold in 14 subdivisions. Also, N. W. corner of Dolores and Fifteenth sts. Lot forming the northwest corner of Dolores and Fifteenth atreets; having 98% feet front on Dolores street, 332 feet, more or less, on Fifteenth street, and 48 feet 11 inches on the western side of the lot. To be sold as a whole, or in - subdivisions. Terms of sale on the above property: One-third cash; one-third in one year; one third in two years; deferred payments to bear interest at the rate of ten per cent. per annum, payable quarterly, and be secured by mortgage on the property. Diagram Catalogue now ready, and can be had on application at our office. Also, south half of BLOCK 14, WESTERN ADDITION, bounded by Bush, Larkin, Polk and Austin streets. To be sold as a whole, in 10-vara lots, or in 20 subdivisions. Streets graded, macadamized, and sidewalked. Lots on the grade. Terms-one-half cash; balance in one year; deferred payments to bear interest at the rate of ten per cent. per annum, payable quarterly, and be secured by mortgage on the property.

FARMING GOODS

OF THE LATEST AND BEST STYLES KNOWN for preparing the ground, for Seeding and Harvesting. Hoadley's Portable Steam Engines, on carriages and beds. These engines are conceded to be the most compact, efficient and and the cheapest steam engines in use; three to thirty horse power, constantly on hand. Wood Working Machinery, Rogers & Smith's make, from Woodworth's largest planer to a foot-morticer. Hardware—Nails—Rope; a large and well selected stock constantly on hand. For sale by TREADWELL & CO., San Francisco,

THE REAL ESTATE ASSOCIATES. -INCORPORATED. September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS,

MONEY TO LOAN ON GOOD SECURITIES. -SAN Francisco Savings Union, 532 California street, between Montgomery and Kearny. Money received on deposit, and dividends paid every six months. Loans made on good real estate securities, in this or neighboring counties. President, JAMES DE FREMERY; Cashier, JOHN

THE SALE ON HALEY & O'NEILL TRACT. - AT the sale by Maurice Dore & Co., lately, of 400 lots in the Haley & O Neill Tract, the choicest portion was sold to Duncan & Co., at \$400 to \$720 per lot, and averaging \$446 per lot. Avoiding the usual high rates and large profits of Homestead Associations, Duncan & Co. offer their entire purchase in a Homestead, at \$510 per lot, in payments of \$20 per month. The tract lies on the Potrero Horse Railroad, and is near the water front of the city. The future value of these lots can hardly be estimated. Manufactories are already clustering around them. Handsome private residences are to be seen on every side. The success of prise is beyond a doubt. It is understood that the lots will be distributed on the fifth payment-another very popular feature in connection with

GILES H. GRAY. GRAY & HAVEN, LAW OFFICE, 420 CALIFORNIA

OAKLAND REAL ESTATE.—FOR SALE BY E.C. SESSIONS No. 507 California street, San Francisco, and Broadway, Oakland. F. A. ROULEAU,

SEARCHER OF RECORDS. No., 620 WASHINGTON-STREET, SAN FRANCISCO. J SELIGMAN & CO., BANKERS, No. 412 CALIFOR-nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

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.
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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.

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ERMAN SAVINGS AND LOAN SOCIETY.—GUARAN-tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. FOffice hours from 9 A. M. to 3 P. M. Extra hours on Saturdays from 7 to 9 P. M., for receiving of deposits 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. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig, G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, President; Geo. Lette, Secretary;

MPERIAL PIRE INSURANCE COMPANY OF LONdon.—Established in 1803.—Capital, \$8,000,000.—Losses paid here in immediately on adjustment, in United States Gold Coin. FALK-NER, BELL & CO., Agents for California, No. 430 California Street.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O. MILUS, President; W. C. RALSTON, Pashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Creditissued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leinste, Sydney, Malhongue, Vokobagya, Shanghae, Hongkong, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkoug, Frankfort on the Main.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neii, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits, preceived at ONE PRE CENT. Internet for Provide Manager, 1981, 1982, president Resident R received at one per cent. interest per month. LOANS made on Reaf Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, ctc. Office hours from 10 a. m. to 3 p. m., daily; Saturday

FARMING LANDS IN LOS ANGELES COUNTY FOR SALE, INsections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim,

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock. \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends, \$639,028.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; WM. Alvord, Vice-President; A. J. Ralston, Secretary; A. Baino, Marine Secretary.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolpho Lowe, W. J. Adams, R. F. Raimond, James P. Flint, J. M. Williams, R. Scotchler, A. P. Tubbs, C. Adolpho Lowe, W. J. Adams, R. F. Raimond, James P. Flint, J. M. Williams, R. Scotchler, A. P. President: James Howes, Vice Presidents H. B. Williams. J. B. Scotchler, President; Jabez Howes, Vice Presi dent; E. W. Bourne, Secretary. This company is engaged exclusively in

PIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks conpany. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U. S. gold coin. D. J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DUTTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809 Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866 \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

CENTRAL AND WESTERN PACIFIC RAILROADS,

Train every Sunday Daily. Wednesday, excepted.

San Francisco	lv	8.00 A. M.	8.00 A. M.	4.00 P. M.
Oakland		8.30 **		4.30 **
San Jose		8.45		4.50
Stockton		12.15 "		8.35 **
Sacramento		2.00 P. M. ·		10.30 **
Sacrament				Endgrant.
Sacramento		2:20 **	2.20 г. м.	4.30 A. M.
Junction		3.35 "		6,05 **
Marysville		4.00		9.15 "
Colfax		5.50 **		11.45 "
Cisco		8.35 "		4,55 P. M.
		1.15 A. M.	1.15 A. M.	10.45 A. M.
Reno		3.05		2.00 P. M.
Wadsworth		10.15 "		2.45 A. M.
Winnemucca		2.05 P. M.		9.37
Argenta		5.10 "		7.15 P. M.
Carlin		6.25		9.40
Elko		7.10 A. M.	7.10 A. M.	1.30 ".
Ogden.'	Ar	7.10 A. M.	1.10 A. M.	1.00
		-		
	-	E'vermen o	Hotel	Frank (Frank)
\$17.23.0283.12.4 T.L.T.		Express	Hotel	Emigrant
WESTWARD.		Train	every	and Freight
WESTWARD.				
	Lv	Train	every	Daily. 1.45 P. M.
Ogden	Lv	Train Daily.	every Saturday,	Daily. 1.45 P. M. 4.15
OgdenElko		Train Daily.	Saturday,	Daily. 1.45 P. M.
OgdenElko		Train Daily. 6.00 P. M. 9.00 A. M. 10.25	every Saturday, 6.00 P. M.	Daily. 1.45 P. M. 4.15
OgdenElkoCarlinArgenta	1.6	Train Daily. 6.00 P. M. 9.00 A. M. 10.25	Saturday,	1.45 P. M. 4.15 "8.40 "
OgdenElkoCarlin	1.8	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 1.10 P. M. 4.50	every Saturday, 6.00 P. M.	1.45 P. M. 4.15 ** 8.40 ** 1.10 A. M.
OgdenElko. Carlin	15	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12,05 A. M.	every Saturday, 6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 ** 8.40 ** 1.10 A. M. 8.15 **
Ogden	45	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.07 A. M. 2.10 "	6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 ** 8.40 ** 1.10 A. M. 8.15 ** 8.15 P. M.
Ogden Elko. Carlin Argenta: Winnemucea. Wadaworth Reno. Cisco.	45 46 46 46 46	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 1.10 P. M. 4.50 1.10 P. M. 4.50 1.10 P. M. 4.60 1.10 P. M. 4.60 1.10 P. M. 4.60 1.10 1.10 P. M. 4.60 1.10 1.10 P. M. 4.60 1.10 III P. M. 4.60 III P. A.60 III P. M. 4.60 III P. A.60 III P. M. 4.60 III P. M	6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 7.55 A. M.
Ogden. Elko	1.8 1.8 4.6 4.6 4.7 4.7 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 ** 1.10 P. M. 4.50 ** 12.05 A. M. 2.10 ** 6.40 ** 9.20 **	6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 7.55 A. M.
Ogden. Elko. Carlin. Argenta: Winnemucea. Wadsworth. Reno. Cisco. Colfax. Marysville.	48 48 48 48 48 48	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.05 A. M. 2.10 " 6.40 " 9.20 " 9.15 "	6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 7.55 A. M. 11.55 " 1.00 P. M.
Ogden Elko Carlin Argenta Winnemucea Wadsworth Reno Cisco Colfax Marysville Junction	45	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.05 A. M. 2.10 " 6.40 " 9.20 " 9.15 " 12.15 P. M.	6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 ** 8.40 ** 1.10 A. M. 8.15 ** 8.15 P. M. 11.05 ** 7.55 A. M. 11.55 ** 1.00 P. M. 4.10 **
Ogden. Elko. Carlin. Argenta: Winnemucea. Wadsworth. Reno. Cisco. Colfax. Marysville.	45	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 ' ' 1.10 P. M. 4.50 '' 12.05 A. M. 2.10 '' 6.40 '' 9.20 '' 9.15 ''	6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 P. M. 11.05 P. M. 11.07 P. M. 4.10 " 5.45 "
Ogden Elko Carlin Argenta: Winnemucea Wadaworth Reno Cisco Colfax Marysville Junction Sacramento	a a a a a a a a a a a a a a a a a a a	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.05 A. M. 2.10 " 6.40 " 9.20 " 9.15 " 12.15 P. M. 1.10 "	6.00 P. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 1.00 P. M. 4.10 " 5.45 " Mail.
Ogden Elko	Ar	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.05 A. M. 2.10 " 6.40 " 9.20 " 9.15 " 12.15 P. M. 1.10 "	every Saturday, 6.00 P. M. 2.10 A. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 7.55 A. M. 11.55 " 1.00 P. M. 4.10 " 5.45 " Mail. 6.30 A. M.
Ogden Elko Carlin Argenta Winnemucea Wadsworth Reno Cisco Colfax Marysville Junction Sacramento Stockton	Ar	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.05 A. M. 2.10 " 6.40 " 9.20 " 9.15 " 12.15 P. M. 1.10 "	every Saturday 6.00 P. M. 2.10 A. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 7.55 A. M. 11.55 " 1.00 P. M. 4.10 " 5.45 " Mail. 6.30 A. M. 8.25
Ogden Elko. Carlin Argenta: Winnemucea. Wadsworth Reno. Cisco. Colfax. Marysville. Junction. Sacramento. Stockton. San Jose.	Ar	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.07 A. M. 2.10 " 6.40 " 9.20 " 115 " 12.15 P. M. 1.10 " 1.30 " 3.25 " 6.50 "	every Saturday. 6.00 P. M. 2.10 A. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 7.55 A. M. 11.55 " 1.00 P. M. 4.10 P. M. 4.10 Mail. 6.30 A. M. 8.25 " 12.40 P. M.
Ogden Elko Carlin Argenta Winnemucea Wadsworth Reno Cisco Colfax Marysville Junction Sacramento Stockton	Ar	Train Daily. 6.00 P. M. 9.00 A. M. 10.25 " 1.10 P. M. 4.50 " 12.05 A. M. 2.10 " 6.40 " 9.20 " 9.15 " 12.15 P. M. 1.10 "	every Saturday 6.00 P. M. 2.10 A. M.	and Freight Daily. 1.45 P. M. 4.15 " 8.40 " 1.10 A. M. 8.15 " 8.15 P. M. 11.05 " 7.55 A. M. 11.55 " 1.00 P. M. 4.10 P. M. 4.10 Mail. 6.30 A. M. 8.25 " 12.40 P. M.

" Local Trains."

		From	. ~
	SAN FRANCISCO.	OAKLAND.	FROM SAN ANTONIO.
	6:50 A. M.	5:40 A. M.	5:30 A. M.
	8:00*	6:55	6:45
	9:00	8;00	7.50
	10:00*	. 9:00	
	11:00	10:00	9:50
	12:00 M.*	11:00	
	2:00°P, M.	12:05 P. M.	~ 11:55 ~
	3:00*	2:00	erm .
	4:00	3:00	2:50 P. M.
1,0	5:15	4:00	
	- 6:30	5:10	5:00
0	11:30	6:50	-6:40
16,	BAN FRANCISCO.	ALAMEDA.	HAYWARD'S.
	7:151 A. M.	5:36 A. M.	4:45\$ A. M.
	9:00†	7:30	6.50‡
	9:301	9:02†	8:15†
	11:30†	9:42	9:00‡
	1:30 P. M.	11:45†	11:00†
	4:00	1:41 P. M.	1:00 P. M.
ď.,	5:15 r. M.	4:11 Pr.M	3:30 г. м.
	*To Oakland only.	‡Sundays excepted.	Sundays only.
		Creek Ronte.	
-		TENCONE	p.

OAKLAND.

T. H. GOODMAN, Gen'l Pass'g'r Agent. A. N. TOWNE, Gen'l Sup't.

9.00 A. M.

SAN ANTONIO.

SAN FRANCISCO.

10.00 A: M.

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised grading the annexed list.)

Improved Property.

Small house and desirable 50-vara lot, corner Pacific and Hyde... \$12,00 Three-story house of 14 rooms, lot 28x7114, and corner lot, on Clay above Powell.

Brick building, two stories in front, four in rear, store and all renting for \$225 per month, with large lot, on Stockton near Jackson.

Handsome two-story and a half basement house and lot 25x80, on Leavenworth near Ellis Three dwellings, paying 15 per cent, per annum, and lot, corner

on Commercial near Drumm.... Elegant new two-story residence, with lot 25x137%, on Eddy near Brick block, that will pay over 12 per cent., with double frontage.

Green near Powell. 10,00

Two tirst class three-story frame houses, very complete, and large. sower; all renting for twelve per cent, on value, Three buildings and 1/2 50 vara lot, corner Sansome and Green-Two-story house, hot and cold water throughout and bath-room,

Small house and lot, 25x80; on Seventh near Brannan.

Two-story residence, with gas, water, etc., and full tot, on Tehama near Fifth.

House and lot, 70x60, on Twenty-second near Valencia... Story and a half house, with lot 50x110, on Sixteenth near Dolorea Cottage house, nearly new, lot 60x100, corner Twenty-fourth and

Treat Avenue: very cheap..... Two-story house of 12 rooms, with all modern improvements, stable, chicken house, etc.; street sewered and connecting sewer: lot 60x125, on Howard near Fifteenth; a great bar-Double house, six rooms each, and handsome lot, on Second Avemie (between Vatencia and Guerrero) hear Sixteenth; worth

bay and surroundings; horse cars pass door; lot 148x268, corner Union and Pierce. Nice two-story cottage, stable and well of good water; lot 27%x 137 %, on Turk near Scott. Large stable, 34 stalls, brick well; lot on grade, 100x137, on O'Far-

rell near Devisadero.

House of 7 rooms, lot 50x167 %, on Vallejo near Larkin... Dwelling house of 6 rooms, stable and other out-buildings; let 25x ta7 %, on California, near Polk

Unimproved Property. Valuable business lot, 47 feet front on Jackson, 120 deep to Clark

street, on which it fronts 67 feet; under lease for \$125 per month: desirable investment ... Lot 137 ox160 to alley in rear, on Fithert opposite Washington Square: good investment Lot 682, x100, to 15-foot alley, on Stockton near Washington Square; Desirable lot, 30x873, corner Ellis and Jones. Lot 45x684, to rear altey, on Mason near Chestant; terms liberal Lot fox137%, on Union near Leavenworth, with frontage on

Lot 25x90, on Mission between Fifth and Sixth . . . Business lot, 45% x90, corner Howard and Russ ... Lot 100x100, on Harrison near Third, with frontage of 100 feet on Perry street; will be sold entire or in subdivisions Full water lot, 45% x137 %, on Beale near Howard ... idsomely located lot, fronting 228 feet on Church, 80 each on

Lot 45x90, on Eleventh near Mission Lot 50x114, on Twenty-first near Church...... Lot 130 feet front on Guerrero and Fair Oaks, by a depth of 250, Lot 122%x268, corner Howard and Twenty-fourth. Lot 100x100, on Hampshire near Twenty-fourth; will be sold en-fire or in subdivisions; outside land tax paid; for all.....

Fine level lot, 56x136, on Clara Avenue, near Seventeenth Lot 82 14x120 to Myrtle Avenue, on Geary near Van Ness Avenue; lot and streets graded ... Lot 82% on Hayes and Linden Avenue, 120 on Gough...... Corner half 50-yara, corner Geary and Baker..... Lot 30x75, on Eddy near Pierce.

Lot 25x137 %, on Pine near Buchanan, street graded and paid for.

Corner lot, 25x62 % — Laguna.

Lot 50x90, corner Ellis and Pierce.

Full block opposite Lafayette Square. Lot 137 %x171, corner Breadway and Laguna. - 7,000
Lot 70x67%, corner Hayes and Fillmere; lot and street graded... 5,000
Lot 77 %x120, corner Eddy and Webster, with frontage 77% on
Laurel Avenue. 5,000

30 vara, corner Turk and Pierce; lot on grade; streets graded and 50-vara, corner Fulton and Buchansu.

Lot 100x100, corner Kentucky and Solano.

Two blocks on Potrero.

Block on Haley & O'Neill Tract . 59 original lots in South San Francisco..... Well-located lots on Fairmount Tract..... Desirable lots in Gift Maps 1, 2, 3 and 4.

Lots in Excelsior Homestead, Pleasant View Homestead, Holiday Map A. San Mignel Homestead, Bernal Homestead, Railroad Homesterd, Central Park Homestead, University Homes

150 acres in Menlo Park.

Land by the acre in Oakland.

Variety of Banch property.ce.

HENRY F. AVII.LIAMS & CO., REAL ESTATE AGENTS
407 California street, San Francisco 107 California street, San Francisco. Prompt attention given to a matters pertaining to Real Estate, such as buying and selling on commission. sion, negotiating loans, investing capital, and managing estates.

DANTEL KNIGHT.

F. H. RLANCHARD.

Street, in connection with Dam & Gladding. Roal Estate bought and sold, loans negotiated, especial attention given to Renting Houses and

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

Printed by Joseph Winterburn & Co., 417 Clay street.

Chas P. Carter's Real Estate Circular

FOR THE MONTH OF APRIL, 1870.

[Single Copies, 10 CTs.

No. 6.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. SALES FOR THE MONTH OF APRIL.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in April, 1870.

Section,	No. Sales.	Amount.
	77	\$398,644
fty Vuras ne Hundred Varas	42	244,738
ty Slip and Water Lots	7	262,057
outh Beach	1	2,000
4	26	_55,138
ingion Addition	106	285,536
Contorn Addition	100	357,672
anth San Francisco	14	7,549
amostead Associations	- 76	47,186
atrido Tundo	65	71,325
ax, Blackmail and Skeleton Titles	17	830
	531	\$1,732,675

SAN FRANCISCO, May 2d, 1870.

The real estate sales made in April were much larger, both in number and value, than those effected in March. The difference in favor of last mouth amounted to 126 in number, and to \$348,839 in value. There is a more healthy feeling in real estate at present than has existed for over a year. Prices generally are firm everywhere, while they are advancing in many localities. This is especially true of lots in that portion of the Mission Addition which is bounded by Fourteenth and Twenty fourth and Valencia and Folsom streets; in that portion of the Western Addition lying between Larkin and Gough and Pine and Ellis streets, and in that portion of the fifty-varas section lying between Mason and Leavenworth and Bush and Ellis streets. Late sales in those sections show an advance of twenty to thirty per cent, over the highest prices of last Spring. These advances exhibit no evidences of inflation, but—with the exception of a few transactions at credit auction sale at the Mission-are justified by the growth of the city and the eligibility of the land for private residence

Lots on Sutter, Post, Geary and O'Farrell streets, between Polk and Franklin, with a depth of 120 feet to the narrow streets in the rear, are now held at \$110 to \$130 per front foot. The ruling rates for such property last year were \$90

to \$100 per foot. The most noticeable and justifiable advances which have taken place lately are those which have occurred on Bush and parallel streets south to Ellis street, between Mason and Leavenworth. Heretofore \$200 per front foot, with a depth-of 137% feet, has been the raling rate in that locality. \$250 to \$300 per front foot is now asked and occasionally obtained, however, and is likely to become the standard price. In one case, elsewhere quoted, \$200 per front foot was paid for a lot on Ellis street, between Taylor and Jones, where the land had

a depth of but 871; feet. There was room for these advances, and therefore we are glad to see them taking place, but on the prospective business streets, south of Market, there is no room for a rise at present. The excitement of last Spring anticipated the advances for about three years, and consequently the sale of such property is dull, as is also lots at the southern and western outskirts of the city. The real estate market has fully recovered the tone which it lost after the completion of the Pacific Railroad in May last. Money is not so plenty as it was last Spring; work for mechanics is more scarce; and speculators who buy to resell immediately have no inducement to enter the market; consequently the transactions are much more limited than they were this time last year. We are feally glad that they are so, for we were then driving ahead with too free_ a rein. In every desirable element of prosperity and firm ness, however, our real estate is now in as desirable a condition as it ever has been. The cloud of depression has lifted, and we find ourselves in clear water once more.

Important Transfer on Sutter Street.

The full half fifty-yara on the north side of Sutter street, 1371/4 feet west of Taylor street, was transferred lately at the price of \$35,000. The sale was actually made seven months ago, though the deed was only recorded last month. The price paid was as much as the property would sell for to-day. There is a fine house on the lot. It is worth about \$15,000, and rents for \$120 per month. Deducting the value of the improvements from the price paid, leaves the value of the lot at nearly \$300 per front foot.

----Sansome and Pacific Streets Property.

The lot with an old frame shanty upon it, on the northwest corner of Sansome and Pacific streets, was sold last month for \$9,000. It has a frontage of 341/2 feet on Sansome, by a depth of 671/2 feet on Pacific. Deducting thirty-three and one-third per cent. from the purchase money as the value of the corner, reduces the price paid to \$6,000, or at the rate of \$1721/ per foot only, for the Sansome street front. Property in that locality is dead.

THE OUTSIDE LAND TAX-WHO HAVE PAID LATELY .- The total amount of the outside land tax was \$1,297,027, of which sum about one-third-or say \$430,000-is still due and unpaid. The following persons lately threw up the sponge opposition and have paid the tax: John Center, S. Crim, Milo Hoadley, Eugene Sullivan, Eugene Casserly, Frank Livingston, Nathaniel Gray, Dr. Gates, C. C. Butler.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the month of April, 1870.

By whom taken or released.		MORTGAGES.		RELEASES.	
The state of the s	No.	Amount.	No.	Amount.	
Private Individuals	117	\$442,024	107	\$648,770	
Hibernia Sav and Loan Society	55%	325,100	24	147,700	
Clay St. do. do.	41	204,400	25	69,484	
French do, do.	6-	-150,245	+ 3	79,117	
German do. do.	14	63,850	4	3,090	
Odd Fellows' do.	25	124,250	-1	500	
Masonic do.	3	8,300			
Humboldt do.	6	14,200			
Building and Loan Society	22:	9,860	35	38,953	
San Francisco Savings Union	17	42,175	5	9,50	
Pacific Insurance Company	1	600	4	10,40	
Fireman's Fund do.	1	10,000	. 1	1,00	
Union do	2	12,000	6	11,50	
Occidental do.	4	10,150	_1	50	
Merchants' Mutual Marine Co.	- 1	22,000	1	20,00	
City B'k of S. L. and Discount	1	400	8	2,95	
Totals	316	1,439,554	225	1,043,46	

The Spring has always been the favorite season for the erection of houses here, and as fully one-half of those who erect improvements do so with borrowed money, the real estate mortgages in the opening months of the year are always large. They were so last month, but so, too, were the releases. The mortgages given in April, amounted to only four hundred thousand dollars more than the releases, which is a favorable showing for this senson. Two very large mortgages were given last month: one of them amounted to \$100,000 and the other to \$150,000. All of the loan societies and all private lenders are now exacting twelve per cent. per annum from real estate borrowers. There seems to be no prospect of a lowering of rates, although there never was a time, probably, when a reduction would be of more benefit than at present. The small banks are charging 11/2 per cent., with a tendency to a still higher rate wherever they get a chance. The repeal of the mortgage tax removes one unjust load from the shoulders of real estate borrowers: there is still plenty of room in other juarters for their release from burdens which bear heavily apon them. Thirty-nine part cash sales were made in April, creating mortgages which amounted to \$140,725.

The Lumber Market.

The city lumber trade was not so brisk in April as in the previous month, but orders from the country came in much more freely. The stocks of what is known as work lumber have been very much reduced in the yards lately. The saw mills along the coast are still running on short time, owing in a few cases to scarcity of logs. The chief cause of this, however, is that the present trade does not warrant their running on full time. If the trade improves-as it is fully anticipated it will within a few weeks-the mills will immediately work up to their full capacity. When they do so, prices will be advanced. Prices, both at retail and by the cargo, remain nearly the same as at the beginning of April. Laths are very scarce, and are held firmly at \$3(a \$31/2 per thousand by the cargo, and at \$4 at retail. Some persons, who are waiting to complete buildings, are willing to pay almost any price for laths now .. Shingles by the quantity sell for \$2.75 and retail at \$3 \(\lambda \) (a \$4, depending upon quality. Cargoes of dressed redwood sell for \$25(a \$28 per thousand; rough, \$16(a 18; Puget Sound pine flooring and stepping, \$26(a \$28; planks for street work, \$15@16; assorted scantlings and other building material, \$16, depending upon kind of lum-

Redwood lumber dressed, sells at retail for \$35 per thousand; rough, \$20; Puget Sound pine flooring, \$30@ \$35; street planks, \$16@\$18; assorted scantlings and other building material, \$20; fencing, \$20@\$22.50.

Sensible Resolution.

The House Carpenters' Ten-Hour League lately met, and among other sensible things passed the following resolution: "Resolved, That we consider it to be the true interest of every mechanic and laboring man to study and work for the interests of the capitalist instead of the politician, that we may enable the manufacturer at home to compete with the manufacturer abroad."

If all our laborers and mechanics had their eyes opened to this truth, we would hear no complaints of scarcity of work. Office-holders and loafers have too long hoodwinked the laborers of this city, and the latter ought by this time to see that nothing but loss attends those who follow their pernicious counsel.

BLOCK OF LAND AT MENLO PARK .- We offer for sale a block of land at Menlo Park. It is situated on the line of the San Jose Railroad, only one block north of the Menlo Park station. It is not surpassed by any property in the vicinity for picturesque beauty, especially on account of its natural arbor of live oaks. There are twelve and one-half acres in the block.

The Hayden Tract-Important to those Interested

Those who are posted in Western Addition titles will remember that William H. Palmer, deceased, owned a onetwelfth interest in the Hayden Tract, which constituted the south half of the Merritt claim. Palmer, at one time, executed a power of attorney to his brother Joseph, under which the latter sold the property. This power of attorney was defective, but the defect—which consisted in its not being acknowledged before a notary—was not discovered until after the death of William H. Palmer. An attempt was then made to prove the signature, but the attempt-was useless, and the conveyances made under the power of attorney have consequently been clouded ever since. Last month, however, the administrator of the estate of Wm. H. Palmer sold all the interest which the deceased had in the Hayden Tract. The sale was really made by way of trust, for the benefit of those owning land-in the claim, whose titles lack perfection until they get a deed from the person to whom the administrator conveyed. This they can do for the cost of the conveyance, by applying at the law office of Daniel Rogers, as elsewhere explained in an advertisement. We cheerfully call attention to this matter, because no attempt is being made to blackmail those who require the outstanding title. The rule in such eases, we are sorry to say, is to extort a high price for a deed, a rule which has an honorable exception in this case.

Important Sale on Kearny Street.

The lot on the northwest corner of Kearny and Post streets -1371/4 feet on Kearny by 108 feet on Post-has been sold for \$225,000. The lot has old frame buildings on it, which rent for \$1,600 per month. They are worth only about \$6,000, leaving the price paid for the land at \$219,000. If we allow \$20,000 extra for the value of the corner and frontage on Post, the price of the Kearny street front is reduced, in round figures, to \$200,000—\$1,451 per front foot. This is the highest price for which land on Kearny street has ever sold. The lot is almost the only one on the west side of Kearny which has a good depth. The widening of that thoroughfare spoiled the depth of the lots. They are so shallow that a storekeeper who does a large business can not be accommodated in the stores. This is a great drawback to the street. The deed to the above property has been sent East for signature, where the owners reside. It is the intention of the purchasers to erect a fine brick building on the corner 50 feet of the lot, to extend back on Post street the full depth of 108 feet.

Before the cut was made through Second street hill, the scheme had plenty of advocates, but now that it is made, not only does nobody want to pay for it, but nearly all the property owners on Second street, claim they have been injured by it. Claims for damages to the amount of \$14,000,000, we are assured, have been laid before the Second street Commissioners, all of which are sworn statements. One man, who owns a lot on Second street near Townsend, which was never worth more than \$7,000, puts in a claim for \$14,000 damages, and there are many similar claims. Even the persons who brought the scheme through the throes of birth in the Legislature, are said to have gone back on the cut-in fact they have given it the cut direct.

The Grand Hotel.

This magnificent hotel has been completed. The building has a frontage of 216 feet on Market street between Montgomery street south and Second; 300 feet on Montgomery street south; 300 feet on Second and 160 feet on Stevenson. It occupies by far the most commanding and central position of any hotel in San Francisco. The most of our hotels are mammoth earavanseries, with little or no outside architectural adornment; but the Grand Hotel is as conspicuous for its outside beauty as it is for its interior spaciousness, convenience and magnificence. The building has twelve stores on New Montgomery, five on Market and five on Second street, also five spacious corner basements. The rooms in the hotel have already all been engaged.

Several credit auction sales were held last month, at which land sold at higher figures than ever before. For instance, the lot on northwest corner of Folsom and Nineteenth, 25 on Folsom by 95 on Nineteenth, brought \$3,450. Lots on Shotwell street, between Fifteenth and Sixteenth, 25x1221/4 in size, brought \$1,500 to \$1,900 a lot. Fifty dollars per front foot or \$1,250 per lot, is all they are worth or have heretofore sold for. ---

How the Sales Compare.

Only 69 real estate sales were made on the main streets of the city in March, while 104 were made in April. Only 14 of the sales made in March showed an advance in prices, while of the sales made on our main streets in April 38 were made at an advance in rates. . These two facts prove the existence of a much better feeling in real estate.

MARKET STREET, DETWEEN MONTGOMERY AND KEARNY. - We have now for sale, a most desirable and paying piece of property on Market street in the above location, which we can dispose of at a reasonable price.

LARGE SALE ON THIRD STREET.—The Colton three-story brick building, on the northwest corner of Third and Tehama streets, 72 1/2 feet on Third, by 135 on Tehama, with an L on the north in the rear, was sold on Saturday for \$90,000. The building is well rented.

East side Devisadere, 55 feet south of Geary, south 27 %x100; sold SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM MARCH 25th, TIEL APRIL 25th, INCLUSIVE. [Norg.—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 lesirous of learning the value of improvements can do so by an inspecby 275 on Page; also, northwest corner Broderick and Oak, ion. None but bona fide sales are given.] 1869, for \$7,000; and now sold for... South side Clay, 60 feet east of Franklin, east 27x100; also, south North of Market Street. \$9,000 Northwest corner Bansome and Pacific, north 34% x67 1/2. West side Kearny, 61% feet north of Sutter, north 25x57% to side Clay, 87 feet east of Franklin, east 374 x127% South side Pine, 811 feet west of Fillmore, west 25x127%; sold with L in rear, 6\(6\) x21\(4\).

East side Stockton, 100\(\) feet south of Broadway, south 17x35\(\); sold January 5, 1870, for \(\)5,250; now resold for sold January 5, 1870, for \(\)5,250; now resold for sold January 5, 1874, feet south of Greenwich, south 68\(\)4x100, Northwest corner Sutter and Franklin, 50-vara, sold at Beideman Northwest corner Sutter and Frankin, 30-yars, 30-yars, sold at 25-yars, sold at 25-yars, sold at 25-yars, sold at 25-yars, sold sold young sold for sold young sold for sold young young sold young with right of Alley from Filbert; sold January, 1868, for September, 1867, for \$1,920; May, 1868, for \$2,850; now North side Geary, 137 1/2 feet east of Polk, east \$27 1/2120; sold Feb-North side Lombard, 87% feet west of Taylor, west 35x130.

North side Lombard, 122% feet west of Taylor, west 15x130.

Northwest corner Filbert and Green Place, west 47%x45%.

North side Union, 23 feet east of Leavenworth, east 25x112; sold February, 1868, for \$1,000; March 31st, 1870, for \$1,200; and resold April 8th for..... North side Eddy, 120 feet east of Pierce, east 60x75...... Northwest corner Turk and Franklin, west 52 4x80 (the full 50-yara Northwest corner Green and Montgomery, west 40x71½.
South side Broadway, 77½ feet east of Sansome, east 20x68¾...
South side Jackson, 110 feet east of Larkin, east 27½x137½... undivided % interest; full interest sold February, 1869, for South side Clay, 93% feet west of Pike, west 30%x87%, with L in rear, 30x45%; sold February, 1867, for \$10,000; Getober, 1868, for \$11,000; January, 1869, for \$11,500; now resold for South side Clay, 81% feet east of Stockton; east 52%x75%...... outh side McAllister, 110 feet west of Gough, west 27 1/37 1/4. \$4,500; December, 1869, for \$6,000... North side Fulton, 165 feet west of Gough, west 27 5x120.

South side Fulton, 100 4 feet east of Octavia, east 25x137 5 (the lot sold July, 1868, for \$1,140).

North side Fulton, 137 5 feet west of Laguna, west 27 5x120; North side California, 68% feet east of Hyde, east 68%x137%; sold April, 1869, for \$15,000; now resold for..... sold February, 1870, for \$1,525; now resold for. South side Bush, 45% feet wast of Taylor, west 23x683 North side Fulton, 55 feet west of Webster, west 82 \(\) x100; sold South side Sutter, 110 feet west of Dupont, west 27 1/2x137.1/2 ... North side Sutter, 137% feet west of Taylor, west 68% x137%; sale North side Fulton, 220 feet west of Octavia, west 27 1/2 x120; sold March last for \$2,700; now sold for made 7 months ago, deed only recorded now ... outheast corner Sutter and Jones, east 40x125... North side Geary, 70% feet west of Kearny, west 20x62%. North side Oak, 27 % feet cast of Franklin, cast 27 % x120; sold August, 1867, for \$2,700; now resold for... 5,000 South side Ellis, 30 feet east of Jones, east 25x8714.... South side Ellis, 165 feet west of Jones, west 55x13714... South of Market and East of Ninth. Miscellaneous Sales, East side Jersey, 500 feet south of Twenty-second, south 20x100 West side Third, 106 feet north of Brannan, north 36x160 to Ritch, 20,500 West side Fourth, 72 feet south of Brannan, south 24x100; sold May, 1868, for \$5,350; now resold for..... West side Fourth, 96 feet south of Brannan, south 24x100; sold Southwest corner Fifth and Berry, south 240 to Channel by 91%, undivided &; sale made December last..... May, 1868, for \$5,250; now resold for Lot 2, block D. Railroad Homestead... Lot 4, block 220, and lot 12, block 362, Golden City Homestead... Lot 1, block 23, Fairmount Tract... Lots 5, 6, 7, 8, 41, 42, 43 and 44, block 303; and lots 13 to 21 West side Eighth, 175 feet north of Bryant, north 25x85. theast corner Eighth and Harrison, south 25x85... East side Eighth, 25 feet south of Harrison, south 25x85. North side Mission, 100 feet east of Ninth, east 17 14 x75. North side Howard, 297 feet west of Third, west 43x80; undivided 1/4 (full interest sold April, 1869, for \$20,000...... South side Howard, 275 feet east of Eighth, east 56x100; sold June Lot 3, block 194, South San Francisco..... Lots 1,636 to 1,652 inclusive, Gift Map. 3... East side Hayward, (between Third and Fourth), 200 feet south wide and between Fifth and Sixth), east 56x100; also, south side Grove Avenue, in rear, 25x112; undivided 1/2 interest. of Harrison.

Lots 37 and 38, block 250, O'Neil & Haley Tract.

South side Minna, 80 feet southwest of Seventh, southwest 20, Northwest corner Harrison and Fremont, west 92 % x45; also, north side Harrison, 92½ feet west of Fremont, west 114½x137½; sold May, 1867, for \$29,000; now resold for...... southeast 80, northeast 25, northwest 25, southwest 5, South side Harrison, 135 feet east of Eighth, east 30x75. East side Hayward, 150 feet south of Harrison, south 25x75. South side Harrison, 225 feet east of Eighth, east 60x75. South side Brannan, 137 % feet west of Eighth, west 103 1-6x275; Subdivision 6, of lot 6, Precita Valley lands..... ots 1.35540 1.359 inclusive, Gift Map 3. sold June, 1869, for \$25,000; now sold for..... West side Prospect Avenue (Bernal Hights), south from Coso Mission Addition and Beyond. Avenue, south 28x122½ Lots 22, 23 and 24, block 210, O'Neil & Haley Tract..... Northeast side Eleventh, 200 feet south of Market, south 100x205, with L 5x67 1... West side Twelfth, 250 feet south of Market, northwest 50x75 11-12. South side Thirteenth, 110 feet east of Guerrero, east 30x80; sold west 50x100, South San Francisco. Lot 137-1/2 feet north of California, 77 1/2 feet east of Stockton, south Twenty-one acres Rancho de la Merced... Lots 1,024 to 1,043 inclusive, Gift Map 2; sale made in June last, September, 1867, for \$6,000; now resold for. but deed only recorded this menth. Southwest corner Twenty-second and Church, west 250 on Twenty-Lots 1,597, 1,596, 1,595 and 1,594, Gift Map 3... West side Nebraska, 533 feet son for \$3,000; April, 1868, for \$3,500; April, 1869, for \$5,250; northwest 65, east 85... Lots 326 to 334 inclusive, Gift Map 1
West side First Avenue (belween Mission and Valencia), 275 feet north of Sixteenth, north 97 1 x 100; sold August, 1869, for and now sold for...

North side Twenty-third, 205 feet east of Castro, east 25x114...

North side Twenty-fourth, 100 feet east of Bryant, east 25x104.... East side Mission, 80 feet north of Fifteenth, north 60x110. \$15,000; now resold for same price.

North side Freelon (between Brannan and Welsh), 295 feet east of Southwest corner Howard and Twenty-first, south 125x245, to Fourth east 20x80 North side Harrison, 100 feet east of Eleventh, east 36 1/4 x137 1/4 old September, 1868, for \$2,500; now resold for... Lot 7, block 4, West End Map I.
Lot 6, block 290, O'Neil & Haley Tract. West side Harrison, 95 feet south of Twentieth, south 75x1223. Northwest corner Bartlett and Twenty-fourth, north 65x117%, to North side Lincoln Avenue (between Post and Sutter), 92 feet east of Dupont, east 50x50.
Southwest corner Center Place and Park Lane (South Park), northuthwest by west 117%, more or less, to rear alley; south East side Treat Avenue, 170 feet south of Twentieth, south 50x Lot 400, Gift Map 2.... Sonthwest 50-vara, in block 650, Outside Lands East side York, 200 feet south of Twenty-second, south 25x100; sold South side Sagamore, 390 feet east of Capital, west 200, south 250, east 81, northeast 125, north 225%, Railroad Homestead West side Valencia, 151% feet north of Twentieth, north 25x100; August, 1868, for \$650; now resold for..... Southwest corner Solano and Iowa, south 50x100.

One share and interest in land belonging to Buichers' Franchise One share and interest in and belonging to Butchers Franchise Southwest side Park Avenue (between Second and Third), 225 feet northwest of Bryant, northwest 25x75.

Lot 12, block 575, San Francisco Central Park Homestead.

East side William, 87 ½ feet north of O'Farrell, north 25x56.

East side Garden, 250 feet north of Bryant, south 20x75. lot sold March, 1868, for \$650; house and lot now sold for .. West side Guerrero, 218 feet north of Sixteenth, west 108, northwest 30, east 119, south 30; lot sold February, 1867, for \$825; house and lot, April, 1869, for \$3,000; August, 1869, for East side Hayward, 225 feet south of Harrison, south 25x75. Yorth side Clary, 300 feet west of Ritch, west 25x75..... 17%, to an alley in the rear 15 feet wide.. North side Jesse, 344 feet east of Sixth, east 23x80. East side Chattanooga, 195 feet north of Twenty-fourth, north 65x West side Clara Avenue, 728 feet north of Eighteenth, north 56x Northwest corner Church and Figg (or Twenty-seventh), 228 feet on Church by 80 on Figg and 80 on Army; sold March, 1869, South side Perry, 177% feet east of Third, cast 61% x75 ... Southeast side Arlington, 268% feet northeast of Miguel, north-east 53%, southeast 90, southwest 53%, northwest 95..... April, 1869, for \$1,500; now resold for..... Northeast corner Noe and Clipper, north 114x101 %.... Lot 2, block 110, University Mound..... Lot 21, block 61, Terminus Homestead.. Western Addition. Lot 21, block 133, Terminus Homestead. Lots 1 to 12 inclusive, and 37 to 48 inclusive, block 135, O'Neil West side Larkin, 24 feet south of Tyler, south 24x87%; lot sold May, 1868, for \$1,800; now resold for..... Northeast corner Van Ness Avenue and Fulton, north 30x109 feet; & Haley Tract.

Lots 37 and 38, block 250, O'Neil & Haley Tract..... Lot 14, block 202, O'Neil & Hsley Tract sold November, 1867, for \$1,300; January, 1870, for \$5,000; Lot 5, block 101, University Homestead..... Northeast corner Gough and California, north 137 12x137 12 SALE ON THIRD STREET .- The lot on the west side of Third West side Fillmore, 12734 feet south of Washington, south 25x

west side Filmore, 1277, feet south of Washington, south 20x 137%; no cash paid down; buyer gave a mortgage for the entire amount, payable in monthly installments of \$25....

Southeast corner Steiner and Sacramento, south 26%x81%.....

The Loan Societies and the Mortgage Tax. Great injustice has lately been done to the loan societ in reference to the mortgage tax. These institutions he about-to refund, in compliance with the law passed by the last legislature, the money deposited with them for the law five years, for the payment of the mortgage tax, wish to retain ten per cent, from the money so deposited, in order get back part of the expenses incurred by them in securi before the courts and through the legislature, the remin for the past and repeal for the future, of a tax which generally considered unjust and oppressive. The wildest and most unreliable statements have made in relation to the amount held by the Savings Banks having been variously estimated at from \$1,000,000 \$2,000,000, while the truth is, the sum total held by all the societies together, does not exceed \$300,000, of which the leading one holds nearly \$145,000. These facts we have learned from a personal inspection the books, and we are therefore satisfied that they are strictly The amount sought to be retained by the loan-societies the amount originally deposited with them, is then, me \$100,000 or \$200,000 as it has been asserted in certain qua ters, but merely \$30,000. During the past five years the sayings banks have expended more than double this amount in resisting suits which were brought by the tax collector to compel them to pay the mortgage tax, and in defeating expenses incurred in sending persons, mostly connected with the banks to Sacramento, not to hire lobby influences, or to attempt to procure votes by improper means, but simil to engage the attention of members of the Legislature opportunity offered, and to present facts and figures hem, showing the injustice of the law. The outlay thusis curred was all spent in an open and above-board manner, and those borrowers who had money deposited with the bank awaiting a settlement of the question, were fully aware the the societies were making their best efforts to defeat the lar or have it repealed. They were aware that if the banks is order to save themselves trouble, had chosen to pay the tu they (the borrowers) would, according to the terms of the mortgages, have had to refund the same. They knew well too, that the expenses incurred would have to be borne by themselves, for whose sole benefit the battle was fought. This is, in a few words, a true statement of the whole question, and we think it plainly shows that the matter is not one of extortion on the part of the banks, but simply of good faith on the part of the borrowers. Can they honestly, since the battle is over and wom in their behalf, refuse to pay their share of the expenses, without which no such result could have been obtained? Without being-bound to do so by any agreement the banks have allowed interest on the money refunded b

them, so that in many instances the mortgagors have received -after deducting the ten per cent, claimed by the banks-an amount greater than that originally deposited by them. A few small savings banks have attempted to manufacture a cheap reputation for themselves, by advertising that they were paying in full the sums involved in the mortgage in They have done this because the amounts they held were insignificant, and because they did not expend a dollar, either in-helping to resist or to repeal the tax.

We have lately endeavored in every way possible to up upon our loan societies the policy of reducing the me of interest, so that borrowers might have their loads light eried; but in this question of the deduction of ten per cent, our sympathies are with the banks, simply because they are in the right: Private lenders exacted the amount of the mortgage tax from borrowers, and have paid no interest upon it a the societies have done. Even after the deduction of the ten per cent., many of those who had money deposited with the banks during the past four or tive years have had thirty k forty per cent. more than the original amount of their depos its returned to them. Surely this proves that the societies are desirous in every way of doing justice in this matter.

---Credit Auction Sales.

There is no better way of purchasing real estate than by buying it at auction, provided the property offered is not a large piece cut up into single lots, and sold-upon the longcredit system. The latter is a bait which entices buyers in going in debt, while the large number of lots offered alway attracts a large crowd of purchasers, who become excite by bidding against each other, in consequence of which price are frequently forced up to almost fabulous rates. Credit auction sales did more to cause inflation in the Spring of las year than all other causes combined. Lots at such special sales were frequently sold for \$2,000 to \$3,000, where equally good lots alongside at regular auction sales did not bring more than \$1,500 to \$2,000, and, at these last figures, brought a they were worth. Credit auction sales load buyers with deb and are the most prolitic cause of inflation that we know of We trust such sales will not become epidemic, as they were last Spring. We have had enough of inflation, and of ever, man hoping to get rich by buying lots with the hope of selling ont immediately at an advance to somebody else. We escape a collapse, despite the excitement of last year, but we cannot repeat that experience immediately and expect to escape second time. Let us devote our spare time and capital, the next two years at least, to doing something for the improve ment of the city and for the advancement of the country.

street, 106 feet north of Brannan, 36 feet front by 160 feet in

depth to Ritch street in the rear, with the three-story frame

and brick basement building thereon, renting for \$180 per

De R.

month, changed hands last month at the price of \$20,500.

Men who go to bed regularly at night without knowing where their breakfast is to come from in the morning, wh seldom eat a meal except such as they snatch from lunch table and who have for years been strangers to any honest busines have still rights which we are all bound to respect; but the have no right to street railroad franchises in this count They seek such privileges, not with any expectation being able, or with any desire to build the roads, but simple with the object of selling out to capitalists who may some future time build them. The Board of Supervisors mo see that franchises are not granted to men of straw, or to the who do not intend to build the roads for years. Let condition franchises only be granted, which will convey no right unle the terms are complied with and the roads immediately built

The Second Street Cut-How it Affects Property. As first-class private residence property, the land along Secas arse-chas process. Hill, long ago attained its maximum value. The owners of lots fronting on that street, where the deep cut was made, are now urging that, in addition to having the cut paid for by other property owners, justice requires that they should also have their lots graded without expense that they should also have this claim on the assertion that if their lots were graded down to the new level of the street. they would simply be placed in as valuable a condition as before the cut was made; or, in other words, they claim that with the street and the lots graded down, the latter would be worth no more money than they were before the hill was ent. This position is untenable. Before the new grade was made, undoubtedly the houses on Second street-rented for a good price, but whenever an extra rent was obtained the house was surrounded by fine grounds. It is quite fertain, where the lot had but the ordinary frontage, that a house rented for no more on Rincon-Hill than it would have brought on Bush, Sutter, Post, Geary or O'Farrell, between Powell and

The cutting down of the hill will increase traffic and com Jones streets. merce at South Beach, and will increase the demand for houses in that vicinity by those doing business there. It may therefore be definitely asserted, that if the lots in the Rincon Hill ent were now graded down and had houses erected upon them, the latter-considering that each would not occupy a frontage of more than 22 feet would bring in as large net rents as owners derived from their property before the hill was touched. No one paid an extra rent for the mere privilege of living on Rincon Hill, which hill, within the last two or three years, was not so fashionable a place of residence as it was seven or

eight years ago. Before the hill was cut down, the hand on it had no propect of being anything but private residence property, of the average value (without houses or gardens) of \$200 per front foot. But with the present easy grade on Second street, if the lots were graded, the land would have substantial prospeets of becoming business property. In ten years hence at furthest, Second street will have become a wholesale business street, and lots on the hill will gradually grow to be worth the price of such property, viz., four hundred to nine hundred dollars per front foot. Here, then, is a most substantial and undoubted advantage which will follow the cutting down of the street and lots fronting on it. If the lots between Folsom and Bryant were now graded down, the bare land on Second street, with a depth of 1371/4 feet, would sell for at least \$400 per front foot. This estimate will be seen to be a reasonable one, when it is remembered that lots on Third street, between Folsom and Bryant, with a depth of but 80 to 85 feet, are worth an average of \$500 per front foot at

From the foregoing tacts, it will be seen that the position taken by owners of property in the Second street cut: that their lots would be worth no more if they were graded to the present level of Second street, than they were before the hill was touched-is an untenable one.

---About Dwelling-House Property and Rents. The assertion is often made that a fair interest rate for money cannot be obtained by the renting of private houses in this city. Insurance, taxes, street assessments, and, above all, constant repairs, consume. It is said, so much of the income derived from such property that a landlord does not receive a net annual income of more than six to nine per cent. from it. This is all true, but there is good cause for it. In eight cases ont of ten, parties building houses here give the erection of them to the man who puts in the lowest bid; and the lowest bidder gets even by slighting the work and furnishing poor material. And so poor and cheap houses are palmed off on property owners-houses in which the roofs and water pipes are always leaking, the plaster always eracking, and the doors and windows always settling and refusing to close. Of course, such houses are a continual drain on the landlord's pocket, and a continual source of annoyance and discomfort to the tenants, who pay their rent unwillingly. Tenants do not remain long in such houses, which as a rule lie idle two to three menths of the year. The landlord is naturally disgusted, under these circumstances, and declares that private residence property does not pay. But it will pay, nevertheless. Let the houses be erected by day's work, or given to the highest bidder, if he is known to be responsible. Let all reasonable conveniences be put in, so that the wife of the tenant may be satisfied, for it is the women who worry-their husbands into frequent moving. If houses are erected substantially and the best materials are used, tenants will remain in them, and not more than one-fourth of the usual repairs will be requisite. The axiom is true of houses as of almost everything else, that the cheapest is the dearest in the end; and the sooner landlords realize this fact, the sooner they will derive a larger net income from their property.

Pairmount and the Gift Map Tracts.

About a dozen new cottages have been erected on the Fairmount Tract within six months, while few or none have been erected on the tracts covered by Gift Maps One, Two and Three. The drawback to the erection of houses at the latter localities seems to be fear of the grades. The land is nearly all hilly and broken, and the fear of heavy expenses for future grading deters improvements of all kinds and keeps purchasers from investing also. Lots on the Gift Map tracts are now selling very cheap; \$100 to \$200 each is the ruling price, although three are sold at \$100 each for one that brings \$200. Land on the Fairmonnt and surrounding tracts is also now being sold at low prices. Any lots sold below the higest market rates are located on those outside tracts, which now offer, in our opinion, the most desirable field for investment-in-the entire county of San Francisco.

SALES ON HOWARD STREET .- The lot on the south side of Howard street, 1371/2 feet east of Eighth, 30x75 in size, has been sold for \$3,750-\$125 per front foot.—The lot on the south side of Howard, 275 feet east of Eighth, 56x100 in size, changed hands on the 25th ult. at the price of \$7,000-\$125 per front foot also.

The Mortgage Tax Meeting.

Early last month a meeting of "workingmen" was called by a number of office-holders, who wished to impress said workingmen with the idea that it was entirely owing to their herculean and disinterested exertions that the mortgage tax had been repealed. Of course, the undercurrent of this stream of humbug was to make votes. One modest and most liberal gentleman, however, took the wind out of the sails of all the original, philanthropic Jacobs by declaring that it was neither hard work nor influence, but by the aid of twenty thousand dollars, with which he had greased certain legislative palms, that the repeal of the oppressive law had been secured. This statement invoked a torrent of stormy denials from the rest of the orators, who flatly accused the speaker of falsehood. We might possibly believe that this charge was deserved—indeed, we might even go much further, and believe that no member of the late Legislature ever handled a bribebut, opposed to all this, is the gentleman's well known, liber-He says he spent \$20,000 in having a law repealed that was bearing hard on the pockets of poor men; This, those who are acquainted with him know, is like him in every respect. His liberality has long been a by-word, and therefore we are prepared to swear to the figures he named, though all the legislators and people of the city made oath to the contrary. When a man makes a record for liberality, we should perish rather than go back on him.

Valuations of Property. In three cases out of five, when an owner comes to a real estate agent to sell a piece, of property, his ideas of its value are far above the highest rates which lots in the vicinity ever brought. When the agent values the land, the owner is very indignant, and is inclined to accuse him either of ignorance, or of a willful intention to underrate the value of his property. Owners, in many instances, are not convinced that they have been asking too much, even when late sales alongside of them are produced; and they frequently either leave the of-fice in disgust, or insist on placing the property for sale at figures which are much above its value. Real estate agents who know nothing about the prices of city land, are of course willing to make a futile attempt to sell at the owners' figures, for, in their ignorance, they are unaware that they are too high. We, however, have adopted the rule of equal justice to buyer and seller. We always wish to see the owner getting the highest market price for his property, because it is for our interest that he should do so, but we decline to take real estate for sale when an unreasonable price is asked. Having full records of all the city real estate sales that have been made for years, and a full knowledge of current items of information, we are in a position to know what is a fair price, and what is an unfair one, and to act accordingly:

Justice to Married Women.

We have more than once called attention to the injustice of the laws affecting the rights of married women. The last Legislature did itself credit by passing a law which does away with the worst features of past injustice on this subject. The new law exempts the earnings of the wife from the debts of the husband. Previously, when a women was compelled to separate from a worthless husband, without bringing upon herself the descredit of a divorce, the husband could at any time subsequently sell or take possession of any property wife might have acquired by her own exertions. rageous injustice is now done away with. Even where the husband did not attempt to interfere with the property of his wife, after their separation, the old law placed a most unjust restraint upon her, by refusing to recognize the validity of her deed to property, entirely acquired by her own exertions, unless the husband joined in signing it. The new law permits the wife to sell without the consent of her husband, after a hearing of the circumstances before a county judge. These are the kind of women's rights which we heartily approve of.

The Bulletin lately told a good story relative to the location of the Normal School in Santa Clara county. Business is dull in San Jose, Santa Clara and Lexington, but the residents of each anticipate an immediate brisking-up, because of the location of the Normal School at San Jose. This is a good illustration of the process of attempting to fatten on the triple division of a cherry. It is just so with the location of the new City Hall at Yerba Buena Park. Each property owner within a radius of a mile and a half of it thinks himself fully justified in adding immediately to the already high price asked for his lot, because of the absurd Act of the Legislature, providing for the erection of a new city hall there. Any attempt to show the unreasonableness of the advancing process is met with great indignation by the lot owners. Whatever else the people of this coast may be backward in, they are not behind in anticipating a shower of benefits from the smallest cloud of promise.

Rents in Chicago. It is not probable that rents will keep pace with the real estate trade—that is, rents will not advance as rapidly as landlords might desire. There are too many houses idle just now, and they are likely to be so until after the first of May, at which time the highest figures for the year are generally obtained. We are decidedly of the opinion that this is the very best thing for Chicago that could occur. Many people are kept from making Chicago their homes on account of the high rents, for which it became famous prior to the present depression. There are landlords who prefer even now to allow their houses to remain idle rather than concede anything from the old rates. Such a course is penny wise and pound foolish.-Chicago Journal.

A GREAT BARGAIN.-We have now for sale two magnificent three-story houses on Post street, near Hyde. The street is graded, macadamized and sewered, and there is a connecting cement pipe sewer from the houses, which are fitted up in elegant style, having handsome fronts, marble mantels, rich eornices, bow windows in two of the stories, patent water closets, and all modern conveniences. Both the houses are well rented. Price only \$13,000.

Sales at the Western Addition--Prices Advancing.

The vacant lot on the north side of Post street, 1371/2 feet west of Larkin, 40x120 in size, has been sold for \$6,000-\$150 per front foot. The lot is three feet above the grade and has a neat brick bulkhead in front. The narrow street in the rear does not appear to run through this block, consequently the lots in it are 1371/2 feet deep. Post street has been graded and macadamized, but is now in very bad order. The above lot was sold in September 1867, for \$1,920, and in May 1868, for \$2,850. The vacant lot on the north side of Geary street, 137 /s feet east of Polk, 27 /s feet front, by 120 feet in depth to Cedar avenue in the rear, has been sold for \$3,650-\$131 per front foot. This lot was sold in February, 1869, for \$2,666, The grade of Geary street is now being raised. —The lot on north side of O'Farrell street, 1371/2 feet west of Polk, 6834 feet front by 120 in depth to Myrtle avenue in the rear, was sold last month for \$7,484-\$108 per front foot. This lot was sold in November, 1868, for \$5,625. O'Farrell is graded and planked, the lot is on the grade, and Myrtle avenue is near the grade. These sales show an unmistakable advance in prices of Western Addition property, which we elsewhere comment upon.

That Old Story about San Francisco 20 Years Ago.

Every writer, Fourth of July and Pioneer Society orator, elergyman and stump speaker who has talked or written about San Francisco, has told us what a credit this great commercial mart is to our sagacity and enterprise, where only a few Mexican hovels and the desolation of sand hills existed about twenty years ago. Like the boarder who told his landlady that he did not mind her giving him liver for breakfast seventy or eighty times running, but did not like it all the time, we did not mind hearing the above comparison one thousand or lifteen hundred times, but we have begun to get a little sick of Suppose the next orator takes the other side of the ques-Let him show how we have inherited the finest State in the Union, in climate and agricultural and mineral resources. Let him sum up the progress we have made, and see whether it is not really slow under the circumstances-much slower, in fact, than that of other States, which have much poorer natural advantages. It will not hurt us a bit to have our vanity

Rents and Real Estate in New York. The New York World thus speaks of the recent decline in rents and real estate there: "Last week a very considerable quantity of property was sold, but a still larger was offered and withdrawn. A decline of twenty per cent. has taken place, and rents are going down. This lepression may only be temporary, but as the bears of real estate are vastly in excess of the bulls, it will be some time before public opinion is brought again to the prices of the early part of the season. The late decline in gold, and the rumor of a smaller interest being given for bonds, may have the effect of diverting the large apital now floating, and much in excess of financial want, to real estate. The market is in a delicate state, and sensitive to speculative rumor. Many capitalists are holding off and waitng for some certain indication of the way prices will go. Though there are many demands for houses, there are few transactions, and both tenants and landlords are in a state of uncertainty. As a general thing, expensive houses have come down, but tenement property shows no abatement. This week will give a better cue to ruling rates."

The Mercantile Library and its Debt.

The efforts made to free the Mercantile Library of debt have been most vigorous, but the belief is general that the load is too heavy to be removed. We think the managers of the Library ought to sell the property on Bush street, and with the proceeds clear off the debt, and purchase a half fifty-vara on Sutter, Post, Geary or O'Farrell streets, between Dupont and Powell streets. Land can be purchased in that locality for \$300 to \$400 per front foot-or-\$20,000 to \$27,000 per half fifty-vara. The ground which the Library occupies is worth about \$1,250 per front foot. The only difficulty would be in disposing of such a costly building, which is unfitted for business purposes. Still, if the property were offered for sale, we believe that buyers at a remunerative price could be found. The present location of the Library is even now not so central or desirable as the locality we have described.

Savings Banks. It is estimated that the aggregate amount of money deposited in all the savings banks of the United States is five hundred millions of dollars. There are forty millions of inhabitants, and therefore an equal distribution would give each man, woman and child twelve dollars and fifty cents. The savings banks of San Francisco hold deposits amounting to over \$29,000,000, or at the rate of \$170 to each inhabitant—thirteen times more than the general average for the United States.

Transfer on Eleventh Street.

The lot, with a frontage of 100 feet by a depth of 205 feet, having an L in the rear 5x67 / feet, on the east side of Eleventh street, 200 feet south of Market, appeared among the transfers of April, the consideration being \$18,000-\$180 per front foot. This is a low price. In June last a lot on the same side of Eleventh, between Market and Mission, was sold for \$175 per front foot, but it had a depth of 1371/4 feet only. There is a cloud upon the titles to some of the property in that vicinity, but the lot sold last mouth is not covered by it.

Terms of Office of the Commissioners.

The law relative to the erection of the new city hall at Yerba Buena Park, requires that the latter shall be erected, and all the proceedings connected therewith completed within three years from the date of the Act. The Commissioners can, therefore, only hold office for that length of time. This is right. No time was set for the completion of the extension of Montgomery avenue, consequently the Commissioners en-trusted with that work may hold office for four, five, or even

. The following were the chief leases recorded from April 1st to 28th inclusive. The store on the northwest corner of Montgomery and Washington, for three years, at \$150 per month. The stores and basement on the west side of Kearny street, 221/2 feet north of Geary, 40x391/2 in size, for three years and ten months, at \$350 per month.—The property on the southwest corner of Fifth and Shipley, for 8 years, at \$70 per month. — The two upper stories of the building No. 3251 Bush street, for two years and four months, at \$300 per month.—The property on the west side of Powell street,

135 feet south of Ellis, 75x175 in size, less an L'in the rear, 10x100, for ten years, at \$100 per month for the first year, \$125 per month for the second, third, fourth and fifth years, and \$200 per month for the last five years. The lot is occupied by old frame shanties. - The billiard saloon in the Overland House, Sacramento street, for four years and, six months, drom January 1st, at \$150 per month: The property on the southwest corner of Jackson and Washington alley, fronting 20 feet on Jackson by 70 on the alley, together with the lot and houses in the rear on the alley, 22x44 in size, six-years, at \$300 per month. This shows the high prices for which these Chinese dens of infamy let. — The International Hotel, on Jackson street, has been re-let to its present occupant for three years, at \$650 per month. The building is to be used as a hotel only. - The store No. 531 Sacramento street, for three years, from July 1869, at \$125 per month. The frame stores on the north side of Post 60 feet east of Kearny, with the lots $20x62\frac{1}{2}$ and $57\frac{1}{2}x122\frac{1}{2}$, for fifteen years, at \$500 per month.—The store Nos. 608 and 610 Washington street, north side, between Montgomery and Kearny, for three years, at \$250 per month.

Sale on Bush Street.

The half block of land (three fifty-vara lots) bounded by Larkin, Polk, Bush and Austin streets (the latter being 35 feet wide) was sold last month to the Sutter Street Railroad Company for \$43,000. Polk street has good prospects of being a fourth-class business street, and therefore the fifty-vara fronting on it is the most valuable. A fair division of the amount paid would place the value of the fifty-vara corner of Polk and Bush at \$16,000, the middle fifty-vara fronting on Bush, at \$12,500 and the 50-vara cor. of Bush and Larkin at \$14,500. The block lies between two hills, and the grade is too low. The fall from Polk to Larkin is nine feet only. But for this fact the property would have sold for more money. The Bush street front, with a depth of 120 feet to Austin street in the rear, sold at the rate of \$91 per front foot. The property may therefore be considered cheap at the price paid. The hal of the block directly opposite on Bush street, between Larkin and Polk, was sold at the Beideman sale in July, 1867, for \$21,300, and many professed real estate experts were loud in their denunciations of what they called the inflation that then prevailed. What do these wise judges now think of the opposite half block selling for \$43,000 and being considered cheap at that figure. The Sutter Street Company mean to use the land for their car depot and stables. The latter will draw flies and have an injurious effect upon the surrounding property. ---

Sale on Kearny Street.

The four-story brick building on the west side of Kearny street, 611/2 feet north of Sutter, with the lot, 25 feet front by 571/2 feet in depth, to Clara Lane in the rear, was sold last month for \$39,500. The building is worth \$15,000, leaving the value of the land at \$1,000 per front foot. The store is occupied by Currier & Winter, frame and pieture dealers. It is held under lease, having four years to run, at \$205 per month. The upper stories may tent for \$200-\$405 in all. ----

Sale on Mission Street.

The lot and an old frame house on the east side of Mission street, 80 feet north of Fifteenth, 60x110 in size, was sold on the 1st of April for \$8,000-\$1331/3 per front foot. This is a high price. The last sale in the same block was made to the Mission Street Railroad Company in May last. The lot then sold had the extra depth of 182 feet, and yet it only brought \$139 per front foot, although it was located on the west, which is the best side of the street.

FOR RENT.

THE TAMALPAIS HOTEL. AT SAN RAKAEL,
Marin County. A well-arranged, comfortable Frame House, of three
stories and attic, containing forty rooms, besides Parlor and Diningroom. A two-story extension contains the Kitchen, Pantries and four Bed-rooms, and an additional building contains the Laundry, Bath-room, etc. The buildings are not yet completed, but will be ready for occupation about the middle of May. Any person, having capital to furnish and other qualifications necessary to keep a first-class Herel, will find this a good opportunity, as there is a large, unsatisfied demand for superior hotel accommodations at San Rafael. Apply to M. J. O'CONNOR, San Rafael, or to CONNOR, to CO Rafael, or to CONROY & O'CONNOR, 109 Front Street, San Francisco.

NOTICE.—PARTIES OWNING PROPERTY WITHin the Hayden Tract, and desiring to obtain the Palmer title thereto are requested to call at the office of DANIEL ROGERS, Esq., No. 604

FOR THE NEXT THIRTY DAYS THE TAX COL-LECTOR'S OFFICE will be open on WEDNESDAY and SATURDAY EVENINGS of each week, commencing this evening, for the convenience of these who are otherwise engaged during the day, so that par may get bills and make payments on Outside Lands. A. AUSTIN, Tax Collector. San Francisco, April 23d, 1870.

REMOVAL. - THE OCCIDENTAL INSURANCE Company's Office has been removed to 436 California street, north side, between Montgomery and Leidesdorn, in the building lately occupied by the Pacific Union Express Company.

PIRE AND MARINE INSURANCE.—UNION INSURANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS.
Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates: prompt set: tlement of losses; solid security. GUSTAVE TOUCHARD, President. CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

RAILROAD HOMESTDAD ASSOCIATION, No. 2.—
DISTRIBUTION OF LOTS. Notice is hereby given, that he Distribution of lots to the Shareholders of this Association will take place at Mozart Hall, on Post street, above Kearny, on MONDAY EVENING, May 16th, at 7% o'clock. All delinquent dues must be paid before that date. Maps are now ready. By order of the Beard of Trustees. J. C. DUNCAN, Secretary.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP Fral, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Creditissued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at one per cent. interest per month. Loans made on iteal Estate, Personal Property, approved Notes; Mortgages, Warchouse Receipts, Bills of Lading, etc. Office hours from 10 a. m. to 3 r. m., daily; Saturday

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends. Amount in mand in excess of capital, available to pay losses and dividends \$639,928,00. All losses paid in United States gold coin. Fire and Marine Insurance, Officers: Jona. Hunt, President; WM. Alvord, Vice-President; A. J. Ralston; Secretary; A. Baird, Marine Secretary.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 406 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Lowe, W. J. Adams, R. F. Raimond, James P. Flint, H. B. Williams. J. B. Scotchler, President, Jamez Howes, Nice President; E. W. Bourne, Secretary. This company is engaged exclusively in

THE AND MARINE INSURANCE. THE FIREMAN'S S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit llisks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks coupany. pany. Greatest amount taken on one risk, \$40,000. Perflons of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin. D. J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DEFTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809, Capital \$10,000,090. Accumulated and invested funds, March 24d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Depos-ited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers Messrs, Tallant & Co., General office, S. E. Santor, Sansana and Bankers, Messes, Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Rosses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

I SELIGMAN & CO., BANKERS, No. 412 CALIFOR-• nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Rills of Exchange on the principal cities of Europe.

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.
Mearan, Gustava Touchard, T. J. Bryderick, Poten Department, T. D. McAran, Oustave Touchard, T. J. Broderick, Peter Donahue. Treasurer,

Edward Martin: Attorney, Richard Tobin.
Remittances from the country may be sent through Wells, Fargo & Remittances from the country may be sent through wells, rargo & 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 np-wards. Office Hours from 9 A. M. to 3 P. M.

FIRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY, G. MAHE, Director. Loans made on real estate and other collateral securities at current rates

CERMAN SAVINGS AND LOAN SOCIETY.-GUARAN. tee Capital, \$200,000. Office, 513 California St., south side, between Moreon and Kearny streets. To Office hours from 9 A. M. to 3 P. M., for receiving of deposits tra 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. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig, G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, President; Geo. Lette, Secretary;

MONEY TO LOAN ON GOOD SECURITIES.—SAN Francisco Savings Union, 532 California street, between Montgomery and Kearny. Money received on deposit, and dividends paid everysix months. Loans made on good real estate securities, in this or neigh boring counties. President, JAMES DE FREMERY; Cashier, JOHN

FARMING GOODS & OF THE LATEST AND BEST STYLES KNOWN for preparing the ground, for Seeding and Harvesting. Hoadley's Portable Steam Engines, on carriages and beds. These engines are conceded to be the most compact, efficient and and the cheapest steam engines in use; three to thirty horse power, constantly on hand. Wood Working Machinery, Rogers & Smith's make, from Woodworth's largest planer to a foot-morticer. Hardware—Nails—Rope; a large and well selected stock

constantly on hand. For sale by TREADWELL & CO., San Francisco THE REAL ESTATE ASSOCIATES, -INCORPORATED Sacramento and Marysville. September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and self improved and unimproved business and residence property in the city and county of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS,

Secretary and Manager. HENRY F. WILLIAMS & CO., REAL ESTATE AGENTS, 407 California street, San Francisco. Prompt attention given to all matters pertaining to Real Estate, such as buying and selling on commission, negotiating loans, investing capital, and managing estates.

PEMOVAL. - GEORGE TURNER, ESQ., HAS REMOVED HIS Law Office to 108 CALIFORNIA STREET, next to Bank of

HIBERNIA SAVINGS AND LOAN SOCIETY, CORNER Montgomery and Market streets. Notice.—Persons hobling receipts for moneys deposited with the Hibernia Savings and Loan Society for MORTGAGE TAXES, are informed that said moneys will be paid to them on the surrender of said receipts. EDWARD MARTIN, Secretary.

SAVINGS AND LOAN SOCIETY,

619 Clay Street. MORTGAGE TAX.—PERSONS HOLDING RECEIPTS FOR moneys deposited with the Savings and Loan Society, No. 649 Clay street, for MORTGAGE TAXES, are informed that said moneys will be refunded on surrender of such receipts. By order of the Board, CYRUS W. CARMANY, Cashler.

MORTGAGE TAXES.—PERSONS HOLDING RECEIPTS FOR moneys deposited with the SAN FRANCISCO SAVINGS UNION, for MORTGAGE TAXES, are informed that said moneys will be refunded on surrender of such receipt. My order of the Board. JOHN ARCHBALD, Cashier.

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised grade in the annexed list.)

Inside Property. House of 2 rooms, and Jot 20x90, on Greenwich near Stockton. running through to rear street....
The choicest lot at North Beach, corner Jones and Chestnut, 175 on Jones by 137 % on Chestnut, on grade; Jones street graded 12,00-yara on Greenwich and Hyde. 12,00 Ligar Tot, 77 to x102 to on Taylor; near, Ellis: n most desirable *location for private residence; cars pass...

*Incre dwellings and lot, corner of Farrell and Hyde; rent for \$107, 900 Most desirable building lot, 25x102 2, on Taylor near O Farrell; Magnificent house of 12 manns, and lot 25x80, on Leavenworth near Ellis.... Two houses of 9 rooms each, very complete, and large lot on Post near Hyde; Post-is sewered and with connecting side sewer 13,000

Business property on Stockton near Jackson.... Lot 87 \(\frac{1}{2} \times 137 \(\frac{1}{2} \), opposite Union Square

Lot 46 \(\frac{1}{2} \) 137 \(\frac{1}{2} \), with brick and frame buildings, on Green near Powell Lot 50x137 1/2, and 4 buildings, on Broadway near Stockton... South of Market Street. Fine business property on Fourth and Welsh streets... Desirable lot, fronting 100 feet on Harrison and Perry by 160 in

House and lot, 25xx0, on Seventh near Brannan

Two-story dwelling and lot, 25x75, on Tehana. Lot 50x155, fronting on Market and Stevenson, near Second..... siness properly on Stnart near Mission, paying over one per cent, per month

Mission Property. Lot 228 on Church, by 80 each on Twenty-seventh and Army; two corners, beautifully located-a speculation..... hot 30x122 %, on Capp near Eighteenth; cheap..... Handsome lot, 45x90, on Eleventh near Mission.

Lot 60x100, with cottage house, corner Twenty-fourth and Treat

Avenue; extremely cheap.

Lot fronting 130 feet on Guerrero and 130 on Fair Oaks by 250 in Handsome lot, 45x20, on Eleventh near Mission... depth, near Twenty-fourth; beautiful location and view... 15,00 depth, near Twenty-fourth; beautiful location and view... 14,00 Cottage and lot, 70x60, on Twenty-second near Valencia...... 1,00 Lot 50% x114, on Twenty-first near Church.......... 1,00 Level lot 100x100, on Hayppshire near Twenty-fourth; ontside

land tax paid. 4.00 Lot 1221-x201, corner Twenty-fourth and Shotwell. 14.00 t 70x391, corner Valencia and Fourteenth.....

houses-or in subdivisions; for all Western Addition,

Lot 82% on Geary and Myrtle Avenue by a depth of 120, near Van Ness Avenue; on grade... Lot 137 %x171 4, corner Laguna and Broadway... 50-yara corner Turk and Broderick. t 55x120, corner Post and Baker... Three 50-varas, on Larkin, Chestnut and Lombard; for all..... ot 25x137 %, on Pine near Buchanan

Three 50-varas on Baker street 28 corner 50 varas on Devisadero; for all..... Lot 77 4x120, corner Eddy and Webster, to Laurel Avenue... Outside Property.

Lot 365 feet frontage on West Thirty-first street, near Chiff House Lot 100x100, corner Kentneky and Solano..... Block in O'Neil & Haley Tract..... Large variety lots in South San Francisco.....

Well-located lots in Fairmonnt Tract..... Lots in Gift Maps 1, 2, 3 and 4. Original lots in Excelsior Homestead, Pleasant View Homestead San Miguel Homestead, Central Park Homestead, Railroad Homestead and University Homestead

Country Property. Tracts of 12, 20, and 150 acres in Meulo Park.....

Tracts of 5, 6, 8 and 20 acres near Oakland block improved land in Santa Clara.....

LOS ANGELES COUNTY LANDS. CARMING LANDS IN LOS ANGELES COUNTY FOR SALE, E

sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth eash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Applyat the office, No. 432—Montgomery street (adjoining the banking house of Donobo, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim, Los Angeles County.

NIGHT & BLANCHARD, 320 MONTGOMERI Street, in connection with Dam & Gladding. Real Estate bought and sold, loans negotiated, especial attention given to Renting House and collection reals.

GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMER. Street, San Francisco. Real Estate of every description bough and sold.

Printed by Joseph Winterburn & Co., 417 Clay street.

Chas D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.

FOR THE MONTH-OF MAY, 1870.

No. 7.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

SALES FOR THE MONTH OF MAY.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in May, 1870.

Section.	No. Sales.	Amount.
	76	\$597,017
ty Varas	25	98,428
	4	28,500
	3 - =	15,500
	- 33	- 168,825
	109	525,911
The Addition	125	407,012
. Addition	18	18,797
. the beautiful section	34	-10,358
tood aggorial lulio	51-	68,760
mestead Assentside Landsx,Blackmail and Skeleton Titles		185
	482	\$1,939,293

San Francisco, June 1st.

The figures of our table of sales show that the real estate transfers made in May exceeded those of April \$206,618 in value, but were 49 less in number. Despite the advance in value, the market was more dull and quiet last month than in the previous one. Land west of Lone Mountain and south of the Fairmount Tract, along the Mission road, is very dull of sale now, and has been so for eight months; but inside property-with a few exceptions heretotore noted-still brings good prices. Of course, however, the number of transactions

A large class of persons refuse to believe that real estate is not falling because, when large pieces of property are placed upon the market, they cannot be immediately disposed of. They have no idea of a healthy market, outside of one in which excitement and inflation prevail 'Such a market, however, they need not expect to see here again for two or three years. Credit auction sales, cheap money, and a spirit of speculation ran city-land sales up to over four millions of dollars per month in the spring of 1869. Everything was salable then, and prices advanced by the month; sometimes, indeed, by the week. The high rates which ruled at that time have generally been sustained, despite prophecies to the contrary: indeed, in a few cases, advances have since taken place. have therefore been fully justified in representing the market to be in a healthy condition; but there is not now, nor is there likely to be, any excitement. Our real estate will not, in fact, bear pushing at present, the calls upon it being easily

Those who look for another real estate rush will have to find some justification for it outside of the city. The value of city land is everywhere fixed by the progress of the country. We might, in fact, by taking statistics of the agricultural, manufacturing and commercial position of a State, and the number and length of its railroads, at once fix the prices which the real estate of its chief city ought to bring. Judged by this standard, city land generally is now selling at quite as high figures as the present position of the State will justify. Our real estate cannot be advanced, and the number of sales made of it must continue to be comparatively small, until the leading departments of industry named are greatly extended and strengthened. At present, our progress is just about sufficient to enable real estate to hold its own, and many are surprised that it has even done that. We ought not to be content, however, with a stationary position, when there is so much room for profitable advance and aggression. Every dollar invested in manufacturing enterprises and in railroads, for example, will amply repay us; indirectly, by advancing the value of our real estate; and now that labor is not so much inclined to be an unreasonable dictator to capital, there is also every reason to expect a fair profit directly from all such enterprises in

The deed to the 50-vara on the corner of Kearny and Post was recorded last month, which added \$225,000 to the figures of the sales in the 50-varas section.

Twenty-three sales, of the value of \$244,738, were made in the section south of Market and east of Ninth in April. The sales there last mouth fell off to 25 in number, and to \$98,428 in value-a reduction of nearly two-thirds.

Sales at the Mission and Western Additions last month were more brisk than anywhere else, indicating both a demand for lots and a slight advance in price of many of them.

Sales on O'Farrell Street.

Early in April last, lots on O'Farrell street, between Larkin and Polk, were sold at auction. They brought \$130 to \$135 per front foot. Few persons then believed that the land really sold at such high figures, and more than once the assertion was made that the sales were "put up," and would never be re-corded. They have all been recorded since, however, and thus suspicion is silenced, and the transactions in the auction-room are shown to have been gennine.

Advance of Land in Ten Years.

The lot on the south side of Geary, 1371/2 feet east of Leavenworth, $36\frac{1}{2}x137\frac{1}{2}$ feet in size, sold in August, 1860, for \$720, and was resold last month for \$7,000. The seller therefore received thousands of dollars for his investment of hundreds. The lot was very cheap, too, at \$7,000. An advance of \$500 has already been offered for it.

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 May, 1870.

By whom taken or released.	MOR	TGAGES.	RELEASES.			
by whom taken of refeased.	No.	Amount.	No.	Amount.		
Private Individuals	146	\$736,652	95	\$516,829		
Hibernia Sav and Loan Society	50	86,950	37.	171,850		
Clay St. do. do.	44	124,550	15	42,634		
French do. do.	4	98,000	6	46,781		
German do. do.	22	63,500	- 9	35,650		
Odd Fellows' do. "	20	56,000	5	8,550		
Masonic do.	5	23,818				
Humboldt do.	11	38,550				
Building and Loan Society	. 21	10,393	= 20			
San Francisco Savings Union.	10	25,300	12	35,700		
People's Insurance Company	5	= 18,050				
Unión do.	1	8,000	4			
Occidental do,	1	6,500	$\frac{1}{2}$			
Pacific do.	. 1	10,000) 3	10,300		
Home Mutual do.	1	2,22	i	*		
City B'k of S. L. and Discount	7	3,478	3	6,600		
Totals	349	-1,311,963	3 211	919,934		

The mortgages recorded in April exceeded the releases \$396,-090, the mortgages recorded last month exceeded the releases by the amount of \$392,029.

Quite a large number of old mortgages were released last month. The money on them was paid long ago, but the loan societies would not grant formal releases until the Mortgage Tax question was decided. In this way the releases of May are made to appear much larger than they really were.

The demand for money on real estate security is stronger than it has been for some time. The rates are still kept at one per cent, per mouth for loans at the large banks, and at

12 to 15 per cent. at the small ones." Sixty-seven part each sales were made last month, by which mortgages of the value of \$291,195 were created. This is the henviest list of credit sales which has been entered since July last. It proves that people are desirous of buying and do buy real estate, even when they are able to pay but a small portion of the purchase money down.

What the Southern Pacific Tax will Amount to.

If the people of this city and county vote in favor of aiding the Southern-Pacific Railroad, they will not have to pay one million dollars now, as many suppose they will. That sum is not to be paid for twenty years. We only give bonds now, promising to pay it then, which bonds draw interest at the rate of 7 per cent. per annum, or a total of \$70,000 per year. The assessed value of all the taxable property of this city and county is one hundred millions of dollars, in round figures. The payment of the \$70,000 per year will add only 70 cents to every \$1,000 of assessed value. The fax payer who owns a homestead which is assessed at \$3,000, will therefore have to pay only \$2.10 more each year, if we aid the railroad; the owner of \$10,000 worth, \$7 per year -say 50 cents per month -and so on in like proportion. Of course, too, as the real estate advances in value, and the number of buildings increase, proportion of the tax will gradually become much lighter.

The benefits to accrue to this city from the building of the Southern Pacific Railroad-in the cheapening of meat, vegetables, butter, etc.; in the work for thousands of mechanics and laborers which it will create, and in the immediate advance and prosperity which it will give our real estate-are almost incalculable. The man who is not in favor of aiding that road, which of all others will be of most benefit to us, is the enemy of every industrial interest of San Francisco. White labor, and white labor only, we are assured, will be employed

The Lumber Market. The lumber trade within the past month has materially fallen off. A general and unaccountable apathy has fallen upon the market. Prices are low, and there is a good stock from which to make selections, but there does not seem to be any local demand, and country orders are limited. When the crops come in there is a fair prospect that the country demand may prove a full average. Manufacturers are arranging to manutacture no more stock than is netually necessary to supply orders. Dealers show every disposition to give credit, and

thus aid those desirous of building. Laths continue searce, but there is no disposition to pay fancy prices. They are quotable at \$3(a \$31/4 per thousand by the eargo, and \$4 at retail : Shingles by the quantity sell for \$2.75, and retail at \$31/2(@\$4, depending upon quality; dressedredwood sells by the eargo, at \$25(0 \$28 ?) thousand; rough, at \$15@\$16; Puget Sound pine flooring and stepping, \$25@. \$28; planks for street work, \$15@\$16; assorted scantlings and other building material, \$16, depending upon kind of lumber; feneing, \$20; dressed redwood lumber sells for \$35 thousand; rough, \$20; Puget Sound pine flooring, \$30@ \$321/4; street planks, \$16@\$18; assorted scantlings and other building material, \$20; fencing, \$18@ \$20.

hand for Manufacturing 1 Droses. We have for sale a fire above title, annuage the valuaty of the deeds made by Mrs. Welton. A rehearing has been applied for; if it is related to level land on West End Map No. Two, with a fire deeds in the fine supply of water; a good chance for manufacturers.

Gov. Haight's Railroad Letters, The right of a county to build a wagon-road for the benefit of its inhabitants has not, we believe, ever been doubted. A railroad may be viewed as an improvement upon a wagonroad. Now, if it is clearly within the functions of a county government to aid the latter, it is its right still more clearly, we think, to aid the former, since the railroad is in every respect the most useful and valuable to the people. It has for the last twenty years been customary for the people of many of the Atlantic States thus to aid railroads, and they have marvelously prospered since the railroad took the place of the

alternately dusty and muddy wagon-road. Gov. Haight, however, has become a crusader against such aid from counties. He has written a number of public letters, in which he doubts that a State or county has the legal right to aid the building of a railroad through it. The Governor signed the railroad bills which passed at the late session of the Legislature, and the letters referred to appear to be his penitential tears for that act. . He is trying, apparently, to reason himself into the belief that this is the eighteenth stead of the nineteenth century. His arguments would have read well then, and had the full indorsement of the men who said that the use of steam on milroads and in manufacturing enterprises would beggar half the working classes of England by doing away with the necessity for their services. · Horace Greeley probably knows as much about the legality and effect of legislative aid to railroads in a new country as Gov. Haight. He is no friend of railroad corporations, yet he lately admitted, in the Tribine, that the great West, and especially the State of Illinois, had really been built up through State and national legislative aid to railroads. Our progressive Governor's views on these subjects ought to be carefully deposited in some dusty museum among fossiliferous specimens of the pre-Adamite-age. Coming, as his letter did, at a time when every department of industry was dull—a dullness which activity in railroad-building promised to dispel-they have had a most

peruicious effect upon the State. Of course, short railroads through mimportant sections of country ought not to receive county aid, but a work like the Southern Pacific Railroad should be judiciously fostered with such aid, especially when it is not likely to be extended without it. Aiding such an important road is simply the present casting of bread upon the waters, with the certainty of its being returning to us buttered before many days.

Real Estate Barguins on our Board. Lot 67%x70, corner of Hayes and Fillmore, \$3,200; streets graded and macadamized; lot on grade and fenced; surroundings first-class; cars near; full abstract of title. -50-vara, corner of Geary and Webster; streets graded and macadamized; lot set 3 feet above grade; very cheap, \$7,500.—Lot 30x1221, west side Capp, near Eighteenth street; graded and macadamized, \$1,400.—Corner lot, 40x100, on Van Ness-avenue; streets graded and macadamized; lot on grade and fenced; only \$6,000.—Corner lot on Ellis and Jones, 30 feet front; streets planked and sewered; lot on grade: surrounding improvements first-class; only \$7,500.—A bargain on Jackson, near Front, bringing in a rent of \$125-per month.—Lot on west side Sixth, near Harrison.-Lot 77 x120, corner Webster and Eddy, with two corners and three frontages; all street improvements made; only \$5,500.—Three-fifths of 50-vara nt, with two corners and three fronts, on Hayes and Gough; all three streets graded and macadamized, and Hayes street sewered; cars on the street; only four blocks from new City

Hall, \$9,000. Encourage Home Manufactures.

We have never ceased to urge upon the people of this city the necessity of encouraging home manufacture. There is now a direct opportunity to give practical nid to one of the most valuable branches of it which exists on the coast. We allude to the reorganized Mission and Pacific Woolen Mills. The fame of the goods manufactured at these mills is already worldwide. They enable us to manufacture our own wool into blankets, cloths and carpets, instead of sending it abroad to be returned in the shape of such goods. The two mills have been consolidated, and their capacity is to be greatly extended by a new building now being erected at South San Francisco. The stockholders of the Mission Woolen Mills have heretofore been paid 1½ per cent. per month on their invested capital, and, by the consolidation named, under the continued management of Donald McLennan, the founder of the mills, it is believed that the profits will continue to be large. A portion of the capital stock of these mills is now being offered to the public. We believe it is a safe investment and ought to be generally subscribed to by our citizens.

Large Loan to the Visitudion Land Company.

The above company is the owner of 4,700 acres of land, a small portion of which is situated in this county and the remainder in San Mateo county. Its eastern boundary is the bay of San Francisco and its weste u houndary the new Mission road. The company borrowed \$300,000 last month from one of our loan societies, with which it has paid all its outstanding liabilities. The intention now is to have the land surveyed and staked, after which it will be sold in large or small parcels, to suit purchasers, on long credits.

The Welton Title Defeated. A decision has been rendered by the Supreme Court against the above title, affirming the validity of the deeds made by SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM APRIL 25th, TILL MAY 25th, 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.

	1	
North of Market Street.	Man.	1
East side Battery, 183% feet north of Broadway, 22 11-12 1	ront by	
a double of 71 and 70		\$4,000
West side Kearny, 52% feet north of Bush, north 23 %x	4179, 10	
Decembe allow		- 28,000
Namburget compon Kogruy and Post, north 57 %XIVI 11-12.		112,500 $112,500$
West olds Weever 57 k feet north of Post, north auxilia 1	ومديشك ا	~ -5,850
West side Dupout, 80 feet north of Pine, north 20x57 14	a nowth	11,40,1313
Northwest corner Stockton and Vallejo, north 40x65; also	i Horai	28,500
side of Vallejo, 65 feet west of Stockton, west 24x70	th L. in	920 36 17 P. 1
East side Powell, 105 feet north of Ellis, north 10x60, will rear 5x34.		2,000
East side Taylor, 91% feet north of Sutter, north 22 11-	12x77%:	
sold August, 1867, for \$3,850; now resold for		5,500
West alde Westley 90 feet worth of Lombard, north 50x81.	2	000,c
are at a trade 19712 foot north of Pine, north 22 % XeV.,		-4,750
are a star Trade 104 k fuel south of Filbert, South ookiet.	8	1,304
North side Francisco, 137% feet west of Jones, West 1513	X 1-03. 58 c	10,000
NOILE DIGO & AMERICA STATE OF STREET SHIPE	W 7 Mm -	. 600

South side Greenwich, 42% feet west of Kearny, west 20x87 1/2. Southeast corner Union and Vincent, (between Montgomery and North side Green, 70 feet east of Powell, east 67 1/2 x137 1/2. North side Vallejo, 39 feet east of Pollard place (Kenrhy and Dupont) east 19 kx57 %. South side Vallejo, 137 % feet west of Mason, west 137 %x137 %; outhwest corner Washington and Pike, west 341, x362; sold January last for \$13,500; now resold for same price..... North side Washington, 137½ feet east of Powell, east 60x100... South side Clay, 362, feet west of Dupont, west 362, x683; (sale made in September last, but the deed was only recorded

divided one-half; (the full interest in the lot sold August, 1869, for \$28,000)... South side Pine, 177½ feet east of Powell, cast 40x684 South side Bush, 60 feet east of Jones, east 51 1/4 x 137 1/2, with rear ntrance lot on Jones, 10x60.... North side Sutter, 62% feet west of Hyde, west 25x50; sold May,

1867, for \$2,600; May, 1868, for \$3,100; now sold for...... North side Post, 137% feet west of Mason, west 87%x137%..... Southeast corner Post and Mason, east 110x137 16; the corner half of this lot, with the improvements, was sold September. 1868, for \$14 600. South side Geary, 137 15 feet east of Leavenworth, east 36 1/2x137 1/2; was sold in August, 1860, for \$720; and now resold for .. North side Ellis, 30 feet east of Powell, east 31x105, with lot in

North side Turk, 220 feet west of Taylor, west 27 3/x137 3/4; the lot sold June, 1867, for \$2,250.
South side Turk, 87½ feet west of Leavenworth, 20x87½; sold March last for \$2,200; now resold for.

South of Market and East of Ninth. West side Fremont, 180 feet north of Folsom, north 25x80; sold in March last for \$6,000; now sold for same price. Northwest corner Third and Tehama, north on Third 721,x135 on Tehama: with L in rear 22x20, and L in rear on the north 8x80, (Colton's Building).
West side Sixth, 200 feet south of Howard, south 25x80; hon and lot. The lot was sold in September, 1867, for \$2.425, and the house and lot in June, 1868, for \$6,350; now sold for

East side Seventh, 175 feet south of Howard, south 183, x90; sold in December, 1867, for \$4,200; now resold for ... South side Howard, 200 feet east of Second, east 25x85 South side Howard, 1081; feet west of Fifth, west 162, x80; sold in June, 1867, for \$3,000; February, 1859, for \$4,250; now re-

South side Howard, 137 % feet east of Eighth, east 30x75. South side Harrtson, 325 feet east of Fourth, east 25x85; lot sold in December, 1867, for \$1,550 East side Brannan 275 feet east of Seventh, east 35x100. Mission Addition and Beyond,

North side Thirteenth, 134% feet west of Mission, west 22x94. North side Fifteenth, 105 feet west of Sanchez, west 25x115, g. North side Fifteenth, 130 feet west of Sanchez, west 25x115... North side Fifteenth, 155 feet west of Sanchez, west 50x125... ortheast corner Fifteenth and Noc, east 30x105. Northeast corner Sixteenth and York, east 75x150 ... South side Sixteenth, 33 feet west of Guerrero, west 66x801; sold in February, 1865, for \$4,000; now resold for ... North side Seventeenth, 139%, feet east of Church, north 160, east

North side Seventeenth, 81 4 feet east of Sanchez, east 50x148. Southwest corner Eighteenth and Folsom, west 122 1/2x170; also, southeast corner Eighteenth and Shotwell, east 122 1/2 x170... Northwest corner Nineteenth and Folsom, west 220x100...... Northeast corner Ninetcenth and Shotwell, east 25x100... North side Twenty-third, 105 feet west; of Noe, west 25x114. North side Twenty-third, 280 feet west of Noe, west 25x114... North side Twenty-third, 230 feet east of Castro, east 25x114. Southwest corner Twenty-fourth and Columbia, west 50x101.

o south 100, west-52 on Sever

North side Twenty-fifth, 160 feet west of Castro, west S0x114. North side Twenty-fifth, 80 feet east of Castro, east 30x114; sold-October, 1868, for \$300; February, 1869, for \$120; now re-Southwest corner Bartlett and Twenty-fifth, south 65x1174c. Northwest side Mission, 128% feet northeast of Twenty-ninth, northeast 45x200, to Tillany avenue. .

West side Capp, 170 feet south of Twenty-first, south 36x12216. East side Shotwell, 275 feet south of Fifteenth, south 25x122½... East side Shotwell, 175 feet south of Fifteenth, south 25x122½... Southeast corner Shotwell and Fifteenth, south 100x100; also, east side Shotwell, 100 feet south of Fifteenth, south 25x1221/4; also, east side Shotwell, 200 feet south of Fifteenth, south 50x1223.... Southeast side Foisom, 50 feet northeast of Twelfth, northeast

12234 to west line of Nevada, southeast 80, southwest 120 northwest 80; undivided half interest. Full interest sole side Folsom, 100 feet south of Fifteenth, south 150x122½; also, west side Folsom, 275 feet south of Fifteenth, south

25x1221/2. West side Folsom, 170 feet south of Eighteenth, south 225x1221/2 also, east side Folsom, 170 feet south of Eighteenth, south 250x122%. Treat avenue and wenty-first, 35 feet on Twent-Northeast corner Treat avenue and wenty-first alde Treat avenue. ty-first by 100 on Treat avenue; also, east side Treat avenue, 100 feet north of Twenty-f t, north 125x122 16....

East side Trest avenue, 120 feet south of Twenticth, south 50x-122%.... East side Harrison, 130 feet north of Twenty-third, north 26x100; sold Angust, 1868, for \$800; now resold for East side Harrison, 130 feet north of Twenty-third, north 26x100; sold August, 1868, for \$800; May 17th, for \$1,200; and resold

May 19th, for.

East side Alabama, 156 feet north of Twenty-third, north 26x100. West side Bryant, 260 feet north of Twenty-fourth, north 26x100; sold in October, 1867, for \$360; now resold for.... East side Columbia, 130 feet-north of Twenty-fourth, north 26x-100; sold January last for \$3,000; now sold for same price. West side York, 130 feet south of Twenty-fourth, south 26x100; sold in March last for \$1,031; now resold for West side Potrero avenue, 175 feet north of Twenty-third, north 25x100; sold in December, 1868, for \$750, now resold for...
West side (increro, 183 feet south of Twenty-seepnd; south 30%-

West side Fair Oaks, 31 feet south of Twenty, second, south 90x 11734; lot sold in June, 1868, for \$700.

West side Sanchez, 80 feet north of Fifteenth, north 50x105.

Western Addition.

Southwest-corner Larkin and Green, south 40x87; sold in August. 1869, for \$4,000; now resold for same-price..... Southeast corner Polk and Washington, south 133x137 %; undi vided one-half interest. The full interest was sold in Feb sold in March and May, 1868, for \$4,375; now resold for. East side Van Ness avenue, 77% feet south of Pacific, south 25x 100; sold March, 1868, for \$800; now resold for..... West side Gough, 40 feet south of Fulton, south 27 1/2 x 87 1/2 ... East-side Octavia, 87 1/2 feet south of Fulton, south 50x 100 1/4. East side Fillmore, 33% feet south of-liaight, south 26x9056...

East side Steiner, 95% feet south of Turk, south 41% x137. West side Devisadero, 103 1-6 feet north of Ellis, north 3413 x-125; sold in February, 1869, for \$1,250; now resold for North side Pacific, 100 feet west of Polk, west 23 kx100.... Southwest corner California and Webster, west 2714x8714; sold in May, 1869, for \$1,650; now sold for.... Northwest corner Pine and Laguna, 50-yara; sold in January, 1868,

South side Sutter, 87% feet west of Laguna, west 50x125; sold in July, 1868, for \$1,500; now-resold for.

North side Geary, 77 1-12 feet east of Laguna, east 25\(^1_4\xi120\); sold in October, 1868, for \$1,100; now resold for. South side O'Farrell, 1925 feet west of Larkin, west 275 x1375 South side O'Farrell, 220 feet west of Larkin, west 55x1375..... outh side O'Farrell, 137% feet west of Larkin, west 55x137%. South side O'Farrell, 137 % feet west of Steiner, west 31x137 %... North side Ellis, 110 feet east of Franklin, east 27 1/2x120.... South side Eliis; 1371; feet east of Octavia, east 53% x120; sold in January, 1867, for \$500; now resold for ... North side Ellis, 125 feet east of Laguna, east 25x120; sold in Jan-

ary, 1869, for \$15,500; now resold for.... South side Turk, 125 feet west of Devisadero, west 150x137 %.... South side McAllister, 52% feet east of Octavia, east 22%x70, . . . tember, 1868, for \$4,500; April, 1869, for \$6,000; now resold

orthwest corner McAllister and Buchanan, west 72x137 3..... onth side Grove, 231% feet east of Laguna, east 25x120..... onthwest corner Hayes and Webster, west 65 ½ x1:17 ½... rth side Fell, 82 1/2 feet west of Octavia, west 55x120; sold in August, 1868; for \$2,400; now resold for Northeast corner Fell and Laguna, east 27 1/2 x120 ... South side Fell, 19214 feet east of Octavia, east 27 14x120; lot sold, In August, 1867, for \$705.... North side Fell, 110 feet east of Octavia, east 27 kx120 South side Oak, 110 feet west of Laguna, west 27 5x120; sold in

April, 1868, for \$900; August, 1868, for \$1,200; now resold for South side Oak, 165 feet west of Buchanan, west 27 5x120; sold in August, 1868, for \$1,000; March, 1869, for \$1,400; now re Northwest corner Page and Laguna, west 137 5 x120. South side Waller, 1564 feet east of Steiner, east 25x120... North side Kate, 1814 feet west of Fillmore, west 25x120...

Miscellaneous Sales,

Lots 1741 to 1749 inclusive, and lots 1916 to 1919 inclusive, Gift Map 4..... Southwest side Eleventh avenue, 2001 feet-southeast of G street, southeast 25x100, South San Francisco..... Lots 33 and 34, block 334, Haley Tract. Lot 59, block 26, Fairmount Homestead. outh side Tehama, 16234 feet cast of Fourth, cast 25x80. Lots 1741 to 1749 inclusive, Gift Map 4... Lots 2315 to 2319, and 2344 to 2348 inclusive, Gift Map 4... East side Brooklyn place, 10714 feet south of Sacramento, south

30x57 %, an undivided 1; interest... outh side Tehama, 130 feet east of Third, east 50x80.... outheast portion block 287, Potrero Nuevos.... South side Jersey, 25 feet east of Vicksburg, east 50x114. Lots 143, 145, 147, Gift Map 2. Lots 3 and 4, block 257, Pleasant View Homestead. Lots 8 and 9, block 546, S. F. Central Park..... Lot 1036, Gift Map 3. West side Nevada, 382½ feet south of Folsoin, south 18x60,... Lot 5, block B, and lot 4, block Q, Eureka Homestead.... Lot 503, Gift Map 1, and lot 859, Gift Map 2..... Lot 11, block 287, South San Francisco Homestead.... Lot 12, block 287, South San Francisco Homestead Lots 1706 and 1707, Glft Map 3... Lots 11 and 12, block 287, South San Francisco Homestead..... Lots 37 and 38, block 211, O'Neil and Haley Tract... North side Tehama, 195 feet west of Third, west 20x80, adminis-Lots 1706 and 1707, Gift Map 3.

Lot 6, block 250, O'Nefl & Haley Tract. West % of lot 116, block 140, Central Park Homestead Lots 17:0, 1740, 1741, Gift Map 3. Lot 12, block 82, Terminus Homestend sweetens of the control of the control

Lots 332 and 333, tilft Map 2... South side Dupont place, 92 feet east of Dupont, east 50x50..... Lot 68, Gift Map 2.... East side Bryant avenue, 75 feet north of Bryant, north 25x75.... Lots 6 and 11, block 206, South San Francisco... Lots 5 and 6, block 2i, Fairmount Tract.
Lots 39 and 40, block 302, Haley Tract. Lot 71. West End Homestead..... Block 405, Outside Lands.

Block 128, Haley & O'Neil Tract.

West side Bowdoin, 125-feet south of Henry, south 25x120, Uni-South side Welsh, 295 feet east of Fourth, east 40x80......

South side Godens, 170 feet east of Mission, east 30x60... North side Ninth avenue, 70 feet west of L, west 25x100, Central . Park Homestead. East side Moss, 125 feet south of Howard, south 25x75.... Lot 19, block 15, Fairmount Tract.

Lots 157 and 158, Academy Tract.

North side Minna, 454 feet east of Third, east 23½x80.

Northeast corner Nevada and Nebraska, north 100, east 100, north

100, west 100, north 200, east 200, south 400, west 200; also, northeast corner Humboldt and Nebraska, north 400x200; also, northeast corner Sonoma and De Haro, north 400x200; also, northeast corner Yolo and De Hare, north 400x200.... Lots 3 and 6, block 90, Excelsior Homestead.....

west 120, southwest 112%, northwest 120. Lots 7 and 10, block 311; lots 14 and 15, block 284; lots 13 and 14. block 200, South San Francisco

Southeast corner block 05, O'Neil & Haley Tract, west to east line Railroad avenue, north to south line Fourth avenue, east to dividing line between O'Neil & Haley Tracts and Central

ark Homestead, south to Sixth avenue, west to beginning Lots 3 and 4, block 66, Excelsior Homestead ... Lots 713 to 720 inclusive, Gift Map 2, Lots 366, 367, 368, 369, Gift Map 1. Lots 445 to 448 inclusive, Gift Map 2... Lots 366 to 369 inclusive, Gift Micp 4... Lots 143, 145, 147, Gift Map 2....South side Precita Place, 98 feet west of Columbia, west 24x100. East side Stone, 100 feet porth of Washington, north 37 %x60. Fast side Stevenson, 185 feet south of Nineteenth, South 25x80 Subdivisions 82 and 33 of 50 yara lots Precita Valley West End Homestead Lots 161 and 162... Lot 17, block 61, Terminus Homestead Association. Portion lot 4t, Visitacion Valley Homesread, ...

Profits of Cultivation in the Foothills,

Since The Circular was first issued we have repeatedly but occasion to call attention to the value of land in the footbill Two or three years ago land there, was despised, but now iti known that the cultivation of grapes, fruit and wine in the foo hills pays much better than grain growing in the valleys. To years hence the most prosperous tillers of the soil in this State vill be those who own vineyards and orchards in the footbillso ie Sierra Nevada. There are thousands of acres of Gorenment land there which are open to pre-emption, and the Central Pacific Railroad Company has plenty more near the railroad line, which it is offering at low prices on easy terms. The spite these now well-known thets, hundreds of lazy fellow hang around San Francisco and whine for work, which the will not leave the entirements of the city to get. On the sak ject of the profits of cultivation in the footbills, a Placer country paper cites the case of a person who resides near Anburn. has a vineyard and orelard of peaches, apples and pears, corering seven acres of ground, the soil of which most people would think too poor to justify the belief that it would produce grapes. The gross proceeds of his crop last year from the seven acres amounted to \$2,100; cost of cultivation, picking and marketing, \$250; net proceeds, \$1,850. This is no exegeration of the capacity of the footbills in Placer, or perhan in the State. It has been generally believed that the want of water on the high hands or hills was a bar to the successful cultivation of the grape; but experience has proved that the grape will grow to the greatest pertection on hill tops and sides without irrigation, and that proper cultivation, by plow ing and keeping the ground stirred is far better than irrigation and produces a better yield and better quality. We give here some figures furnished by Mr. Reese of the average product of his vines, ascertained by actual weighing: Common Lo Angeles, per vine, 30 pounds; White Cerian, 60; Museat, 60; Malaga, 60; Black Vinsindall, 60. Eight hundred of the vines may be planted on an acre of ground; and, estimating thirty pounds to the vine, at the age of five years-at one cent i pound-the product would be the almost incredible sun of \$240 per acre. Does any one doubt that lands capabled producing so much are worth \$2 50 per acre, or that they will not soon be in demand?

What would Follow a Reduction of the Batt if Interest.

The reduction of the rate of interest to ten per cent. perm mum by the loan societies of this city would give employment to two thousand mechanics within ninety days. If owners of vacant lots could borrow money cheaply, hundreds of them would immediately set about creeting houses, on their ground, and thus lumber-mills would be employed to their full capacity; the carpenter's hammer and saw would be heard all over the city, and a reduction of the rent rates would quickly takeplace Dozens of houses are vacant because \$5 to \$10 per month more is asked for them than tenants can now afford to pay. Those who built with borrowed-money, at ten per cent, interest, could afford to rent at the desired reduction, and theiresample would force other landlords to come down, which in the end it will be better for them to do. If they reduced the rent, their houses could be steadily rented, while now they are idle two or three months of the year. The lowering of the interest rate to ten per cent, would not be opposed by the de in the savings-banks, who, in the increase of work and reduction of rents which would soon follow, would be more than compensated, while the general public would be greatly benefited. We cannot make headway against outside competition until we manufacture more. Progress in that direction need not, however, be looked for until money comes down. Every interest upon which our prosperity depends calls for reduction, and asks that it be made immediately.

Property Owners Here and in New York,

Nine hundred and fifty-eight ont of every one thousand per sons in New York occupy hired property. Only about three hundred out of every one thousand persons in San Francisco occupy hired houses; the remainder own the property they occupy. As land grows denrer, of course the proportion of terants will increase. Ten years hence the number of those owning the houses they live in will have very much decreased. Many persons in this city have, year after year, refused to purchase a lot, in the hope that real estate would become cheaper. But the expected reduction did not, and will not, take place. Sometimes the advance in prices has been so slow as to be almost imperceptible, while at other times it was so rapid as to be palpable to everybody; but, slow or fast, at the close of each year, since 1864, an advance was clearly seen Those who desire to own their own homesteads should lose no time in securing a lot. The longer they wait the more they will have to pay. Convenient lots are already beyond the reach of many persons of small means, and each year wh crowd such people further out, and lessen-their chances of ever owning a homestead at all. In New York a poor ma might as well hope to fly as to expect ever to own his own house and lot. The San Francisco of the future will be the New York of to-day in this respect.

A Hargain on Stockton Street. We have for sale a three-story brick building, containing store and private dwelling on Stockton street, near Pacit The property rents for \$225 per month, and can be purchased

A Warning to Buyers of Real Estate.

An incident lately came to our knowledge which illustrates the wisdom of recording rent-estate deeds immediately, and the wisdom of purchasers personally knowing that a seller of property is really the person he represents himself to be, one Edward Murphy some time ago obtained from the secre-One raise and the secretary of one of our homestead associations a deed to his share of the property of the association, which deed, instead of imne property of the placed in a friend's charge. Some time afterwards he wished to sell the land, but the deed could not be found. He got another from the secretary of the homstead so ciety. The second deed was made as a displicate, and it was therein stated that the first one had been lost. Murphy sold the property, and that appeared to be the end of it. Lately, howproperty, and that approperty and the secretary mentioned, having in his possession the lost deed, and pretending that he was Edward Murphy. He offered the land for \$2,000, which was only half its value. As the gentlemnu to whom he offered the prop erty knew all about the matter, he refused to have anything to erty knew all allow, who showed decided symptoms of guilt and fright when he was questioned. He left as quickly as possible and shortly after went to mother real-estate office and sold the property for \$1,000 one-fourth of its value. The buyer paid \$100 deposit, and proceeded to have the title searched. He thought he had struck a greenhorn, and was congratulating himself upon such a cheap purchase; but his feelings underwent a very sudden-and painful revulsion when his searcher ran upon the sning of the previous transfer of the property from the original Edward Murphy. The would-be buyer was then in an immediate hurry to see Edward Murphy No. 2 and get back his deposit. When he found him, the latter told a long, and, of course, lying story about how he had got the deed. He paid the \$100-deposit back, was then arrested and taken to the office of the Chief of Police, who, however, said that the offense was not one upon which the offender could well be held. But that the original Murphy happened to have sold the property and that the buyer had recorded his deed, the swindler would have succeeded in bagging \$1,000, after which he would doubtless have made himself scarce. The moral to be derived from this story is, that a deed to real estate should be jaimediately recorded. The title is not complete until that is done. Th bayer is not sure, if he neglects the duty of recording, but that the seller will dispose of the property a second time. The chief duty in this matter, however, lies with the notary. He should make certain that each person coming before him is really the individual he represents himself to be. The bogus Murphy in the above case could have gone before any notary in San Francisco and signed his name as Edward Murphy without question. The notary would have stated in his cer tificate that he personally knew him to be the individual who signed the deed, while in reality he knew nothing at all, and took no trouble to know anything at all, about the matter. ---

ldlers in Callfornin.

In proportion to its population, t'alifornia contains a greater number of persons who make a living in a suspicious or openly dishonest way than any State in the Union. We include in the above list gamblers and other thieves, "gentlemen" idlers, general city adventurers, who never work, but who sponge on their acquaintances by borrowing, or who pick up a precarious living from lunch-tables ; politicians out of office, who take every opportunity of making speeches on the labor question and who trade off their supposed influence with the working classes to the highest (and he need not be a very high) bidder. If these and other similar classes could be brought together, we would have a terrible army of leeches who prev upon the workers of the State. If they were all put to work and if they carned but one dollar per day, the State would be annually enriched fifteen or twenty millions of dollars. It is certain that they sponge or steal much more than that amount each year from the producers. One of the most unpleasant features of idlenessen, this coast is the fact that young men are even more inclined to it than old ones. They have pet names for the various efforts they make to sneak and steal a living, around which they attempt to throw an air of good-fel-The evil of idleness would be seriously crippled here, if industrious persons would steadily set their faces against giving money (under the pretended form of loans) to sponges. If St. Paul's injunction were obeyed in California, that he who will not work ought not to be allowed to eat, thousands in the State would go to bed with empty stomachs, and there would soon be a decided stirring up among our chronic xampires.

.40+. Ded from one of the Donner Party.

A deed was recorded last month from George Donner, conveying the 100-vara lot southeast corner of Folson and Second streets. He is one of the survivors of the unfortunate Donner party, after whom Donner Lake and Donner Pass were named. It will be remembered that Captain Donner, the leader of the party, perished in endeavoring to reach t'alifornia, and that Donner either died of starvation at the lake, or was murdered and afterwards gaten by some of the other famished members of the party. When the Donner children reached California, great sympathy was elicited in their favor, and an application for an 100 yara lot was made for them. Through some earelessness or mismanagement, the trifling amount (less than \$50) necessary to be paid for the lot was never paid, and the grant was never made. It is held by many, however, and has been decided by the Supremo Court of this State that the fact of application and its registry carried with it the title. This point has yet to be decided by the Supreme Court of the United States. George Donner's interest in the lot was five-twelfths, but the property is encumbered by a mortgage and with almost endless legal expenses and legal points. The ostensible consideration he received was \$35,000.

Another Sale on Kearny Street.

The three-story brick building on the west side of Kearny street, 521/2 feet north of Bush, having a frontage of 231/2 feet, by a depth of 471% feet to an ulley in the rear, has been sold for \$28,000. The building vents, we are informed, for \$295 per month, and is worth about \$10,000. This leaves the value of the lot at \$18,000, or \$764 per front toot.

The Boston Party.

An excursion party of prominent Bostonians are on the way out here, on special palace cars. We fear therefore we are to be bored again, as we were last year, when the Chicago Commercial unisance was here trying to take our bread and butter from us. That party-laughed at us for paying everything for them, even to the blacking of their boots, and we deserved to be laughed at. In view of these facts, we do hope the people of this city will let the Boston party come and go as they please, without boring them with attentions. especially to let their pay their own expenses, which as they are said to be worth \$50,000,000-they are abundantly able to do. We have acted like children and fools long enough; now let us keep our money in our pockets. Sharp business men, such as our visitors are, will think a good deal more of us, and be much more inclined to invest money with us, if they see that we know how to take care of what we have.

Where our Tenement-House Quarter-Will be. The narrow streets of San Francisco (Stevenson, Jessie -Minna and parallel-streets-south-of-Market) will, ten-years hence, be full of tenement houses, such as are now to be found on Stevenson and Clementina streets, between First and Sec ond. The houses on those streets are now only one or two stories high; but when the present buildings are replaced, they will be succeeded by houses four or five stories high Even with the present buildings, some landlords manage to squeeze a better rate of interest out of property on our narrow streets than is obtained from any other kind of houses in the city, and they will make it pay much better when they build new and much higher houses than the present ones. ---

Sale in the Western Addition. The 50-yara lot on the southwest corner of Eddy and Larkin streets, 13714 feet on Eddy street and Laurel avenue, by 120 feet on Larkin street, was sold on the 14th ult. for \$25,000. There is a small house on the lot, worth about \$400. Eddy and Larkin are both on the grade and sewered, but neither is macadamized. No other 50-vara lot west of Larkin street, (with one exception, on the corner of Van Ness avenue and Sutter,) ever sold for such a high price as the one above noted. It was previously sold in February, 1869-in the midst of the real estate excitement that then raged-and brought only \$15,500. This sale bears out the assertion we made last month, that land from Larkin to Gough is now bringing much better prices than it ever did before.

Streets to be Opened through "the Lugoon Survey." A glance at any map of the city will show twenty-four 100vara lots faintly traced on it. These lots extend diagonally across the city survey, from Larkin almost to Gough, and from Vallejo to Chestnut. They form what is known as "the Lagoon Survey." Previous to the gold excitement here, the land there was fertile, and therefore much more desirable than the then barren sandhills of the present most valuable portion of the city. The lagoun lots were granted to various persons between the years 1845 and 1849. They are now to be erased from the city map, and the streets which they cross-Polk, Van Ness, Franklin, Green, Union, Filbert and Greenwichare to be laid out through them. This will be a decided benefit to those streets.

Sale at Reduced Prices on Sixth Street.

The house and lot on the west side of Sixth street, 200 feet south of Howard, were sold at auction lately. The lot has a frontage of 25 feet, by a depth of 80 feet. The house is a one-story frame one, and cost about \$1,000. There are two small stores in it, renting for \$45 per month. The price paid by the purchaser was \$7,000. ducting the price of the house, leaves the value of the lot at \$6,000, or but \$240 per front foot. This property would have sold for about \$10,000 last Spring, but the bubble of inflation which then existed for property on the numbered streets. between Fourth and Ninth has since been pricked, and a heavy fall in prices has been the result.

Sale on Stockton and Vallejo Streets.

The property on the northwest corner of Stockton and Vallejo streets, fronting 40 feet on Stockton street, by 65 on Vallejo, together with the lot in the rear on Vallejo, 24x70 in size, has changed owners, at the price of \$28,500. There is a new threestory frame building on the Stockton-street front, worth about \$8,000, and a two-story and very substantial brick dwelling on the Valleje-street lot, worth about \$3,000 \$11,000 in all. The price of the land is therefore left at \$17,500.7 The property is very well rented, producing in all \$380 per month The buildings are insured for \$11,000.

Washington Street.

Washington street has heretofore been the chief avenue of iention for pedestrians between North Beach and the ower end of the city. The opening of Montgomery avenue, will, however, turn travel away from Washington street, between Montgomery and Stockton, and in that way reduce the value of property on it. \The opening of new business streets always injures existing old ones in the vicinity, by diverting trade and travel from them.

Insurance Matters.

The rates adopted by the Board of Underwriters of the fire insurance companies of this city have been suspended, and each company is insuring at whatever rate it pleases. The Home Insurance Company has gone out of business for lack of support, and the Oriental Insurance Company has been suspended by the Insurance Commissioner, for want of capital.

Rent Estate Dullness in New York.

The present sickly condition of the New York real estate. market is thus described by one of the papers there: "Even the fimited number of buyers who have appeared this season are being gradually reduced, and seem tired of watching a market so weak and profitless."

Rents of Stores on Montgomery Street.

We have succeeded, after much labor and difficulty, in obaining a list of the rents paid for various stores on Montgomery, street, between Jackson and Market. Montgomery street has a better class of buildings upon it than any other street in the city, and land fronting upon it is worth more than any other kind of real estate in this city, or upon the Pacific coast. A list of the rents paid for stores upon it must, therefore, be interesting. Commencing at the northern, and least valuable end,

we find that the dry goods store, No. 723, west side, next door to the Metropolitan Theatre, 21 feet front by 55 in depth, rents for \$100 per month, or at the rate of \$5 per front toot, only .- No. 710, east side, north of Washington, 21 by 621/2 in size, occupied by a tailoring establishment, rents for \$200 per month; \$91/2 per front foot.—The clothing store on the southwest corner of Montgomery and Washington, 33 feet front on Montgomery, by 50 feet in depth on Washington, rents for \$100 per month; \$1218 per front foot.—The eigar store on the northwest corner of Montgomery and Washington, 18 on the latter by 50 feet in depth on the former; rents for \$150 per month; \$9 per front foot.—The gunsmith's store, on the east side, between Washington and Merchant, 22x45 in size, rents for \$100 per month; \$434 per front foot only. The liquor sulcon on the southwest corner of Montgomery and Merchant, 20 feet front on the former, by 60 feet in depth on the latter, rents for \$225 per month; \$111/4 per front foot .--The jeweler's store adjoining on the north, 20x60 in size, rents for \$200 per month; \$10 per front foot.—The California Restaurant, east side, between Merchant and Clay, 30x1371/2 in size, rents for \$400 per month; 1312 per front foot; the building is an old frame one.-All the other buildings noted on our list are built of brick. The broker's office, on the southwest corner of Montgomery and Clay, 21 feet front on the former, by a depth of 50 feet on the latter, rents for \$350 per month; \$141/2 per front foot .- The store adjoining on the south, lately occupied by Shreve & Co., jewelers, 20x60 in size, is now or will soon be to rent, at \$275 per month; \$13,4 per front foot The store No. 418, east side, between Sacramento and Califormia, 1814x63 in size, rents for \$300 per month; \$16 per front foot. - Locan's fancy goods store, west side, same block as last, 25x1371/4 in size, for \$450 per month; \$18 per front toot.—The jewelry store, west side, near Wells, Fargo & Co.'s, 18x60 in size, for \$400 per month; \$221, per front foot.—The stock broker's office, No. 333, west side, between California and Pine, 14 feet front by a depth of 35 feet only; \$200 per month; \$14 , per front foot. The real estate office, No. 320, in the same block, east side, 16x60 in size, \$225 per month \$14 per front foot .- The Oriental Insurance Company's office, east side, same block, 25x75 in size, \$375 per month; \$15 per foot.—Burke's ladies' shoe store, northwest corner of Montgomery and Pine, 16 feet on Montgomery by 50 feet on Pine, \$300 per month; \$19 per front foot.—The hat store northeast corner Montgomery and Pine, 22 feet on the former by 75 on the latter, \$450 per month; \$221/2 per front foot.—The real estate office on the east side, between Pine and Bush, 18 feet front, by the shallow depth of 27 feet, \$200 per month; \$11 each per front foot.-The drug store in the Russ House block, and the shirt store in the same block, west side, each 21x75 in size, 350 per mouth each; \$16; per front ft.—Wakelee's drug store on the southeast corner of Montgomery and Bush, 44 on the former, by 125 on the latter, \$1,000 per month; \$221/4 per front foot.-The fur store on the west side, No. 129, 16x90 in size, \$400 per month; \$25 per front foot.—The building on the northwest corner of Montgomery and Sutter, the ground floor of which is occupied by Tucker's jewelry store, is rented as a whole by Mr. Tucker for \$900, but he has repeatedly been offered \$1,000 for the store alone; which would be at the rate of \$2914 per front foot: the building has a frontage of 34 feet on Montgomery, by a depth of 60 feet on Sutter.-The City of Paris stores on the northeast corner of Montgomery and Sutter, 44 on the former by 90 feet in depth on the latter together with the two stores in the rear on Sutter, also 44x90 in size, rent as a whole for \$1,550 per month .-- Hueston & Hasting's store, on the southwest corner of Montgomery and Sutter, 50x80 in size, rent for \$900 per month; \$18 per front foot; under an old lease .- The store on the east side, just south of Sutter, 15x6214 in size, is vacant; the late occupant paid \$313 per month; \$21 per front foot.—Taaffe's dry goods store in the Lick House block, 24x162 in size, rents for \$500 per month; \$21 per front foot .- C. Beach's new book store in ame block, 25x60 in size, rents for \$400; \$16 per front foot. The stores on the best block on Montgomery street-between Sutter and Market-rent for an average of \$20 per front foot, while those on that thoroughfare, between Jackson and Washington, rent for an average of about \$8 only. Of course the mildings in the former block are much finer than they are in the latter, but even after we allow for that, the difference in the value of the land is very clearly shown by the difference in the rentals. Lots on Montgomery, between Sutter and Market, are worth \$2,500 to \$3,000 per front foot, while between Washington and Jackson they are not worth more than \$600 to \$800 per front foot. Ten years ago the last named block was one of the most valuable on Montgomery street, but the tendency of population and travel southward has thrown the north end of the city in the shade. This movement southward is still progressing. Fifteen years hence the best retail street of the city will be south of Market street. Sale at North Beach, near Montgomery Avenue.

The middle fifty-vara lot, on the north side of Francisco street, between Jones and Leavenworth, was sold last month for \$10,000-nearly \$373 per front foot. This is a high price for land in that locality, but the lot is near where Montgomery Avenue is to come, and is more valuable on that account. Francisco street, between Jones and Lenvenworth, is thirty feet or more above the established grade of the same street between Taylor and Jones.

Howard-Street Sale.

The lot on the south side of Howard street, 200 feet east of Second, 25x85 in size, was sold last month for \$6,000-\$240 per front foot. There is an old shanty on the lot, which is rented to a Chinaman. The Stow pavement is laid on the block.

Prices in the Western Addition.

The lot on the northeast corner of McAllister and Octavia streets, having a frontage of 50 feet on McAllister, by a depth of 100 feet on Octavia, was purchased last month for \$7,000. This is at the rate of \$140 per front foot. The same lot was sold in September, 1868, at the rate of \$4,500, and in the real estate favore of the Spring of last year, for \$6,000. McAllister street is graded, macadamized and sewered with a brick sewer. A portion of the block on Octavia street is also graded and macadamized.

A lot, with a frontage of 150 feet, by a depth of 1371; feet, on the south side of Turk street; 125 feet west of Devisaderojust outside the charter line, was sold on the 23d nlt. for \$4,637 -\$4,000 for the lot, \$300 for an outstanding title, and \$367 for the Outside Land tax. The full price, paid was at the rate of \$31 per front foot. The street and lot are about five feet. above the grade, in sand.

The success of the experiments in lighting suburban institutions and country residences has attracted attention to the common oversight of not putting gas pipes in such buildings when erecting them. In our own county, two large handsome edifices, the University College and Italian Hospital, both completed within the year, have been left by the architects unfinished in this particuar. Every new building of any presensions, wherever erected, should be piped at the time. It is absurd to neglect this because there are no gas company's mains in the vicinity, for the convenience of gas light is no longer confined to large towns.

NEW ROOFING MATERIAL. - We have seen a specimen of new roofing material, which is now being extensively used in New York, and is endorsed by all the insurance companies both as fire and water-proof. It is made of plastic slate, and is apparently a very light and cheap roof. A gentleman is now in this city who is endeavoring to introduce it into California.

RANCHO RINCON DE LOS CARNEBOS, IN NAPA County, on Napa River, three miled below Napa City, for sale, i THIRTY SUBDIVISIONS or FARMS. Land cheap, fertile and accessible Cash payment—one fourth : balance on as long credit as purchasers dewith interest at 10 percent, per annum. For maps, particulars, etc., call upon C. HARTSON, Napa City, or JOHN A. STANLY, northwest corner of Clay and Montgomery streets, San Francisco.

TARM FOR SALE .- A FARM OF SEVEN HUNDRED ACRES. about one-half is tillable and the balance grazing lands, lying upon Suscol Creek and the Napa Valley Railroad, near Suscol, will be let from let the total and the Napa Valley Railroad, near Suscol, will be let from Ist October next to a responsible tenant. House, outhouse, fruit trees vineyards, etc., etc., on the place. Enquire of CHARLES D. CARTER, 410 California street, San Francisco, Cal.

THE REORGANIZED WOOLEN MILLS.-TO THE PUBLIC.

THE UNDERSIGNED, HAVING TAKEN UPON HIMSELF THE business of the "Mission and Pacific Woolen Mills Consolidated, now situated on Folsom street, in this city, is about reorganizing the operations of the same on a larger and more profitable basis. For this purpose, a large piece of land in the "Haley & O'Neil Tract," at South San Francisco, has been purchased, where it is his intention to erect buildings, and remove and put up the entire machinery of both mills, as well as additional machinery now ordered in the Atlantic States and Europe. By thus combining the operations of the two mills in one establishment. lishment, a great saving, in both time and expense, will be secured. as well as more convenience in supervising the details of the business. In addition to the usual variety of goods heretofore manufactured at the Mission Woolen Mills, it is intended to make the finest grades of Beaver Mission woolen Mills, it is intended to make the linest grades of Deaver Cloths, Tweeds and Cloakings possible, from the wools produced in California and Oregon. These goods are to be manufactured into garments at the mills, ready for wear, so as to compete with the fabrics of Eastern mills, which now largely supply the trade of the Pacific Coast. This mills, which now largely supply the trade of the Facthe Coast. This manufacture of clothing, in connection with the other business of the mills, will give them great advantage, by increasing their business and profits. It is also intended to manufacture all grades of Ingrain, Three-ply, Fine and Super Carpets, for which there is a very large and profitable ply, Fine and Super Carpets, for which there is a very large and profitable profits on the Besset the artists remains up to the present time. market on the Pacific Coast, the entire supply up to the present time having been imported from the Atlantic States. By the combination of hese classes of goods, in connection with the usual manufactures of knit goods, made by the Pacific Woolen Mills, constant employment will be at least twelve hundred operatives the larger portion of whom will be white. To effect the above objects, the undersigned proposes to reorganize a Joint Stock Company, to the "Mission and Pacific Woolen Mills Consolidated," having a capital social of \$600,000, distinct of the bounded above. vided into six hundred shares of \$1,000 each. He desires to call the attention of the public generally to the advantages offered for the profitable investment of capital in this company, which, for safety and steady returns, will not be surpassed on the Pacific Coast. He brings to the new enterprise the results of the experience of the last eleven years in mann facturing on this coast, and of twenty years preceding in the Atlantic States. He was the founder of the Mission Woolen Mills, which commenced with a very small amount of machinery and capital in the autumn menced with a very small amount of machinery and capital in the addition of 1859, and which to day, under his management, have increased their capacity to twenty sets machinery, and have run day and night, in the interval, equal to fifteen years' days' service. These mills have turned out \$6,000,000 worth of goods, which have attained a reputation for excellence of materials and manufacture unrivaled in the United States. The financial credit of the mills has always been unexceptional during the period of their existence, and the company has never been sued for the value of a dollar. The business has been so prudently managed that there has been no expense created for legal advice. The manufacturers have paid to agents 7½ per cent, commissions and guarantees on sales of goods, and on an average 1½ per month interest for moneys advanced. Out of the profits, above interest, the extension of buildings, land and machinery have been paid, and one single item of repairs from damage from the earthquake of 1868, costing \$22,000. In addition to the above, the mills have paid stockholders dividends averaging over 1% per cent. the mills have paid stockholders dividends averaging over 1% per cent. per month on capital invested. Under the proposed reorganization the field for profits, as well as manufactures, will be greater than ever before, and steady dividends on capital stock will be guaranteed to range from per cent. per month, upwards, besides leaving a large contingent fund for increase in machinery, repairs, supplies, etc., as may from time to time be needed. The above presents an opportunity for parties having the material interests of the State at heart, to advance the same by taking stock terial interests of the State at heart, to advance the same by taking stock in this company, and at the same time receive a larger percentage on their investment in return than can be had from any other legitimate enterinvestment in return than can be had from any other legitimate enterinvestment in return than can be had from any other legitimate enterinvestment of the Pacific Coast, 'Parties desiring to take stock will find subprise on the Pacific Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will find subprise District Coast, 'Parties desiring to take stock will be partied to take stock w Maurice Dore & Co.'s, 327 Montgomery street. D. McLENNAN.

HENRY F. WILLIAMS & CO., REAL ESTATE AGENTS, 407 California street, San Francisco. Prompt attention given to all matters pertaining to Real Estate, such as buying and selling on commission, negotiating loans, investing capital, and managing estates.

HIBERNIA SAVINGS AND LOAN SOCIETY, CORNER Montgomery and Market streets Notice Process holds Montgomery and Market streets. Notice.—Persons holding receipts for moneys deposited with the Hibernia Savings and Loan Society for MODEO ACR DAVIS. MORTGAGE TAXES, are informed that said moneys will be paid to

MORTGAGE TAXES, are information them on the surrender of said receipts.

THE PACIFIC PNEUMATIC GAS COMPANY ARE prepared to contract with hotel proprietors, mining and mill companies and country gentlemen, to furnish apparatus for making gas of superior quality, at low cost. This method of generating gas-is approved by-the San Francisco Board of Underwriters, and buildings lighted by the Pacific Pnéumatic Gas Company's apparatus, are insured at the same rate. Pacific Pnéumatic Gas Company's apparatus, are insured at the same rate as if lighted by coal gas. Size No. 1, with capacity for supplying tenses if lighted by coal gas. as it lighted by coal gas. Site to the strength of the strengt

made to order at the rate of \$100 for every additional ten burners. The following are some of the establishments in which this apparatus is in use and in every instance it has surpassed the expectation of the purchasers, and been pronounced "a magnificent success," while giving less trouble than the cleaning of a single coal oil lamp: The State Deaf, Dumb and Blind Asylum, Berkeley; Pacific Iron Works, San Francisco; the City and County Almshouse, San Francisco; Wm. B, Isaaes, San Francisco; Alameda Insane Asylum, Alameday Col. J. C. Hays, Oakland, M. M. Branc, Cilron, A. D. Branton, Oakland, the County Almshouse, San Francisco; Alameda Insane Asylum, Alameday, Col. J. C. Hays, Oakland, M. M. Branco, Cilron, A. D. Branton, Oakland, the County of t San Francisco: Alameda Insane Asylum, Alameda, Col. J. G. Hays, Oakland; J. M. Brown, Mayor, Gilroy: A. P. Brayton, Oakland: the Eureka Mining Company's Mill and Hoisting Works, Grass Valley: J. R. Arquello, Santa Clara; Jos. A. Donohoe, Menlo Park; O. W. Childs, Los Angeles: J. P. Jones, Gold-Hill, Nevada; The Crown Point Company's Mill, "Rhode Island," Gold-Hill, Nevada; Henry F. Williams, South, Sau Francisco;

Island," Gold Hill, Nevada; Helly F. W. D. C. Gibson, Gold Hill, Nevada. cers : Ira P. Rankin, President : J. W. Stow, Secretary : James H. Clark, General Superintendent: A. D. Bell, Agent. Office 206 Sansome street, San Francisco. Send for pamphlet with plate, full description and

NOTICE.—PARTIES OWNING PROPERTY WITH-in the Hayden Tract, and desiring to obtain the Palmer title thereto, are requested to call at the office of DANIEL ROGERS, Esq., No. 604 Merchant street, before July 1st.

PIRE AND MARINE INSURANCE; UNION INSUR-ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS. Established in 1861. Nos. 416 and 418 California street. Cash capital. \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; prompt settlement of losses; solid security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP. ITAL, \$5,000,000. D. O. MILLS; President; W. C. ItALSTON, Cash-Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandis throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Brenich, Vienna, Leipsic, Sydney, Melbourne, Yokohana, Shanghae, Hongkong, CITY BANK OF SAVINGS, LOAN AND DISCOUNT,

No. 627 Sacramento street, between Kearny and Montgomery street corner of Webb. Officers: President, H. A. Cobb; Cashier, Daniel Murphy Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Nei David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. Win. Douthitt. Deposits received at ONE PER CENT. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 A. M., to 3 P. M., daily; Saturday evenings, from 7 to 9 P.M.

DACIFIC FIRE AND MARINE INSURANCE COM-dent; A. J. Ralston, Secretary; A. Banno, Marine Secretary.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaa E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Wm. Scholle, -J. B. Scotchler, President; Janez Howes, Vice President, Control of the Con dent; E. W. Bourne, Secretary. This company is engaged exclusively-in-

THE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks conaidered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin.

CHAS. R. BOND, Secretary.

D. J. STAPLES, President.

HENRY DUTTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1803 Capital \$10,000,030. Accumulated and invested funds, March 23d, 1865 \$12.247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco ited in Oregon, \$50,000; Limit on Single of Seneral office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and Bankers, Messrs. Tallant & Co. General office, S. E. corner & Co. General office, S. Co. General office, S. Co. General office, S. Co. General office, S. Co. General offic THLINGHAST General Agent for the Pacific States and Territories.

SELIGMAN & CO., BANKERS, No. 412 CALIFOR-• nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

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. I. Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor, P. 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 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 upagent by whom the deposit is made. Depos wards. Office Hours from 9 A. M. to 3 P. M.

FRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Director. Loans made on real estate and other collateral securities at current rates

GERMAN SAVINGS AND LOAN SOCIETY.—GUARAN. Montgomery and Kearny streets. Office hours from 9 A. M. to 3 P. 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 current rates of interest. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig, G. H. Eggers, Fritz Koster, endorsement. E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, President: Geo. Lette, Secretary: John R. Jarbee, Attorney.

MONEY TO LOAN ON GOOD SECURITIES, SAN Francisco Savings Union, 532 California street, between Montgon-ery and Kearny. Money received on deposit, and dividends paid every six months. Loans made on good real estate securities, in this or neigh counties. President, JAMES DE FREMERY; Cashier, JOHN

September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and sell improved and nuimproved business and residence property in the city and country of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS,

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised gratte in the unnexed list.)

Most desirable corner on Van Ness Avenue, 40x100, streets im-with stable and cistern, holding 14,000 gallons, on Green Two elegant houses very complete, and large lot corner Post and Leavenworth..... of 50-yara on Bush near Hyde..... rear on Sutter near Mason...
Well improved corner lot 75x75 on Sherman street near Folsom. 50-vara corner Filbert and Leavenworth..... Lot 18x286, corner Pierce and Union, with magnificent house; both streets graded and macadamized, only.....

Lot 55x120, corner Post and Baker.

Lot 55x120, corner Post and Baker.

Three 50-varms, on Larkin, Chestnut and Lombard; for all

Fine business property on Fourth and Welsh streets.

Desirable lot, fronting 100 feet on Harrison and Perry by 160 in depth, near Third, or in subdivisions.

Loi 67 4x70, corner Hayes and Fillmore; on grade; streets graded

50-yara corner Geary and Webster; a rare bargain. 350 Ensiness lot, 453, x90, corner, on Howard.

Lot 25x80, and good dwelling house, on Bryant near Third; very

Elegant lot, 77 x102 4, on Taylor, near, Ellis: a most desirable location for private residence; cars pass.

Three dwellings and lot, corner O'Farrell and Hyde; rent-for \$107 9,000 corners, beautifully located—a speculation.....

Lot 30x12216, on Capp near Mineteenth; cheap Handsome lot, 45x90, on Eleventh near Mission.

House of 9 rooms, and lot 20x90, on Greenwich near Stockton. running through to rear street.

Lot fronting 130 feet on Guerrero and 130 on Fair Oaks by 250 in depth, near Twenty-fourth; beautiful location and view ... Business property on Stockton near Jackson...... Lot 87 5x137 5, opposite Pnion Square proved lot, 100x135 %, on O'Farrell near Devisadero... corner 50 varus on Devisadero; for all.....

ot 25x137 %, on Pine near Buchanan Lot 50x155, fronting on Market and Stevenson, near Second... mess property on Stuart near Mission, paying over one per Lot 45x6s to small street on Mason near Chestnut; terms easy. 4,00 Let Mays7 4, corner Ellis and Jones; business property.....

we houses of 2 rooms each, very complete, and large lot on Post near Hyde; Post is sewered and with connecting side sewer RM Lot 137 5 on Filbert by 160 in depth to alley (opposite Washington Squarel stable, etc., and lot, 27 x x 137 b, on Turk near Scott 3,30 Lot Tox231, corner Valencia and Fourteenth...... 9.00

Let 137 %x171 's, corner Laguna and Broadway.... Lot 137 %x171 %, corner Laguna and Broadway.

50-yara corner Turk and Broderick.

Lot 82 4x120, fronting on Hayes, Gough and Linden; all three streets, graded and macadamized; Hayes street is sewered Front; rents for \$125...
House of 14 rooms and lot, corner, on Clay street.... Improved 50-vara, corner Pacific and Hyde.... Double house, of 6 rooms each, and deep lot, on Second Avenue 50-vara on Greenwich and Hyde . .

near Sixteenth... Lot 673;x8434, corner Sixteenth and Dolores, with two dwelling Most desirable building lot, 25x10216, on Taylor near O Farrell;

Magnificent house of 12 rooms, and lot 25x80, on Leavenworth near EIIIs... Large-tract in West End Map No. 2, with fine water privilege..... block improved land in Santa Clara..... Large variety lets in South San Francisco...... Well-located lots in Fairmount Tract

Lots in Gift Maps 1, 2, 3 and 4.

Lots in Gift Maps 1, 2, 3 and 4.

Original lots in Excelsior Homestead, Pleasant View Homestead,

San Miguel Homestead, Central Park Homestead, Railroad

Homestead and University Homestead. Fracts of 12, 20, and 150 acres in Menlo Park.. Fracts of 5, 6, 8 and 20 acres near Oakland . .

Lot 100x100, corner Kentucky and Solano ... Let 365 feet frontage on West Thirty-first street, near Cliff House Two blocks on the Potrero....

Farm lands improved and unimproved ... LOS ANGELES COUNTY LANDS.

CARMING LANDS IN LOS ANGELES-COUNTY FOR SALE, I sections and quarter sections, at reasonable prices and on accomm dating terms—say, one-fourile cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donobe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim, Los Angeles Country.

NIGHT & BLANCHARD, 320 MONTGOMERY Street, in connection with Dam & Gladding. Real Estate bought and sold, loans negotiated, especial attention given to Renting Houses is collecting rents.

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

REMOVAL.—THE OCCIDENTALT INSURANCE Side, between Montgomery and Leidesdorff, in the building lately occupied by the Position. pied by the Pacific Union Express Company.

Printed by Joseph Winterburn & Co., 417 Clay street.

Mas D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.

FOR THE MONTH OF JUNE, 1870.

No. 8.

Vol. IV.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET

The Lumber Market, The lumber trade has improved within the past month. Prices have not appreciated, however, although there is every prospect that within the next thirty days they will materially advance. The manufacturers recently held a meeting, and determined to advance prices to paying rates. In consequence of the low prices which have ruled lately, many mills have stopped work and others have been running on short time. Owing to the depressed state of the lumber business last Winter, millmen neglected to procure logs. For this reason, no matter how prices may advance, the mills will be unable to run on full time until the next rainy season brings high water in the rivers. The small quantity of lumber now coming forward must therefore become even smaller, and the city stock be remast the some months. Several dealers, in anticipation of an advance in prices, have availed themselves of the present low market rates to make large purchases, and have now on handfull stocks. There are large orders in the market from South America, for both pine and redwood, and while to all appearances there is a large stock of both on hand, it is being so quickly reduced by export that in a few months it will be difficult to fill even an ordinary bill. The foreign and interior demand has much more influence upon stock and prices than city trade, and the partial failure of grain crops in Europe with fair crops in this State, will enable people in the interior to pay up arrearages and make improvements.

To show how much cheaper lumber is at present than it was some months ago, we annex the rates which ruled in November last, together with present prices. Money, lumber and labor are all cheap now, and there is therefore every induce-

ment held out to lot owners to build: Lumber per thousand by the Cargo. \$26(a \$30 \$22(a \$25 Dressed redwood \$16(a \$18 \$15(a \$16 Puget Sound pine flooring and step-Planks for street work.... Assorted scantling and other build-S16(0 \$18

\$30(0 \$32); \$25(0 \$28 \$16(0 \$18 - \$15(0 \$16 ·\$15(a \$16 ing material 520 Timber.... Shingles \$18(a \$20) \$3 50(0 \$4 tt Retail. \$30(6 \$32 50 \$35(a \$40) Dressed redwood \$20(a \$221; \$18(a \$20 Puget Sound pine flooring ... \$16(a \$18 \$186. 320 Planks for street work Assorted scantling and other build-

The Potrero Land Difficulties.

Fencing.... \$221/4

..... \$4

Although nearly every portion of the peninsula on which San Francisco is situated has been the scene of land disputes, the Potrero has had the misfortune to be the chosen arena of such troubles. Nearly every foot of it is claimed by two or three different parties, while much of it is claimed by half a dozen owners. All that false swearing, violence and chicanery could effect has been tried by the land-jumping thieves who operate

The South Beach Land Association, composed of about twenty well known persons, is after almost the entire Potrero. A lot or block may satisfy even the greediest land grabber, but the Association named scorns anything but a whole tract. The mode of procedure was to get a judgment against one Robert Christy et al., who never had a good title to one foot of property at the Potrero. Christy appears to have been in collu sion with those who pretended to be engaged in legal warfare with him. He allowed judgment to be entered against him by default in April last, on the strength of which and certain handy School Land Warrants (which are possessed of such broyancy that they can be floated anywhere,) the South Beach Land Association has proceeded with its armed cohorts to take possession of a stretch of country that is occupied by about 1,500 persons, who, though painfully familiar with individual rascality, were not quite prepared for whole sale land piracy:

The space of THE CIRCULAR would not contain an account of the wheels within wheels of rascality and the serpentine ramifications which are locked up in this case. Parties are connected with it here and in Sacramento who carry a high head as honorable officials and honest men, but who are shown by it to be adepts in trickery and dishonesty. Despite all of the smartness and chicanery which they have displayed, however, the scheme will be a failure. The real owners of the property are making a strong fight against the land grabbers, and public sentiment is overwhelmingly against them; we have therefore no fear at all but that they will fail in their schemes.

Money from England.

English capitalists are beginning to send money here quite freely for investment in city real estate loans. They are satisfied with 7 to 8 per cent. per annum. One owner on Kearny street has had an offer of \$125,000 at 8 per cent., and the Mechanics Institute can secure a loan of \$50,000 at the same rate on their Post street property. If our savings and loan societies do not all voluntarily reduce their interest rates to 10 per cent., they will soon be compelled to do so by the influx of foreign

The following were the most important leases recorded from June 1st-to 29th-inclusive: The "Branch" saloon, 840-Market street, for 3 years, at \$150 per month.—The buildings and lots on the north side of Clay street, 88% feet west of Sansome, thence west on Clay 19% x91% and 25x67, for 7 years from November, 1868, at \$340 per month.—The southwest corner of Fifth and Folsom, 25x50 in size, for four years, at \$55 per month.-The store northwest corner of Eddy and Mason, for 3 years, at \$40 per month.—The property southeast corner Pacific and Taylor, 46x80 in size, for 5 years at \$30 per month.—The frame building and lot, 20x60 in size, on the east side of Dupont, 90 feet south of Geary, for 4 years at \$46 per month.—The houses Nos. 715 and 717 Dupont street, between Clay and Sacramento, for 2 years, at \$150 per month. - The lot north side Mission, 375 feet west of Seventh, 45x85 in size, for ten years, at \$40 per-month for the first 5 years and \$45 for the last-5.

Sale of the Willows Land Property.

The above property, comprising a block and a half of land between Seventeenth and Nineteenth and Mission and Valencia streets, was sold at credit auction on the 29th ult. Lots 25x80 in size, on the west side of Mission, brought \$2,000 each; the corners of Eighteenth, Nineteenth and Mission streets; each 35x80 in size, \$4,700 to \$5,100 each; lots 25x89 on the west side of Jessie and Stevenson streets, \$875 to \$900 each; same sized lots on east side Valencia, brought \$1,950 to \$2,000 each, and the northeast corners of Eighteenth, Nineteenth and Valencia, each 35x80 in size, brought \$4,325 apiece. 69 lots were sold out of 180 that were offered. The prices noted are high for these dull times. The streets are improved and the lots all graded. .40---

Sixth Street Sale.

-We-have more than once alluded to the fact that property on the numbered streets-especially on Fourth, Fifth, Sixth and Seventh streets-is declining, in consequence of having been elevated to unreasonable prices in 1868-9. In proof of this fact, the lot on the west side of Sixth street, between Harrison and Bryant, 75x90 in size, has been disposed of for \$12,000, which is a direct loss to the sellers of \$1,500, they having paid \$13,500 for it in the summer of 1868. If we add interest at the rate of 10 per cent. per annum, their loss amounts to \$2,365 more \$3,865-in all. This is a heavy loss, but the sellers did better in selling than in holding.

About Dullness and Failing Prices. Because real estate is dull of sale many persons insist that it is all falling in price. They make dullness and declining prices synonymous, and to a certain extent they are in some things, but not in real estate. No one sells at reduced prices, even in these times, unless pressed to the very wall for money. General confidence in our real estate is now as great as ever, though we all feel that it is under a passing cloud-a cloud, however, which the extension of industrial enterprises would quickly remove, if we would all put our shoulder to the wheel and set such enterprises in motion.

\$18

Loaning too Much. One of our loan societies loaned \$9,000 on a vacant lot in 1868, which was sold last month-nearly two years after-for \$12,000. This is one of the cases, heretofore alluded to by us, where the societies encouraged inflation during the real estate excitement of 1868-9, by loaning three-fourths of the market value of unproductive land. Since last Summer the same so cieties retuse to loan more on productive property than one quarter to one-third of its selling price. They were bulls in the real estate excitement, and have been bears since property became depressed.

Reduced Prices.

Lots 25x85 in size, on Nineteenth street, between Mission and Valencia, were sold at credit auction sales in May, 1869, for \$2,000 to \$2,200 each. We told the buyers at the time that the lots were not worth such prices. Several of them have since endeavored to sell at less than they paid, and one of them succeeded last month. He received \$1,700 only, for a lot which was knocked down to him at \$2,000. He therefore lost \$300 in addition to the interest on his money.

The lot on the north corner of Fourth and Clary streets, 24 feet on Fourth by 80 on Clary street, was lately sold at auction, and the deed has since been recorded. There is a one-story house on the lot, worth about \$100. The amount paid for the property was \$12,000, which is a high price; indeed, this is the first good sale which has been made on Fourth street for many months.

Sale at a Loss on O'Farrel Street.

A lot, 81x1371/2 in size, situated on the north side of O'Farrell street, between Scott and Devisadero, was sold on the 1st ult, for \$2,500. The seller paid \$3,150 for it in March, 1869 and consequently lost \$650 in each, besides what he lost in in' terest. Land lying between Clay, Turk, Steiner and Broder. ick streets is falling rather than advancing in price at present

Fifty-vara southwest corner of Geary and Webster, for \$6,500, if taken immediately. The lot is on the grade, and both streets are graded and macadamized.

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 June, 1870.

Du mham takan ar ralassud		TGAGES.	RELEASES.			
By whom taken or released.	No.	Amount.	No.	Amount.		
Private Individuals	77	\$227,962	81	\$294,982		
Hibernia Sav and Loan Society	58	127,525	24	282,625		
	30	63,650	20	138,074		
Clay St. do. do.	9	463, 305	4	20,000		
German do. do.	26.	123,675	3	8,320		
Odd Fellows' do.	-23	85,550	2	3,500		
Masonic do.	-5	2,400				
Humboldt do.	3	16,500	1	250		
Building and Loan Society	14	9,590	24	21,790		
San Francisco Savings Union.	15		15	58,700		
Pacific Insurance Company , .	6	30,600	6	15,000		
People's - do.	- 41	3,000	1	2,500		
Union do.			5	31,500		
Occidental do.			2	5,500		
California do.			1	7,500		
City B'k of S. L. and Discount	5	2,295	5	3,550		
Totals	272	1,196,152	194	\$893,791		

How Mission Property has Advanced.

The lot on the northwest corner of Howard and Twenty-fourth streets, with a frontage of 268 feet on Howard by a depth of 1221/2 feet on Twenty-fourth, was sold in March, 1867, for \$3,000, and was considered dear at that figure. For two years thereafter, however, lots on the old race course track rose very rapidly. The above lot was resold in March, 1869, for \$13,000, and was disposed of a third time last month, in two parcels, for \$14,550. But for the fact that a branch track of the San José railroad cuts the lot in two diagonally, thereby greatly injuring it, it would be worth much more money. The last sale was at the rate of about \$50 per front foot only, and even with the drawback described, it is very cheap at that figure.

Sale near Montgomery Avenue.

The fact that Montgomery avenue is to be opened is causing some speculation in land in its vicinity. The lot on the southeast corner of Stockton and Filbert, having a frontage of 67 feet on the former by a depth of 75 feet on the latter, has been sold for \$11,000-\$4,500 for the corner 25 feet, and \$6,500-\$155 per front foot-for the other 42 feet fronting on Stockton street. The lot fronts on Union Square, the southwest corner of which will be cut off by Montgomery avenue. The improvements on the land consist of an old three-story frame building on the corner, and still older one-story frame shanties on the

Selling their Bonds.

Many persons here who invested heavily in Government bonds when they were selling at 40 to 50 cents on the dollar, have lately been turning them into gold, at 88 to 91 cents. Within three months about two millions of dollars are said to have thus been set in circulation This movement has had a. tendency to increase the supply of money.

aves Valley Property.

The lot on the north side of Fell street, just west of Buchanan, 271/x120 in size, to Linden in the rear, has changed hands at the price of \$2,100 or \$76 per front foot. 'This is a high price for such dull times. Fell and Linden are both graded and macadamized.

Montgomery Street South.

The Supreme Court of the State has decided that the law passed by the last Legislature, for the opening of the above street to Townsend, became a law through Gov Haight's failure to send the bill back along with his veto of it to the Legis-

SALE AT A REDUCTION.—The lot on the east side of York street, between Twenty-fifth and Twenty-sixth, having a front-

age of 60 feet on York by a depth of 200 feet through the block to the west side of Hampshire street, appeared lately among the real estate transfers, at the price of \$3,000, or at the rate of \$750 for each of the four lots 30x100 in size. The same property was sold in June, 1869, for \$3,500. SCARCITY OF LABOR IN THE INTERIOR.—Complaint is made

that the farmers cannot seenre enough labor for the harvest. That army of 3,000 starving laborers, about whom certain sensational papers here had so much to say, seems to have mysteriously disappeared. There is work for all of the men now, but they don't appear to want it. .

A Bargain on Market street, near Montgomery.

We have now for sale a first-class piece of paying property on Market street, between Montgomery and Kearny, which we will sell at a very reasonable price.

THE SECOND STREET ASSESSMENT.—The list of benefits and damages growing out of the cutting down of Second-Street hill will be officially published in a day or two. The list of assessments will amount to nearly \$750,000.

SALES RECORDED ON ALL THE PRINCIPAL Lots 23, 24, 25 and 26, block 302 Haley Tract STREETS OF THE CITY, FROM MAY 25th, TILL JUNE 25th, INCLUSIVE.

[Norz.-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 desirons of learning the value of improvements can do so by an inspection. None but bona fide sales are given.]

North of Market Street.

	Northeast corner Montgomery and Union, north 23x87 16	4,00
	Southwest corner Kearny and Vailejo, south 20x51 %; sold in No-	
	vember, 1867, for \$1,500; now resold for	2,00
	West side Dupont, 40 feet north of Virginia (between California	-
	and Pine), north 17%x57%	4,00
	Wost side Stockton, 32% feet south of Clay, south 23%x57%	5,00
	Southeast corner Stockton and Filbert, south 67x75	11,000
	East side Stockton, 68% feet north of Chay, north 34 x 68%	7,000
	West side Powell, 22% feet north of Washington, north 22%x68	4.000
	East side Mason, 137 % feet south of Bush, north 49 4x112 %	9:500
	East side Taylor, 75 feet south of Post, south 62 1 x137 16, admin-	
	istrator's sale	13,000
	East side Jones, 117% feet south of Ellis, south 20x82%; lot sold in	4
F	July, 1868, for \$2,150	7,500
	West side Hyde, 100 feet north of Green, north 20x60	1,300
	North side Chestnut, 68% feet east of Jones, east 345 x120	2,500
	South side Greenwich, 20 feet west of Kearny, west 17 1 x 87 1	600
	South side Union, 221/2 feet east of Larkin, east 23x671/2	. 500
	North side Vallejo, 175 feet east of Kearny, cast 20x1373; sold in	
	January, 1868, for \$1,050; now resold for	2,500
	Southwest corner Washington and Pike, west 31? x36%; sold in	-,,,,,,,
_	January and May, 1870, for \$13,500; now resold for	15,000
	North side Washington, 232% feet cast of Mason, east 42%x137%	7,000
	South side Pine 13714 feet west of Jones, west 62 1 x 107 14;	
	March, 1868, for \$2,400; now resold for	2,600
	South side Bush, 60 feet east of Jones, east 51 %x137 %, with rear	-,
	entrance fot on Jones 10x60.	24,000
	North side Sutter, 45% feet east of Jones, east 22 11-12x65	8,000
	South side Post, 90 feet east of Taylor, east 29 14 x75, with Lin rear	
	2 ½x18¼, administrator's sale	5,650
	Same as last described resold for	6,000
	Northwest corner O'Farrell and Hyde, west 27 1/2 x85; lot sold in	-,
	May, 1867, for \$2,750; resold now with old frame building	
	for	7,700
	*	.,,,,,
	South of Market and East of Ninth.	
	East side Stuart, 45% feet south of Howard, south 45%x137%, to	
	East street, on which it also fronts; sold in October, 1867.	
	for \$12,000; now resold for	15,000
	East side Second, 20614 feet south of Harrison, south 68% x130	24,000
	Northeast corner Fourth and Cleary, northwest 24x80	12,000
	are a second a second as a sec	,000

West side Sixth, 125 feet north of Bryant, north 75x90; sold in

June and September, 1868, for \$13,500; now resold for	. 12,0
East side Eighth, 250 feet south of Harrison, south 25x165, to Hay	-
ward street	
South side Harrison, 350 feet east of Third, east 50x160 to Perry.	. 12,8
Mission Addition and Beyond.	
Southwest side Tenth, 100 feet northwest of Folsom, north	10.0

West side Fifteenth, 30 feet east of Noe, east 50x105. South side Nineteenth, 80 feet east of Valencia, cast 25x85; sold in May, 1869, for \$2,000; now resold for..... South side Nineteenth, 75 feet west of Guerrero, west 50x114.... Northeast corner Nineteenth and Douglass, east 83x145...... South side Twentieth, 60 feet east of Treat avenue, east 25x90 . . Southeast corner Twentleth and Church, east 55x114.... North side Twenty-third, 203% feet east of Noc, east 25%x114.... North side Twenty-fourth, 205 feet west of Noe, west 50x228, to

West side Capp, 300 feet north of Nineteenth, north 30x1221/6... West side Howard, 233 feet north of Twenty-fourth, north 30x122 1/2 2.55 Northwest corner Howard and Twenty-fourth, north 233x1221/2; sold with a frontage of 268 feet in March, 1867, for \$3,000; and in March, 1869, for \$13,000; 233 feet now resold for 12,000

East side Shotwell, 155 feet south of Nineteenth, south 30x122 ½. East side Treat avenue, 95 feet south of Twentieth, south 25x122 ½ East side Harrison, 60 feet north of Twenty-third, north 70x100 ... East side York, 240 feet south of Twenty-fifth, 60x200 to Hampshire street, on which it also fronts 60 feet; sold in June, 1869, for \$3.500; now sold for .. West side Fair Oaks, 153 feet north of Nineteenth, north 25x110...

West side Dolores, 100 feet north of Twenty-third, north 30x117% 1,200 Western Addition.

West side Larkin, 97% feet north of Clay, north 30x114%......

East side Polk, 85 feet south of Turk, south 50 1/2x82. 4,550 Southeast corner Polk and Pine, south 30x62 1/4; sold in December, 1869, for \$6,000; nowresold for same price. West side Polk, 86% feet south of Broadway, south 34% x100; sold Southwest corner Franklin and Sacramento, west 137 %x1273; resold for ... West side Franklin, 80 feet north of Turk, north 40x137%

West side Webster, 1623; feet south of Chestnut, south 213, x912, West side Webster, 85% feet north of Waller, north 25x100..... East side Steiner, 82% feet north of Eddy, north 27%x110... Southwest corner Devisadero and Sacramento, south 26%x110. West side Broderick, 187% feet north of Post, north 27%x110; sold in March, 1868, for \$475, and in May, 1869, for \$1,000;

now resold for South side Broadway, 100 feet east of Van Ness avenue, east 23x 137%; sold December, 1868, for \$2,300.....

interest south side Washington, 137½ feet west of Larkin, west 137½ x127½; the full interest in this property was sold in April, 1869, for \$10,000; 1/2 now sold for..... North side Clay, 114% feet west of Larkin, west 23x127%;

sold November, 1869, for \$2,300... South side Clay, 181% feet east of Devisadero, cast 25x127% South side Sacramento, 156% feet east of Steiner, east 25x127%... South side California, 206% feet east of Webster, east 25x137%... Northeast corner Pine and Fillmore, east 27x87%, sold May, 1869, for \$1.850; now resold for North side Pine, 82 % feet west of Broderick, west 55x127 %...

North side Post, 110 feet west of Larkin, west 25x120.... South side Post, 1923 feet east of Devisadero, east 32%x137%... Northwest corner Geary and Baker, west 683x137%, outside land tax and street assessments paid. North side O'Farrell, 181 feet east of Devisadero, cast 81x137 %; sold March, 1869, for \$3,150; now for .. South side O'Farrell, 137% feet west of Polk, west 27%x120; sold

South side Turk, 125 feet west of Devisadero, west 150x137 % . . . South side McAllister, 133% feet east of Buchanan, east 27%x120 North side McAllister, 68% feet west of Webster, west 68%x137%; this property was sold in October, 1868, but the deed was

Southwest corner Page and Octavia, west 137 1/2 x120; sold Janua-· ry, 1867, for \$4,500. and April, 1869, for \$12,000..... North side Waller, 225 feet west of Webster, west 25x137 1/2...... North side Kate, 131 % feet west of Fillmore; west 25x120 ... North side Kate, 156 4 feet west of Fillmore, west 25x120 ...

Miscellaneous Sales.

East side Stevenson, 235 feet north of "wentieth, north 25x80;

Since the preceding was written, we are informed that the Lots 35 and 36, block 211, O'Neill & Haley Tract Lots 39 and 40, block 211, O'Neill & Haley Tract Street Savings Bank has also been loaning money at 16 cent. on A I loans. South side Fifteenth avenue, 150 feetenst of Q street, east 25x9214 Lots 15 to 24 inclusive, block 211, O'Neill & Haley.... North side Parker, 50 feet west of California avenue, west 25x100,

Lots 267 to 273 inclusive; also, 283 and 281 Precita Valley, undi

Northwest corner Fourteenth avenue and N street, north 100x75,

Lot 16, block 11, Fairmount.....

Lots 1500, Gift Map 4 Southwest side Oak Grove avenue, 200 feet northwest of Bryant,

South side Vandewater, 11432 feet west of Powell, west 227, x60;

South side Dawson place, 68% feet east of Mason, east 24x60 ...

Lots 1916 to 1919 inclusive, Gift Map 4... North side Sixteenth avenue, 125 feet east of Q street, east 25x92%,

North side Sixteenth avenue, 175 feet east of Q street, east 25x92 %,

Northwest corner Sixteenth avenue and P street, west 50x92 %,

Southwest side Fifteenth avenue, 200 feet southeast of Q. south-

West side Touchard, (south side Pine, between Jones and Leaven-

West side Pennsylvania avenue, 150 feet north of Butte, north 25

scres land east of San Bruno road, 3 chains south of ftancho

Rincon de las Salinas

North side Telegraph place (between Dupont, Kearny, Greenwich and Lombard), 1924 feet cust of Dupont, east 17 1-6x16...

Lot 912g feet north of California and 723g feet west of Kearny,

East side Geneva street, 100 feet south of Brannan, south 25xt00

North side Perry, 1173, feet east of Third, east 20x80...... Lots 14 to 19 inclusive, block 126, O'Neill & Haley Tract....

North side Figg, 192% feet east of Guerrero, east 25x114...

street, west 25x92, O'Neill & Haley Tract. . .

east 50, north 11s, west 37.

Lots 27, 28 and 29, Hillside Homestead Association

olden City Homestead Association.,

Subdivision 71, West End Homestead.

North side Silver, 300 feet east of Third, east 25x70...

North side Duncan, 200 feet west of Guerrero, west 25x114

Portion lot 9, block 23, West End Map 1. East side Elizabeth, 75 feet west of Vicksburg, west 25x114.....

South side Fifteenth avenue, 125 feet west of P airect, west 25x

100 feet south of Eighteenth and 127 west of Guerrero, south 118.

Lot 3, block 439; 8 and 9, block 469, and 1, 2, 11 and 12, block 469,

Lot 65 feet north of California and 72% west of Kearny, south 30

Northwest corner Caselli avenue and Clover alley, [near Laguna

Southwest side Fourteenth avenue, 262% southeast of L, south-

MORTGAGES

Hib. S. L. S 383 1,761,600 321 1,161,525 163 Clay St. do. 181 595,243 217 1,039,615 - 107 French do. 18 183,761 24 781,750 20

60,700 15

 Oced and do
 10
 43,000
 10
 42,250
 6

 Union do
 7
 135,700
 4
 23,000
 5

 City Bank
 31
 41,653
 17
 16,170
 14

German do 73 261,250 110

Odd F. do. 75 304,200 127

S. F. S. Un 92" 331,475 83

1,000

-de la Merced) west 50x121.....

MORTGAGES AND RELEASES FOR SIX MONTHS.

Table showing the number of. Mortgages taken and Releases-made

Pr.persons 862 \$3,956,236, 572 \$2,559,435 591 \$1,948,988 505,\$2,195,236

by Loun Societies, Insurance Companies and Private Indi-

viduals, during the first six months of 1869 and of 1870.

No. Amount, No. Amount. No. Amount. No. Amount.

428,375 13

468,300

38.118

214,675

27.050

Total ... 1906 \$7,879,316 1650 \$7,129,942 1115 \$3,890,071 1038 \$4,536,241

As will be seen by the above table, the mortgages given

during the first half of this year were 256 less in num-

ber and \$749,374 less in amount than those recorded in the

first six months of 1869. This is not, however, by any means

as great a reduction as we might expect, considering that the

real estate sales of this year do not come within twelve mill-

ions and a quarter of dollars of those of the first half of 1869.

the first six months of 1869. This increase amounts to

been 12 per cent, at the large savings banks, and 15 to 18 per

cent. per annum at the small ones. Several of the larger banks,

while ostensibly charging only 12 per cent., have by means of

premiums managed to extract 15 per cent, from their borrowers.

savings bank—the Hibernia—has permanently reduced the rate

of interest from 12 to 10 per cent, per annum on all sums

from \$3,000 and upward. This was a much needed and is a

most desirable movement, and the directors of that bank are

'to one of the great wants of the times, viz: cheap money.

entitled to great credit for having thus shown themselves alive

We are glad to announce the important fact that our largest

The releases of 1870 show a gratifying increase over those of

Money has been high since January last. The rates have

oFLEASES.

710,816 138 470,658 -95

139,350

36,400

 $\frac{4.720}{17,100}$

79,000 23,813

13,550

129.030 41

|35,300| = 11

8,103 25

39,250

92 1/6; also, north side Sixteenth avenue, 125 feet west of P

east 50x92 kg.

Lots 102 and 103 Visitation Valley Homestead.....

Lot 20, block 169, O'Neill & Haley Truct...,.....

Lot 14, block 202, South San Francisco ...

West side Iowa, 200 feet north of Nevada, north 136x200 ...

North side Minna, 175 feet west of rirst, west 25 kxs0...

North side Minna, 300 feet west of Seventh, west 25x75.

West side Bagley, 95 feet north of O'Farrell, north 21x60.

Lot 2, block D, Railroad Homestead Association.....

O'Neill & Hatey....

4,458% acres Visitacion Rancho, with exceptions total price paid 625,000

vided 1/4 interest.
Lot 10, block 259, Pleasant View Homestead

Lot 14, block 310, Pleasant View Homestead

northwest 18 1-6x112...

Lots 1472, 1474, 1476, Gift Man 2.

92%, O'Neill & Haley .

worth.) south 45 (ax52....

Portion lot 7, block 16, West End Map 2...

The directors of our other savings and loan societies aware that a reduction of the interest rate now charged on reestate loans would be of vast and immediate benefit to the of They refuse, however, to move in the matter, because they, it is not their business either to look at the interests of the ei generally or to those of the borrowers; they consider the were elected to serve the depositors only, and consequently is their duty to get the highest possible price for the mon they loan. Now, this sort of argument may appear to b sound on the surface, but it will not bear to be tested furthe As a matter of fact, it is not true that the directors of the banks are performing their duty when they shut their eye to all rights which the borrower ought to have, and loof alone to making the most money possible out of him. The truth is, the loaning out of money by savings banks is a so of partnership between the lender and the borrower, and the business cannot be conducted antairly on one side without both parties suffering.

The price of money at the savings banks absolutely fixes in price at the mercantile banks, and determines the rates of house rentals likewise. This will be seen to be true on the consideration of a few facts. The savings banks hold deposit amounting to over \$27,000,000 -a sum at least six lines greater than that-held by all the commercial banks of the city. The latter are therefore compelled to gauge their rates by those prevailing at the savings banks, always keeping then two to three per cent, per annum above the rates charged by the societies. Thus when the loan societies let moneyath per cent, per annum early in 1869, the commercial banks free let their funds at 12 per cent., and when the savings banks raised the rate to 12 per cent., the other banks went up to It is therefore clear that, when our loan societies elect 12 per cent., money elsewhere will be worth, 15 to 18 per cent., which rates absolutely prohibit the extension of mann facturing enterprises and the general erection of building Work for laborers and mechanics then immediately becomes scarce, as it has been for this and other causes since last Sommer, and the working classes being the chief depositors in the savings banks -- become at once the greatest sufferers from the rule which guides the directors; that it is their duty to look to nothing but the extraction of the highest rate of interest;

Now for another side of the question. The loan societie prefer greatly to loan on improved real estate, and the majorit of their loans are made on such property. When an owner has borrowed and built his house, he gauges the rent he asks tor it by the rate he is paying the society for the money with which he built it. Say he borrowed \$1,500, and built two houses costing \$3,000 each, on a lot of land worth \$4,000. If he pays only 10 per cent, for the borrowed money, he can attord to take \$50 per month for each house. If he pays 12 per cent., however, his monthly interest burden will be \$7% more. and consequently to net himself the same income he must charge about \$5 extra on each house, although by doing so be will be putting no more money into his pocket. If all the loan societies would permanently reduce their rates to 10 per cent. rents would decline at least that much throughout the city; because, if the hundreds of landlords who are encumbered with mortgages reduced their rents, the remainder would be conpelled to do so too, and we would then cease to see so many empty houses. \$5 per month is a small matter to some people, but it is nevery large sum to married laborers and mechanics who carn-fand not always steadily--but \$70 to \$85 per month. \$5 per month often compels such, men to live in contracted lodging or boarding-houses, where otherwise they would have a house of their own.

It is estimated that there are 35,000 depositors in the savings banks of this city, each of whom has an average of \$700 on deposit. It all the banks reduced their interest rate to 10 per cent... each \$700 depositor would receive \$69,60 per-year interest, instead of the \$84 which he is now paid. The loss to him would therefore be the paltry sum of \$14.40 per year, which sum he would save nearly five times over in rent alone, while, if the rate were reduced, manufacturing enterprises Would be stimulated, vacant lots would be covered with houses, work would become more plenty, and quite an important step taken toward getting insout of the slough of depression in which our material interests unfortunately are at present. The total sum lost yearly by depositors—if the rate were reduced to ten per cent.—would be \$540,000. This is a small sum in the aggregate, but it represents the difference -it is the Rubicon-between cheap and dear money, between encouragement of home enterprises and the prohibition of

One of the arguments-and it is the most ridiculous oneused by the directors of some loan societies against a reduction is, the the call for money at 12 per cent, exceeds the supply-This roves nothing, however, but the great value of the money. Hungry stomachs must be fed, no matter what price monopolists may succeed in putting flour at; and money in the commercial world is the correlative of bread in the physical. If the savings banks raised the rate of interest to 11/4 or even 2 per cent, per month, it would doubtless remain true, (in these hard times, at least,) that the demand would still exceed the supply. But we know that it would not be so were money plenty. In good times, 12 per cent, is seen to be such a high rate that hundreds of thousands of dollars lie in the vaults of the savings banks uncalled for; not because people do not want to borrow, but because they will not pay such a high rate as that for money. We here make the strong assertion, that the savings banks of San Francisco lost more money in 1869, by keeping unused funds waiting to be loaned at 12 per than they gained by insisting on that rate. If they had asked but ten the money would have been called for by borrowers as quickly as it came in, and thus a stop would have been put to the loss arising from frequently having to keep immense sums lying idle in the vaults. Keeping the rate at 12 per cent, is ostensibly a benefit to the depositor, but it is really an injury to him; it puts a penny in one pocket only to take a dollar out of the other. It is like the witches' promise to Maebeth-a promise kept in the letter, but broken in -the spirit.

TABLE SHOWING THE TOTAL SALES OF REAL ESTATE

Made in all Sections of the City and County during the jirst half of the year 1870; also the Sales made during the same period in the years 1869, 1868, 1867 and 1866.

MONTHS.	50-	VARIAN.	² for	LVAGAS.	C11 V H	AND W. L.	souti	вкаси.	101	TRERO,	MISSI	ON ADD.	WEST	ERN ADD.	soctu	BAN F'CO.	номея	T'D ASSOC.	OUT81	DE LANDS.	TAX AN	D B'K MAÎL.	TOTAL 1	FOR BA.MO.
1870.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sules.	Amount.	No. Sales.	Amount.	No. Sales.	Amount.
January	797	\$ 468,561	12.	\$ 98'838	1			\$ 21,350	- 21	\$ 34,750	30	\$ 68,365	52	\$ 238,575	20	\$ 79,561	42	\$ 23,803	56	\$ 90,583	4	\$ 300	333	\$ 1,163,266
February		416,600	14	71,019	, "5	34,550	7	31,600	17	36,996	56	177,772	77	, 175,101	8	24,120	57	49,108	41	61,947	_ 1	350	339	1,078,957
March	451.4	383711	-33	131,253	÷10-	-84,606	1	1:1,0:10	15	163,687	98	242,211	. 83	202,001	26	16,729	28	98,549	42	47,005	6	1,029	- 406	1,383,806
April	97	398,611	- 42	261,708	7	262,057	. 1	5,000	26	55,138	106	285,536	100	357,672	14	7,549	76	47,186	65	71,325	17	/ 830	531	1,732,675
Мау	20	597,017	25	98,428	1 4-	28,500	3	15,500	3:1	168,825	109	525,911	125	407,012	18	18,797	34°	10,358	51	68,760	_4	188	482	1,939,293
Jone	318	205,25	10	108,159	<u></u>	32,770		=	26	56,041	51	107,200	59	146,435	11	8,215	27	11.019	43	714,721	13	7,540	298	1,451,748
Total	388	\$2,529,91	152	\$ 770,815	-14	\$ 482,777	18	\$ 83,450	ias	\$ 515,431	450	\$1,407,085	496	\$1,527,390	97	151,971	161	\$ 240,028	298	\$ 1,054,341	45	\$ 4,239	2,384	\$ 8,749,74
6 mos. of 1 with	1 510	4,754,613	;= :::17	- 5,685,101	, , , , , , , , , , , , , , , , , , , ,	41,410,665	7 31	206,121	328	801,976	_ 1,056	3,816,417	759	3,614,728	:	-Was then		281,134	983	2,419,703	88		147000000000	21,001,674
a must of laub	1 555	3,971,473	571	3,535,061	50	1,337,115	51	211,568	265	422,212	732	1,483,278	526	1,687,267		in the Po-		£186,278	.242	8911,1199	185	69,75	3477	13,830,436
ful Jan. to Jun	1 - 196	2,397,51	428	1,791,799	11.1	1,410,926	29	57,469	86	162,685	597-	1,048,172	378	1,046,22	2	trero.	-408	236,861	-164	. 692,539	226	140,80	2895	8,985,019
fm Jan. 10 Jun 6 nios, of 18th fm Jan. to Jun	d 210	A.		1,377,511	121	4,550,699	29=	_75,495	138	161,363	-442	546,584	278	638,866	6		385	150,112	2 . 72	194,86	183	195,30	2590	7,654,759
,											5	-	-	1 b		* .	-			_ [

The real estate sales effected during the first half of 1870 amounted to nearly \$12,500,000 less than those of the first six months of 1869, and to over five millions less than-the sales of the first hulf of 1868. They did not even equal those of the first 6 months of 1867 by a quarter of a million of dollars. What caused such a great decline this year? The answer is easy: the real estate business was very much overdone in the last half of 1868 and in the first half of 1869. With our usual haste and impatience, we discounted every possible benefit likely to. accrue from the completion of the Pacific Kailrond, and made no allowance at all for the temporary set back which active competition with the Atlantic States was sure to give this coast. For many months previous to the completion of the railroad; the Central Pacific Company spent from a million to a million and a half of dollars'monthly for labor and supplies; wheat, too, was then high, and our crops had been good. Money was therefore plenty, and of course under such prosperous circuitstances, reafestate went off with a rush; but it experienced quitess sudden a check when the rathond was completed, when its large expenditures stopped, and when the farmers ceased

to be as prosperous as before. The number of city land sales effected within the past six months has been small, but the prices obtained have been remarkably good, considering the dull state of the market, It is true that all land lying west of Lone Mountain and south of Serpentine avenue does not now sell for such high prices as it did in the spring of last year, and the same is true, with a few exceptions, of property south of Market and east of Ninth street; but the tendency to reduced prices in those localities is counterbalanced by the advances-which have taken place, despite the prevniling dullness, in other sections. Property has risen in price between Stockton. Leavenworth, Bush and Ellis streets, and in that portion of the Western Addition lying between California, Ellis, Polk and Gough streets.

The reduction in the price of outside lots is desirable, because it will give persons of small means a chance to acquire a homestend, white the advance in the two last described localities was justifiable, and will only effect men of means, for, even before the late rise occurred, land there was above the reach of all other persons.

Many property owners are very anxiously inquiring whether another real estate rush is likely to occur soon. In our opinion we will not have an active market again for at least a vear, unless some new and very rich mines are discovered; or a very important advance occurs in the price of wheat, conseent upon failure of the crops abroad. As it is, almost every department of industry, both in the city and country, is in a backward state. So long as this remains true, city real estate -of which those interests are the back bone-must remain dull of side, at stand-still or even declining prices.

No people in the world, probably, are quicker in anticipating the benefits likely to flow from any public work or improvement than the people of San Francisco, and none are more backward in displaying enterprise or industry to secure them. If dimes of benefit are promised us, we hold out bags large enough to contain twenty dollar pieces to receive them; while if we are asked to spend picaynnes that we may reap dollars, we decline. Iteal estate may well be dull of sale, since this is the kind of policy we pursue.

A few words upon the prospects of city property in the var-

ious portions of the city, will close our semi-annual summary: Fifty.Varas.—Business property in the northern portion of this section, lying north of Washington street, yearly becomes more and more dull of sale, rents for less, and brings smaller prices. The latest and most notable sale, in proof of this fact, was that of the lot on the northwest corner of Sansome and Pacific streets, 311, feet on the former, by 671/2 feet on the latter, for \$9:000 -\$262 per front foot only. Business property in the southern portions of the fifty-varas section keeps advancing in price, and can be disposed of almost as quickly as it is offered for sale. The same is true of land on the residence streets of the south end of that section. - T

One Hundred Varas .- Nearly all kinds of property in this section are dull of sale. At present, there are more stores and private houses to let in it than have been vacant for several years. This is partially caused by the fact that rentals there are too high. The price of the land has been advanced very rapidly, and in many cases unjustifiably, within eighteen months, and of course the buyers have been desirous of getting an income from the houses somewla proportionate to the high prices they paid. This desire has fad a tendency to advance the rents, an advance which tenants have not generally responded to, and many houses have in consequence been left empty.

Of course, too, the dull times have likewise had an important effect in leaving houses tenantless.

City Slip, Water Lots, and South Beach.-Property in all of these sections is very dull of sale, and prices are not advancing. Land in all of them is more generally suitable for business than for residence purposes. Business enterprises are not now being extended, however, and consequently lots in all of the above localities have changed hands very seldom within six months, which fact the reduction in the number and value of the sales made so far this year abundantly aftests.

Potrero.—The curse of disputed titles still hangs like a cloud over the most of this section, and has the effect of greatly. restricting sales. Where the land is level, and near the water front-full rates in-nearly-all cases, and advancing prices in several others, have been the rule. There is now no sale at any price for lots in the hilly portions of the Potrero.

Mission Addition.—The value of lots in this section has been well unintained. No notable advances have taken place, owever, in any portion of it within six mouths; indeed, in a few late sales-two.of which are elsewhere noted-there has. been a tendency to a decline. Lots on such streets as Treatavenue, Alabama, Columbia, Bryant, York and Hampshire, which brought \$1,000 to \$1,100 a year ago, do not now find ready sale at more than \$850. The Mission Street Horse Railroad Company have extended their line to Twenty-sixth street. The fare upon that line is only five cents, and no tickets are given in change. If a passenger hands the conductor 50 cents, 45 cents in coin are returned to him. This reduction will be of decided benefit to Mission property, because it will have a tendency to attract population. - The cars are new, and the line generally is extremly well conducted. It has inaugurated the reign of reasonable fares; it therefore. deserves, and will doubtless meet with, complete success. The illing in of the Willows swamp has been completed; and the steam grading cars and track have been moved to the other swamp block, which is bounded by Seventeenth, Eighteenth, Mission and Howard streets. It is to be filled in, much to the delight and sanitary benefit of residents of that locality. We hope, when the present job is completed, that the blocks between Howard and Treat avenue will also have their filthy deformities hidden, and their outrages upon the olfactories stopped by a covering of sand.

Western Addition.—The sales made in the Western Addition during the past six months exhibit almost as great a reduction in number and value as those of the Mission Addition; but better prices have been obtained there. Indeed, the general firmness of prices in the Western Addition has been somewhat remarkable, for such dull times. True, lots at the west end of that section have declined, but at its eastern extremity they have advanced in price. Contractors have always managed to keep themselves in jobs by opening streets in the Western Addition, whether the owners wanted the work done or not, About three-fourths of all the streets of that section, as far out as Lone Mountain, have been thus graded and macadamized. As we have before remarked, that portion of the Western Addition lying between Pacific, Ellis, Polk street and Lone Mountain, especially on the hills looking eastward, will certainly be one of the most desirable portions of San Francisco for fine private residences. The west end will be our fashionable end, and it will gain in this way what it loses as a business section. Lots lying between Bush, Ellis, Polk and Franklin now sell for \$120 to \$130 per front foot; the ruling price in the same locality in 1869, was about \$90 per front foot. The grades of the streets between Buchanan, Steiner, Post and Turk streets are all too low, and now is the time for the correction of this evil. 'The ground is still mostly vacant, and the grades can therefore be raised at the smallest cost to the property owners. If the change is deferred until all of the streets of the Western Addition are graded, filling in material will cost about six times more than it would now, because it will then have to be hauled a much greater distance. It will surprise any one who has not visited the Western Addition lately, to see how many new and fine houses have been erected there within six months.

The extension of the Sutter street ears is now in running order to new Cemetery avenue. A double track will be laid upon arrival of iron now over due, when cars will run every ten miuntes. Single fare from city front to cemetery without change of ears. The above extension begins at the corner of Bush and Polk; thence along Bush to Fillmore; along the latter to California, and along California to the cemetery.

Such a line was much needed, and will be of decided benefit to the Western Addition.

South San Francisco. - Land in this section is very dull of sale, at greatly depreciated prices. South San Francisco property has been inflated for about two years; now it is coming down to more reasonable prices again. Considering their distance from the city, the searcity of houses, and the high grades at South San Francisco, we think that lots there are still too high.

Homestead Associations.—The homestead business, like many other-good things, was overdone in the flush times of 1868-'9, and the result has been a great depreciation in the shares of many of the associations. This has been oftener caused by the sheer inability of workingmen to pay up their nonthly instalments than from any belief that the lots were dear .- Work has been scarce with many of our mechanics, and consequently they were often unable to do more than pay their living expenses. Many of them were occasionally so short of noney, too, that they were compelled to sell their shares at heavy discounts—a necessity which they will regret greatly when the present depression has passed away. Homestend lots still offer good openings for investment to persons of small means. Of course there are exceptions to this rnle, and it would be easy to name them, but if we did so the charge would immediately be made that we were endeavoring to injure the property of some homestead associations for the benefit of others.

Outside Lancis.—Outside lands can hardly be sold at any price now. When a sale is effected, it is made at a reduction of twenty-five to fifty per cent. from the figures of the Spring of 1869. A slight improvement in the price of land in the vicinity of the Great Sand Park has taken place, consequent upon a movement by the Park Commissioners to inaugurate the Herenlean task of reclaiming the desolate sand drifts which

Tax and Blackmail Titles.—The sale of blackmail titles has been greatly curtailed within the past three years. We . have still plenty of pettifogging lawyers and other rascals ready to engage in the business, but there is a great drawback to its success—it no longer pays. In addition to this drawback, it is found that a very unpleasant moral odor attaches itself to those who engage in the blackmail land business, it being now recognized us the meanest kind of thieving The highway robber takes a manly risk of being shot down or captured by his victim, but the land shark sneaks behind the safe cover of some legal quibble or suit made up of lies .- Fortnnately, however, there is a growing disposition among erty owners to resist these fellows: to pay ten dollars to defeat them rather than five to conciliate them.

How Street Contractors Get Rich.

Street contractors have heretofore parcelled out to each other a certain section of the city, which section all the other contractors were careful not to invade with competing bids for the work to be done. By this means and by going to a few owners and agreeing to do their work cheap, each contractor has generally managed to squeeze about three prices out of the majority of property owners for street work. This system of plunder was good for the contractors, but it was death to the pockets of the land owners.

Although the new street law looks well and has had our endorsement on the surface, we are so accustomed to dodging on the part of the contractors, that we are afraid raseality may be hidden within its folds somewhere. We therefore wish to see its workings practically tested for the benefit of property owners. That high charges may be done away with, will the Board of Supervisors see to it that no street contract is awarded where the price is too high. The Board must not rest satisfied when there is but one competitor for the work, because, as we have said, the contractors are playing at the game of allowing one of their number to bid in a certain locality while the rest abstain from competition with him. If the price asked is too high, the Board must refuse to order the work done until a reasonable competitor appears or the monopolist comes down to a fair price. The word contractor has become almost synonymous with plunderer, because of the tricks which are practiced by persons of that profession.

Rent Estate in Chicago.

The Chicago Real Estate Journal of June 18th says: "There has been nothing to note in real estate circles of late, if we except an auction farce at the close of last week."

Lots Across the Bay-A New Movement.

In all homesteads associations heretofore organized, the sellers of the land have required a large profit, and when the lots were paid for and divided up they ceased to care what use was made of the land. A new town has been laid out in Alameda Valley (one of the most beautiful and commanding sites around the bay), the lots of which -50x100 in size—are to be sold on novel principles. Each lot will cost \$200, and is to be ornamented with 25 evergreen or fruit trees, free of cost to the owner. The object of this arrangement is to get families to build in the valley, and thus to cause travel upon the West-ern Pacific Railroad. That company owns the land, and for the reason named will, it is said, do everything possible to make the new town one of the most beautiful in the State. The site selected is well watered by cold mountain streams; it is gently undulating, and is only 18 miles from the city, or one hour's travel by ferry and cars, by which monthly commutation tickets at very-low rates will be issued. The streets are all laid out in the new town. The planting of the trees and laying out of the lots would alone cost \$200, if each lot owner were to have that work'done for himself separately. If the railroad places commutation tickets at a sufficiently low price, and if the enterprise is carried out fairly, it will doubtless prove a success, and be a new feature in the homestead line.

Real Estate Commissions. -

A New York paper says: It has been decided in recent cases that where a real estate broker enters upon his books, cutalogue, or other sheet accessible to the public, by direction of the owner, that a certain property is for sale, and that a person arriving at the knowledge through this means, purchases through the owner directly, without intimation to the broker, the same commission must be paid to the broker as if the whole negotiation passed through him.

The result of a careful investigation by the authorities of Mare Island is that they have determined to abandon their present works, and adopt the process of the Pacific Pneumatic Gas Company. -One of our-city-bankers, after using it nearly two months says, that for the country, it is the best light in use. The city council of Gilroy have granted the company a franchise for the lighting of that town.

--

Franklin Street Values.

The lot, 40x1371/2 in size, on the west side of Franklin street north of Turk, in the rear of Judge Field's residence and adjoining the Turk street cars, was lately sold for \$4,500, or \$1121/2 per front foot. Franklin street is graded and macadamized, the lot is on the grade, and is fenced with a picket fence. The block commands a fine view.

A New Cause for Selling Real Estate.

The New York Ledger publishes the following stuff with a serious face: "Superstition does not seem to be dead yet on the Pacific coast. An old Indian woman having prophesied that San Francisco would be sunk by an earthquake in 1873, some of the real estate owners are said to be selling off at a

Real Estate in New York.

"The real estate transactions are of a trifing character," says a late New York paper. "Inordinate dullness," we are told, characterizes the market in Brooklyn.

NEW FIRM. -Alex. Badlam, Jr. and Fulton G. Berry have gone into the real estate and house brokerage business together, and will Loubtless make a good and reliable firm. --

Special Notice.

BANCROFT'S BLANKS--SAFETY AND CORRECTNESS. -- In all that pertains to the conveyance of or other transactions in real esate, buyers and sellers cannot be too careful. They should be, particularly careful not to use blanks that are issued by some irresponsible publisher, in which the latest legal decisions are frequently neglected. Bancroft's and Cooke's blanks are celebrated for their correctness. They keep every conceivable form known to legal use, corrected according to latest legal decisions. By the purchase and merging of Cooke's interest with the Messrs. Bancroft, the knowledge and experience of the former are added to that of the latter house. No blanks are now so safe as those which have the imprint of Brancroft & Co.

BADLAM & BERRY, REAL ESTATE AGENTS AND
General House Brokers No. 418 Wanterson bought and sold. Particular attention paid to the leasing of property

and the collection of rents. VINEYARD AND ORCHARD FOR SALE .- 300 acres of V choice Land in Sonoma County, on the road to Santa Rosa, and within five miles of the town of Sonoma. 100 acres in Grape Vines and Orchard. 58,000 Vines, nearly all bearing. 18,000 Vines are now nearly fourteen years old: the balance (40,000 vines) will nearly all bear this season, and are all of very choice varieties. The Vineyard will produce 20,000 gallons of Wine this year, apart from which a large quantity of the most desirable grapes can be sent to market. All the vines are in perfectly healthy condition. The Orchard has 2,000 Bearing Fruit Trees of the most popular varieties of Apples, Pears, Peaches, Plums, Apricots, Nectarines, Cherries, etc., etc.; also, Oranges and Lemons, About 200 acres of choice land, suitable for hay and grain, or vineyard purposes. The entire farm is well wooded and abundantly watered. The Bulldings comprise dwelling house, barn, stable, wine cellar, etc., etc. The purchaser will have the benefit of the vineyard and orehard this season. Also, several small farms in and about Sonoma for sale further particulars, apply to FERDINAND VASSAULT, No. 306 PINE street, corner of Sansome, Pacific Bank Building.

TO DAIRYMEN AND STOCKRAISERS.—THE UNDERlarge number of cattle, on Old River, in Contra Costa County. To Dairymen in want of green feed, at all seasons of the year, and on one of the best navigable streams of the State, (within 80 miles of San Francisco) we offer superior inducements, and invite parties in the dairy business or stockraising to examine our pasture. For further particulars, as to terms, etc., apply to G. D. ROBERTS, or A. G. KIMBELL, Room 11, Fireman's Fund Building, San Francisco.

MONEY TO LOAN ON GOOD SECURITIES.—SAN Francisco Savings Union, 532 California Street, between Montgomery and Kearny. Money received on deposit, and dividends paid every boring countles. President, JAMES DE FREMERY; Cashier, LOVELL

THE PACIFIC PREUMATIC GAS COMPANY IS prepared to contract with hotel proprietors, mining and mill companies and country gentlemen, to furnish apparatus for making gas of superior quality, at low cost. This method of generating gas is approved by the Sair-Francisco Board of Underwriters, and buildings lighted by the Pacific Pucumatic Gas Company's apparatus, are insured at the same rate as' if lighted by coal gas. Size No. 1, with capacity for supplying ten burners, \$150; No. 2, capacity not exceeding thirty burners, \$450; No. 3, not exceeding fifty burners, \$650; No. 4, not exceeding seventy-five burners, \$800; No. 5, not exceeding one hundred burners, \$1,000. Extra sizes

The following are some of the establishments in which these works are in use, and in every instance it has surpassed the expectation of the purchasers, and been-pronounced "a magnificent success," while giving less trouble than the cleaning of a single coal oil lamp; The State Deaf, Dumb and Blind Asylum, Berkeley; Pacific Iron Works, San Francisco; the City and County Almshouse, San Francisco; Wm. B, Isaaes, San Francisco; Alameda Iusane Asylum, Alameda; Col. J. C. Hays, Oakland; J. M. Brown, Mayor, Gilroy; A. P. Brayton, Oakland; A. A. Cohen, Fruit Vale, Alameda; the Eureka Mining Company's Mill and Hoisting-Works, Grass Valley; J. R. Arquello, Santa Clara; Jos. A. Donohoe, Menlo Pafk; O. W. Childs, Los Angeles; J. P. Jones, Gold Hill, Nevada; The Crown Point Company's Mill, "Rhode Island," Gold Hill, Nevada; Henry F. Williams, South Sau Francisco; W. D. O. Gibson, Gold Hill, Nevada; Alvinza Hayward, San Mateo; the International Hotel, Virginia City. Large works are being constructed for the U.S. Government at Mare Ill-and; the College of Santa Clara, Santa Clara; the Industrial School, San-

Francisco; the new theatre and hall, Petaluma, and Juo. Parrott, San Mateo. Officers: Ira P. Bankin, President: J. W. Stow, Secretary; James H. Clark, General Superintendent; A. D. Bell, general agent. Office 206 Sansome street, San Francisco. Send for pamphlet with plate, full description and

DEMOVAL .-- F. J. THIBAULT, NOTARY PUBLIC, COM-IV missioner of Deeds for ALL the States and Territories, has removed his office to north side California street, third door below-Montgomery

THE AND MARINE INSURANCE. UNION INSUR-ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS, Established in 1861. Nos. 416 and 418 California street. Cash capital, \$\frac{8}{2}000, \text{gcld}. Assets exceed \$1,000,000, \text{coin}. Fair rates; \text{prompt-set-lement of losses; solid security. GI'STAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. ROHEN, Surveyor.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP. THE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, \$5,000,000. D. O MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Lelpsic, Sydney, Melbourne, Yokohama, Shanghae, Hougkong, Ersukfort on the Main.

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, Daniel Murphy. Trustees: H. A. Cobb., Daniel Murphy, M. Daly, Robert Foley, M. O'Neil, David Jobson, Robert Barry, James McNamara, John Shineberger, D. B. Murphy: Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at ONE PER CENT, interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours from 10 A. M. to 3 P. M., daily; Saturday evenings, from 7 to

DACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, Caltiornia.—Capital Stock, \$1,000,000. Int in hand in excess of capital, available to pay losses and dividends. \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: JONA. HUNT. President; WM. ALVORD, Vice-President; A. J. Ralston, Secretary; A. Harro, Marine Secretary.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 406 California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company: Losses paid promptly a U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Filnt, Wm. Scholle. J. B. Scotchler, President; Jamez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in Marine 188.

FIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks comsidered too large will be re-insured in responsible companies. Losses promptly paid in U.S. gold coin.

One of the companies of the compani

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. al \$10,000,000. Accumulated and Invested funds, March 23d, 1866, \$12.247.422.18. Deposit in California (according to law), \$75,000; Depos ited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco akers, Messrs. Tallant & Co. General office, S. E. corner Sansome ar California streets, San Francisco. Losses paid here in gold-coin. W.M. H. TILLINGHAST, General Agent for the Pacific States and Territories.

SELIGMAN & CO., BANKERS, No. 412 CALIFORold or Currency, in sums to suit, on all principal cities of the United

States. Also, Bills of Exchange on the principal citles of Europe. 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. dent, 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, Peter Donahue. Treasurer,

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.

TERMAN SAVINGS AND LOAN SOCIETY.—GUARAN-tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. Of Office hours from 9 A. M. to 3 P. M. Extra hours on Saurdays from 7 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities, at cur rent rates of interest. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig, G. H. Eggers, Fritz Koster, Mendheim. Officers: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Attorney.

HIBERNIA SAVINGS AND LOAN SOCIETY, CORNER Montgomery and Market streets. Notice.—Persona holding receipts for moneys deposited with the Hibernia Savings and Loan Society for MORTGAGE TAXES, are informed that said moneys will be paid to them on the surrender of said receipts.

April 13th, 1870. EDWARD MARTIN, Secretary.

LOS ANGELES COUNTY LANDS.

PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN aections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anahelm,

*. ('

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised grant in the annexed list.).

Two-story house and 30 feet lot, on Powell near Clay Lot 137 %x197 %, corner of California and Powell with one of the finest residences and gardens in the city; view unsurpassed 25,00 yara on Pine near Webster; street improved, lot graded and trees and grass on itz......

Lot 30x137%, on Bush near Leavenworth... Improved corner property on Sixth street near Howard, cheap. Two-story house on Tehama near Fifth.....Lot 25x44, on Guerrero near Fourteenth; street improved...

House and lot, 32 8 x70, on the best side Fillmore near Turk

House and lot, 50x100, on lowa near Solano, 5 Lot 115x135, corner Noe and Beaver.

Lot 50x110, and good house, on Sixteenth near Delores; a bargain.

Lot 137½x17134, corner Laguna and Broadway. 50 vara corner Turk and Broderick.

Large business lot, fronting on Jackson and Clark streets, near

Improved 50 vara, corner Pacific and Hyde Two elegant houses very complete, and large lot corner Post and

50x1371, with two brick houses in front and frame house in rear on Suffer near Mason... Two houses of 9 rooms each, very complete, and large lot on Post near Hyde; Post is sewered and with connecting side sewer 13.00 Lot 137% on Filbert by 160 in depth to alley (opposite Washing.

Most desirable-building lot, 25x102%, on Taylor near O'Farrell Magnifleent house of 12 rooms, and lot 25x80, on Leavenworth Fine business property on Fourth and Welsh streets...

Desirable lot, fronting 50 feet on Harrison and Perry by 160 in Lot 82% on Geary and Myrtle Avenue by a depth of 120, near Van Ness Avenue; on grade.
50-vara corner Geary and Webster.
Business lot, 453, x90, corner, on Howard

Lot 25x80, and good dwelling house, on Bryant near Third; very Cheap...... Double house, of 6 rooms each, and deep lot, on Second Avenue near Sixteenth; rents for \$40..... Lot 673 x8424, corner Sixteenth and Dolores, with two dwelling houses-or in subdivisions; for all Two-story house, basement, Buth-room, etc., lot 30x75, on Silver

mear Third.
Well improved corner lot 75x75 on Sherman street near Folsom... 50-yara corner Filbert and Leavenworth vara on Vallejo near Leavenworth... Double brick house 9 room each, with lot 47 5 x 70 corner Dapont

Lot 48x286, corner Pierce and Union, with magnificent house; both streets graded and macadamized, only.... Lot 502x114, on Twenty-first near Church ... Level lot 100x100, on Hampshire near Twenty-fourth; outside

Improved lot, 100x137 %, on O Farrell near Devisadero....... 24 corner 50.varas on Devisadero; for all...... Lot 25x137%, on Pine near Buchanan Lot 50x155, fronting on Market and Stevenson, near Second...

Business property on Stuart near Mission, paying over one per Lot 45x682, to small street on Mason near Chestnut; terms easy.

Lot 87 ½ x137 ½, opposite Union Square Handsome Cottage House and ½ of 50-vara lot well improved, with stable and cistern, helding 14,000 gallons, on Green running through to rear street 50-vars corner Hyde and Washington . .

50-yara lot on Green near Hyde ... Improved lot on Market between Montgomery and Kearny . . . Lot 77 4x120, corner Eddy and Webster, to Laurel Avenue... on Church, by 80 each on Twenty-seventh and Army; two Elegant lot, 77 %x102 %, on Taylor, near Ellis; a most desirable Large tract in West End Map No. 2, with fine water privilege.....

Large variety lots in South San Francisco Lots in Gift Maps I, 2, 3 and 4..... Original lots in Excelsior Homestead, Pleasant View Homestead San Miguel Homestead, Central Park Homestead, Railroad

Homestead and University Homestead racts of 5, 6, 8 and 20 acres near Oakland Lot 100x100, corner Kentucky and Solano..... Block in O'Neil & Haley Tract..... Two blocks on the Potrero.... Farm lands improved and unimproved....

HENRY F. WILLIAMS & CO., REAL ESTATE AGENTS 407 California street, San Francisco. Prompt attention given to all matters pertaining to Real Eslate, such as buying and selling on commission, negotiating loans, investing capital, and managing eslates.

NIGHT & BLANCHARD, 320 MONTGOMERY sold, loans negotiated, especial attention given to Renting Houses at

THE REAL ESTATE ASSOCIATES, -INCORPORATED September, 1866. Office 418 California street, over Union Ins. 60. Capital Stock, \$480,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D.A. McDonald, Vin. Bull. 1870—Edward Barry, Wm. Sutton, J. L. Jones, D.A. McDonald, Vin. Bull. 1870—Edward Barry, Wm. Sutton, J. L. Jones, D.A. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS,

TARM FOR SALE. -A FARM OF SEVEN HUNDRED ACRE about one-half is tillable and the balance grazing lands, lying upon Suscol Creek and the Napa Valley Italirond, near Suscol, will be let from the control of the control o 1st October next to a responsible tenant. House, outhouse, fruit trees vineyards, etc., etc., on the place. Enquire of CHARLES D. CARTER, 410 California street, San Francisco, Cal.

FRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ALOVE KEARNY. G. MAHE. Director. Loans made on real estate and other collateral securities at current rates of interest.

Printed by Joseph Winterburn & Co., 417 Clay street.

Oms D. Carter's Real Estate Circular

FOR THE MONTH OF JULY, 1870.

[Single Copies, 10 Cts.

No. 9.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

SALES FOR THE MONTH OF JULY.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in July, 1870.

Section.	No. Sales.	Amount.	
The state of the s	44	\$188,133	
dy Varas		60,644	
ne Hundred Varas.	6	47,985	
		34,683	
1 Dugger		176,527	
		216,690	
		172,437	
		22,250	
	41-	16,116	-
		- 64,421-	
Jomestead Associations Outside Lands Tax, Blackmail and Skeleton Titles	8	870	
-a	990	\$1,000,756	

SAN FRANCISCO, AUGUST 1st, 1870. In point of number, the real estate sales effected in July were about the equal of those of the previous month, but their

value was not so great, the decrease in the latter amounting to The market was even more dull last month than it was in June, and the tendency to a decline in the prices of property lying in outside districts, along with that situated south of Market street, at South Beach and in the city slip and water lot sections, is now more noticeable. The value of the sales of property lying south of Market Street has not been so small for six years as it was last month. That section appears to be completely neglected. Of course sales in

all other portions of the city and county have likewise been comparatively dull, but nowhere, except at South Beach, were they so remarkably backward as in the 100 varas section. The transactions at the Mission and Western Additions were larger in July than in the preceding month of June, although there were only 25 working days in July this year.

Many buyers are beginning to see that the present is a good time to invest at the suburbs. They can now purchase there on much more favorable terms than they could have obtained a year ago, and they know—as we all know—that the present—

Inliness cannot last very long. Property which pays an income rate of 10 to 12 per cent., after the current annual expenses of insurance, taxes, &c. are paid, still meets with ready sale at good prices. Where the land is vacant and outside the circle of improvements, a deduction from former speculative prices is demanded, and not unreasonably, in these dull times.

Insecurity of the Hall of Records.

In his annual report to the Board of Supervisors, Recorder Higgins makes the following sensible remarks relative to the present insecurity of the Hall of Records :

"I cannot estimate the loss which would occur in case of serious accident to this office. The endless confusion and interminable litigation of titles which would result from such a catastrophe are incalculable, while the direct effects upon the progress and future of the city would be disastrons in the ex-

"The subject is sufficiently suggestive, of itself, to ren further comment superfluons. In view of these facts, I take the liberty to suggest the necessity of procuring the services of a night watchman, for the time being, or until the new City Hall shall be completed, which would be a great protection against fire, burglars, etc. As a precautionary measure, this latter suggestion commends itself to your grave consideration. The application of a small portion of the surplus reveune derived from this Department of the Municipal Government, to this object, would not only be wise economy, but an act of just protection to the people and property holders of

A New Street Railroad.

The books of the Abbey and Twenty-sixth street Railroad Company are now open for subscriptions to the capital stock. The road is to commence at the corner of Twentysixth and Mission streets, and will run along Mission street (the new San Jose road) to the Abbey Homestead property; thence east through the Visitacion Land Company's property to the Sau Bruno road and the waters of the bay. This railroad will be of great benefit. It will render outside Mission Homestead property accessible, and will have a beneficial effect on prices. The stock, we are glad to say, is being rapidly taken, for all outside lot owners in that direction perceive that the road will be of great benefit to them.

-----Sale of a Large Lot on Mission Street.

The lot on the east side of Mission street, 185 feet north of Twenty-first, having a frontage of 60 feet by a depth of 245 feet to the west side of Capp street in the rear, on which it also fronts 60 feet, was sold on July 13th for \$7,000, which is at the rate of \$45 per front foot-\$2,700 in all-for the Capp street portion of the lot, and \$71% per foot-\$4,300 in allfor the Mission street front. The above property was pre-viously sold in December 1867 for \$3,000, and in April last for \$6,500. Mission and Capp streets are both graded and

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, 1870.

MORTGAGES. | RELEASES.

By whom taken or released.		102101200					
Dy Wholi that of Jordan	No.	Amount.	No.	Amount.			
Private Individuals	75	\$375,086	-78	\$364,842			
Hibernia Sav and Loan Society	71	566,900	34	267,986			
Clay St. do. do.	20	73,700	19	$^{-}222,200$			
French do. do.	15	358,757	3	82,000			
German do. do.	. 9	26,500	4	17,024			
-Odd Fellows' do,	- 11	46,000	7	8,300			
Mnsonie - do,	5	11,816					
Hnmboldt do.	4	4,400					
Building and Loan Society	18		10	6,990			
San Francisco Savings Union	18		9	32,725			
Fireman's Fund Insurance Co.		1,100		1,800			
Paeific do.	2	6,000		50,400			
Union (lo)	-	-	1 1	10,000			
	1 3	9,500					
People's do. Occidental do.		,,,,,,	2	4,000			
	3	1,550		11,972			
City B'k of S. L. and Discount		1,000	1				
Totals	255	1,557,072	177	1,080,239			

The value of the mortgages recorded in July exceeded that of the sales by the amount of \$556,316. The releases, however, were also very large. If we deduct the value of the releases from that of the mortgages, the figures of the latter are reduced to \$476,833, or to about half the value of the sales. The number of sales made last month at which the buyers

paid a part of the purchase money only-securing the balance y giving mortgages-was only 25, of the value of \$85,553. These figures prove that credit real estate sales have not lately caused much of an increase in the list of mortgages. One per cent. is still charged on all-sums under \$3,000, except by one of the savings banks. Large amounts are let at 10 er cent. General complaint is made that some of the chief banks are unnecessarily contracting the sums they are willing to loan on even the very best classes of productive property. We would here call the attention of the directors of our savings banks to the fact, that the general public no longer consider the payment of a dividend of 12 per cent. per annum a proof of sagacious or prudent management of the affairs of a savings institution., That rate is just double the profits paid to depositors at the Eastern States, and it cannot now be paid here without the greatest injustice to borrowers, and injury to general business. Let the borrower be charged ten per cent. and the depositor be paid a profit of 91% per cent., which rate economy will easily permit each bank to disburse. Borrowers in California can no longer pay Shylock rates of

The Injury of Absenteelsm.

One of the greatest drawbacks to the prosperity of this city and State is that of absenteeism. Hundreds of our property owners have permanently deserted the State where they made their money, and drain it of large monthly incomes which they spent abroad. The majority of them pursue this course because living there is cheaper than it is here. Such persons forget that, since they made their money here, gratitude requires it should be speut here. They forget, too, that if they spent their incomes here they would increase the circulation of money and benefit trade of all kinds, and thus the value and the rent of their houses and stores would be increased. In this way the higher cost of living here would be more than neutralized. Of all the useless sponges that we know of, the non-resident property owner is the worst. He derives a higher rate of income here than is obtainable anywhere else in the world, and this more than offsets the increased cost of living among us. With many, however, the cost of living is not so much considered as the desire to be fashionable, by living abroad. We do not advise the City Assessor to make any mistakes in his assessments, but if mistakes of assessing too heavily cannot be avoided, by all means let them fall on the property

A Law to Check Frand in Land Sales. Heretofore there has been no law to prevent a party from selling the same piece of land half a dozen times by quit-claim deed, and in the Western Addition this practice was very common. A law has been passed, however, which makes it a State Prison offense to sell, with fraudulent intent, the same land twice.

Before anything wise or good can be done, innumerable people have to be persuaded, or out-voted, or tired out. All the possible folly that can be said on any subject has to be answered and borne with and exhausted. The chaff has to be winnowed away many times before the grain can be got at all.

A California farmer gets as much for five dozen eggs as a Minnesota farmer does for five bushels of wheat; yet many people would have us believe that the Western farmers are vastly better off than those of the Pacific Coast.

Omitting the Rubbish.

Congress lately passed a law simplifying the conveyance of real estate in the District of Columbia. The new law does away with all the old tautological and other rubbish in instruments of conveyance. Instead of the seller stating that he grants, bargains, sells, aliens, conveys and confirms, and by these presents does grant, bargain, sell, alien, convey and confirm, he simply states that, for a stated consideration, he conveys to the purchaser a certain piece of property, which is, without any superfluous words, at once described. We hope that like laws may be passed in all the States. Fully two-thirds of the words used in deeds and mortgages consist of useless verbiage and senseless repetition, the copying of which trebles the number of books in halls of records, the labor of searching titles and the cost of recording instruments relating to conveyance of real estate. For instance, every deed of sale contains the following paragraphs, which are unsurpassed as-

specimens of dry and unnecessary word-spreading:—
"Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, homestead right, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the. above described premises, and every part and parcel thereof,

with the appurtenances. "To have and to hold, all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and

assions forever. "In witness whereof, the said party of the first part has hereunto set his hand and seal, the day and year first above

Some old barnacle of the Justice Shallow stripe must have inflicted the above verbiage on deeds of conveyance, which every dictate of common sense and economy requires should be erased from the transactions of the nineteenth century.

Stockton Street and Business.

Stockton street, between Washington and Vallejo, has improved as a business thoroughfare within the past few months; the number of stores has been increased, and the run of custom is better. Unfortunately, however, for Stockton, between Washington and Union, Montgomery avenue is to be opened, the effect of which will be to draw travel off the portion of the street that we have named. The trade done upon it will thereby be injured, and as a natural consequence rents and the value of the property will be likely to decline. Quite a long time will elapse, however, before this can take place.

The Pneumatic Dispatch;

This lightuing-like means of transportation is now in operation for a length of two blocks in New York, and is being extended northward up the island. It is calculated that by means of it the distance between the Battery and Harlem Bridge, a space of 8 miles, can be traversed in fifteen minutes, after allowing for all stoppages. When the pneumatic dispatch becomes the regular means of transportation in our large cities, as we believe it will within the next ten years, the overcrowding of town populations and all its attendant miseries will be done away with, horse-cars will be voted slow coaches, and outside lots will sell for as much as inside ones.

Sale at the Mission. The lot on the north-west corner of Twenty-second and Shotwell streets—fronting 1221/2 feet on the former and 65 fect on the latter-appeared on the list of transfers a few days since, the consideration in the deed being \$6,500. There is a house worth \$1,500 on the lot. The house rents for \$25 per month. The outside land tax was paid by the seller.

Report from the Hall of Records.

In his report for the year ending June 30th, 1870, Recorder Higgins states that 5,375 deeds and 2,868 mortgages were recorded, against 9,227 deeds and 3,263 mortgages recorded the previous year. The total fees collected at the Hall of Records for the past year were \$44,890; the amount received the previous year was \$55,549.

REAL ESTATE IN NEW YORK AND BROOKLYN.—Our New York real estate exchanges inform us that real estate there and in the adjoining city of Brooklyn continues to be utterly stagnant. No kind of real estate can be sold at the prices which prevailed a year or two ago.

Hotel in Chicago.

A Chicago millionaire is about to erect a hotel which will cost about two millions and a half of dollars. It will be built on State street, on a lot 252x252 in size.

DEBT OF NEW YORK.—The funded debt of the city and county of New York is only \$30,000,000; that of Chicago is \$11,000,000.

In this Sion it Conquers. -Illinois has one mile of railroad to every fourteen square miles of territory and every 754

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM JUNE 26th, TILL JULY 25th, 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.	
	Southwest corner Dupont and St. Marks-Place, south-50x50 feet;	
	alea wast side Dunout, 50 feet south of St. Marks Flace,	\$32,000
L	East side Dupont, 47 feet south of Filbert, south 50 \xx60	5,000
	West alde Dawell Rold foot south of Ellis, South 2029 10	5,600
	West side Mason, 30 feet north of Vallejo, north 22x10, less 11 in	70.40
	maum (hm)))	2,300
	Northwest corner Taylor and Vandewater, north 60x654 feet	2,400
	North eide Union 73 feet east of Leavellworth, east 45 2 x15 /2;	-
	sold in December 1867, for \$3,200, now resold for	4,250
	North side Union, 100 feet west of Hyde, west 20x60; executor's	.†
0		700
	North side Green, 114% feet east of Montgomery; east 45% x68%.	3,000
	North side Green, 160% feet west of Mason, west 22 11-12x137%	1,400
	North side Vallejo, 93% feet east of Dupont, east 22x54%	4,000_
	South side Washington, 89% feet cast of Stockton, east 20%x61%;	
	south side washington, 634 1635 case of seed for sold in January last for \$6,700, now resold for	8,000
	South side Clay, 137 1/2 feet west of Powell, west 28x71 1/2	3,800
	South side Clay, 13/26 feet west of Fourty west 7 16 735.	2,540
	North side California, 72 % feet west of Kearny, west 7 % x35	2,900
	North side Bush, 1834 feet east of Larkin, east 22 11-12x137 1	
	South side Sutter, 22 11-12 feet east of Taylor, east 22 11-12x80, to	5,500
	rear alley; sold in June, 1867, for \$3,800, now resold for	0,400
	North side Sutter, 43% feet east of Taylor, east 21% x81%, to 10-	- • -
	foot alley in rear; sold in May, 1867, for \$3,500, and in May,	5 500

North side Sutter, 24% feet east of Leavenworth, east 25x68? The lot was sold in May, 1868, for \$3,000; house and lot North side Ellis, 75 feet west of Powell, west 20x89.... South of Market and East of Ninth. West side Spear, 40 feet south of Mission, south 20x4534..... East side Main, 1371/4 feet north of Folsom, north 451/4x1371/4; sold in January, 1868, for \$7,000, now resold for... East side Beale, 100 feet south of Mission, south 37 1 x45 1; sold in April led for 24 100

1868, for the same; now resold for.....

in April last for \$4,000, now resuld for same price....
Southwest corner Sixth and Minna, south 30x75; sold in January,
1869, for \$13,500, and in February for \$14,500; now resuld South side Howard, 300 feet west of Fifth, west 25x80. South side Folsom, 25 feet west of Ritch (between Third and Fourth), west 25x75... North side Channel, 229 1-6 feet east of Seventh, east 45% x137 3.

Mission Addition and Beyond.

South side Fifteenth, 125 feet east of Castro, east 75x115... Northeast corner Seventeenth and Valencia, north 90x117 % feet, with L 20x30 in rear....
South side Nineteenth, 105 feet east of Valencia, east 25x85; sold sold in September, 1867, for \$75; June, 1869, for \$500; January, 1870, for \$500; now resold for same price.

West side Bartlett, 75 feet south of Twenty-sixth, south 30x125...

East side Mission, 215 feet south of Nineteenth, south 45x122½...

East side Mission, 185 feet north of Twenty-first, north 60x245, to Capp street, in rear; sold in December, 1867, for \$3,000, and East side Alabama, 260 feet south of Twenty-second, south 26x100 West side Columbia, 156 feet north of Twenty-third, north 26x100 West side Fair Oaks, 274 feet north of Twenty-fourth, north

31x117% to a 15-foot alley in the rear.... West side Dolores, 78 feet south of Twenty-first, south 26x120; sold in January, 1868, for \$350; February, 1859, for \$800, and in July for \$800; now resold for same price West side Dolores, 130 feet north of Twenty-second, north 26x125 West side Chattanooga, 52 feet south of Twenty-second, south 26x East side Sanchez, 51 % feet south of Vale (or Twenty-eighth

street), south 25x100..... Western Addition.

West side Larkin, 97 % feet north of Union, north 17x12214, less L

in rear 3x61 %; lot sold in February, 1868, for \$450; property East side Steiner, 110 feet north of Eddy, north 27 1/2 x 110..... West side Pierce, 125 feet north of Eddy, north 25x90.... Same as last described resold for West side Pierce, 125 feet south of Ellis, south 25x90. East side Broderick, 112 feet south of Sutter, south 25x110. South side Sacramento, 197% feet west of Franklin, west 32 127% North side Pine, 203 feet east of Van Ness Avenue, east 30x137 %. North side Sutter, 137 1/2 feet west of Laguna, west 137 1/2 x137 1/2. undivided % interest Northwest corner Post and Larkin, west 35x95 feet. South side Post, 140% feet east of Polk, east 27x80; sold in April,

1869, with a depth of 120 feet for \$5,250; now resold with a Northeast corner Eddy and Buchanan, east 77%x120; sold in This lot was sold in May, 1869, for \$800; house and lot now

South side Page, 137% feet east of Buchanan, east 100x137%..... North side Haight, 275 feet west of Gough, west 27%x120; lot sold

Miscellaneous Sales.

7.2	42!
Lots 129, 257 and 259, Gift Map 1	1,000
ot 3, block 8, Excelsior Homestead worth 25x100.	400
North side Russell, 240 feet west of Hyde west 40x60; executor's	1 98
sale A southwest of Tenth Avenue, north-	1.00
west 25x75, (fardenville and Mason), 57% feet south of	2,20
O'Farrell, south 20x00	2,00
36x120 Talk foot west of Kearny,	1.10
south 22 11-121; it useed a sorth 95x100	40
East side Missouri, 175 feet north of Nevada, north Subdivision 11, block 11, University Mound Let 10, block 8, West End Map 1	40

South side Berry Place, 97% feet east of Dupont, east 40x60..... west 25x100, South San Francisco....

East line San Bruno Road, 3 chains south from south line of Rancho Rincon de las Salinas, northeast to south line of said rancho, west to east line of San Bruno Road, south to beginning; also, south side Nineteenth, 75 feet west of Gui-

errero, west 50x114.

Lots 1 aud 5, block 253, Pleasant View Homestead. West side Texas, 50 feet south of Humboldt, south 25x100...

Lot 1, block 2, West End Map 1...

Lot commencing at intersection of Sierra and Georgia streets, south 187 feet; east to North's line; north to a point from which a line drawn west will intersect Massachusetts at a point 100 feet postly of Sierra and Magning 100 feet postly.

point 100 feet north of Sierra; west to Maryland; south, 10; west 50; south 33; west 470. Lot 2, block 131, Terminus Homestead outh side Liberty, 100 feet east of Guerrero, east 50x115. West side Second Avenue, 25 feet south of Comp, south 30x913.

Lots 15, 16, 17 and 18, block 331, Haley Tract.

Southeast corner Sixth Avenue and B, southwest 100x25.

Portions blocks outside lands, 1,200 to 1,205 inclusive: saie made in December, 1869, the deed only recorded now...... West side Calhoun, 6834 feet south of Union, south 4534 x813 Southeast side Natoura, 225 feet northeast of Ninth, northeast 25x75... South side Elizabeth, 130 feet east qi Castro, east 25x111....

Lots 4 and 5, block 93, Excelsior Homestead

Plundering the Helpless-Street-Opening Commis-stoners.

A thief in Paris once noticed a rich-looking old gentleman, who was badly afflicted with the gout, hobbling painfully along in a lonely neighborhood .- He had on a tine beaver hat, which the rascal adroitly snatched from his head and ran away with. The old gentleman, totally unable to give chase, raised a loud larm, but no one came to his relief. Another thicf, however, happened along, and inquired what the old fellow was making such a row about. The latter told his tale, with many maledictions on the stealer of his head-cover. "So," said thief No. 2, "the rascal stole your hat, did he?" mourned the old codger; "and he left me here in the cold." "And you couldn't pursue him?" queried the second seamp. "said the old man; "for I am quite lame with the gout. Well, that just suits me," said villain No. 2: "so here goes for your wig," with which he whipped the poor old fellow's valuable wig off, and left him standing bald-headed and utterly helpless in the street.

San Francisco, in one respect, is in the same position as the old fellow in the above story. For several years a ring of rascals have been plundering her in the Board of Supervisors, and the people and press have been making a great outery about it, but as the city has the paralyzation of moral gout in her limbs, through the poison of rascals having charge of our local Government, she is utterly helpless to protect herself against plunderers. We shout out that we have lost our hat, and in step the latest class of adventurers-a horde of streetopening Commissioners with sweeping bills for useless services-and console us, as in the case above, with the shout. "Here goes for your wig!" We will be poor enough by-andby if all the plunderers who are around get plucking us at

Important Sale on Dupont Street.

The property on the southwest corner of Dupont street and St. Mark's Place, was sold on the 9th ult. for \$32,000. The corner lot is 50x50 in size, and the lot adjoining on Dupout-20x70 in size-was included in the purchase, making a total frontage of 70 feet. There is a three-story brick building on the lot, the erection of which cost \$23,000. The building is a very substantial one, but it is badly laid out, and the light is poor in the upper stories. The first story consists of four small stores, which rent for \$200 in all. The two upper stories, containing 23 rooms, are untenanted, and have been so for a long time. They once rented for \$225, but the late owners would have taken \$70 for them. No doubt they are glad to get rid of such poor paying property. Within the past few years Dupont street has become notorious for houses of prostitution, and decent people will not live on it. For this reason the upper stories of the building noted above would not rent., The owners of property on Dupont street may at first have obtained a higher rent by letting their houses for improper purposes, but they will eventually lose much more

than they gained in that way. About a year ago \$40,000 was refused for the old frame house and lot-60x60 in size-on the northeast corner of Dupont and Post streets. Now, a building which cost \$23,000, and a lot with a frontage of 70 feet, together with a corner on a narrow street; in the same neighborhood on Dupont street, have been disposed of for \$32,000. This is pretty good evidence that the inflated prices which ruled on Dupont and other streets a year ago, have suffered a very material and just

Our Disgraceful Sidewalks. Out in the small towns of the treeless prairies of the Western Atlantic States, where the stealing of walking-sticks for the value of the timber in them is the most profitable business known, they maintain better sidewalks than are found in many business streets of San Francisco, where lofs are worth \$800 to \$1,200 per front foot. Our "Eastern visitors" have expressed opinions about almost everything in the city, and they have had their say about these sidewalks too. What they said has not been recorded in the newspapers, it is true, but the omission is due to the fact that it it deemed unnecessary to publish the oaths of strangers, when those uttered privately by ourselves are so much more original and expressive. Seriously, however, is it fair for a landlord to exact a high :ent for a store, in front of which he keeps an old sidewalk that has become so loosened by age as to be dangerous and in the last degree tiresome to the feet and legs to walk on? Such sidewalks are to be found on almost every block of our business streets, outside of Montgomery and Kearny streets. Long rows of old rusty spikes work up out of them, which serve the double purpose of tearing ladies' dresses and making lameness more certain. Surely it is high time to discard such sidewalks. Asphaltum or flags-considering that they will almost last forever-are vastly cheaper than planking, and should always be used. Ladies would patronize the horse ears much less, and storekeepers would have much better chances of selling goods to them, if they would-see to it that decent sidewalks are maintained in front of their stores.

Is it a Chance for Heirs?

A short time ago, one William Rippon, an old candy mak and peddler of Victoria, died in the hospital there. The Ca oust says: "Rippon is reported to have been the owner of some valuable real estate at San Francisco. The stery go that, in 1857, he invested a small sum of money in an outside town lot, and came to Fraser River in 1858. He settled down to his trade, candy making, and occupied the old shop of Yates street. Meanwhile San Francisco has grown, and wha was an outside lot in 1857, is now located in the very heart of the city, and worth a sum sufficient to have rendered Ringer independent of all work. But he didn't appear to appreci the good luck that had fallen to him, and he stuck to his conpots and pans, until his growing infirmities incapacitated his om turther work.

The decision of the Supreme Court of this State, relative limitations, hears upon such cases as the above. According to that decision, it an owner of a lot of land allows another person to enter upon and keep possession of it for the sme of five years, without commencing suit to eject him, he ak original owner) loses title, which passes to the party in possession. Five years' peaceable possession, according to the decision referred to, constitutes a better title than any that can be acquired by deed. Under this view of the case, Rippon long since lost any title that he ever had here.

----How to Sell Outside Lots-A Suggestion.

Twelve hundred lots on Staten Island were lately sold at affetion. To attract purchasers, wholesale supplies of is ereann and cakes were served, a liberty pole was raised, a mi-road station established, and, as usual, several of those ubiquitous "prominent citizens," who are always on hand, mad speeches. This mode of enlivening dull business with please e was a complete success. The lots were all disposed of, and at high prices, too. The old plan of putling homestead projeets is worn threadbare here; we therefore advise our homead "engineers" to try an ample free lunch, combining the cessary solids to stay the stomach with the requisite fluid to culiven the brain. By this plan the buyers would be so edicated physically that they could be made to swallow any thing mentally, and thus outside lots might be disposed of at high prices, with neatness and dispatch.

Take Advantage of the Low Bates of Interest.

Real estate mortgagors whose terms are overdue, and who are paying 12 to 15 per cent, interest, should take advantage of the reduction to 10 per cent, by transferring their mortgage those banks which have lately come down to the latter rate Many persons adopted this course last month, and all borror-ers should understand that they can do likewise, provided the term for which they bortowed has expired. No borrower can take advantage of the reduction unless his indebtedness amounts to \$3,000-the latter being as yet the lowest samon which money is granted at 10 per cent. The monthly saing of interest between the rates of 10 and 12 per cent, where the mortgage amounts to \$3,000, is \$5 per mouth, quite an item to persons of moderate means at present.

Sale at a Low Rate.

A lot having a frontage of 20 feet on the south side of Elis street, 75 feet west of Powell, was lately sold for \$3,500. This is only \$175 per front foot. The lot was only \$9 feet deep, out even with that shallow depth it was very cheap at the rice named, in such a fine neighborhood and central location. he Stow pavement is haid on the street. There is a house n the lot, but it was not included, it being the property of the buyer, who formerly held the lot under lease. Lots in such a good locality as the above do not bring a first-class price unless they have the depth of 1371 feet. Those who want a first-class neighborhood want also a full depth.

The old style one-and-a-half story frame cottage on the south side of Sutter street, 22 feet 11 inches east of Taylor, together with the lot-22 test and 11 inches front by 80 feet in depth, an alley in the rear-has changed hands, the purchaser paying \$5,500 for the property. The house is not worth more than \$1,000, which leaves the price paid for the land at \$4,500-0 almost \$200 per front foot. The neighborhood is a first-class one and the Nicolson pavement is laid on the block. The same property was sold in June, 1867, for \$3,800. The last transfer was therefore made at an advance of \$1,700.

----Another Sale at a Loss on Sixth Street.

The lot on the southwest corner of Sixth and Minna street 30x75 in size, which was sold in January, 1869, for \$13,500, and in February of the same year for \$14,500, was disposed of last month for \$12,500, a direct loss to the seller of \$2,000, besides his loss in interest of \$4,060—say \$6.0 0 in all. \$12,000 is now considered a high price for the above lot; \$10,000 is as much as the most of persons would now care to pay for it. ---

The half 50-vara lot on the north side of Genry street, 68 feet east of Leavenworth, together with three frame houses, worth about \$3,500, have been disposed of for \$16,000. De ducting the value of the improvements from the price past -leaves the price of the land at \$187 per front foot. The hoase rent for \$100 per month, and they only occupy about 40 fee

High Price for a Lot.

The lot fronting 35 feet on Post street by 95 feet in depth on Larkin, forming the northwest corner of those streets, was sold on the 1st ult, for \$5,500, which is at the rate, of \$150 per foot, although the lot has a depth of only 95 feet, instead of the signal one-of 120 feet. 3 -----

Prices in Hayes Valley.

A lot on the south side of Hayes, between Gough and 0 tavia, with a depth of 120 feet to Linden street in the real was sold in March lust for \$72), per front foot. Another lo in the same block was last month sold for \$80 per front fool -an advance of nearly \$8 per foot.

Savings Banks-A Comparison

The Boute to China-San Francisco and Puget Sound.

a book puffing the Northern Pacific Railroad enterprise, in

which he asserts that the nearest route from the United States

which he asserte that will be rise Pinger Sound. The papers

on blished in the latter region have harped very much on this

published in the little that 800 miles would be saved in the

voyage. So hat a secually nearer to China and Japan than

San Francisco; but direct distances do not by any means al-

san Francisco. Boston is 200 miles nearer to Liver-

which has one of the best harbors on the Atlantic coast—is

which has one of the two European ports named than New

York Despite the vital value of time-in this age of haste.

however, no attempt has been made by the Cunard or French

however, no account of French lines of steamers to forsake New York for Portland or Boston.

For twenty years the Cunard Company ran a line to Boston.

which line was lately withdrawn, because New York has ab-

which the which Boston formerly sorbed nearly all the European trade which Boston formerly

If a line of steamers were placed on the route between

Puget Souffid and Japan to-morrow, they would not run on a

straight line heross the ocean; safety and the desire to sail

rapidly would cause their captains to follow-the course

pursued by the Pacific Mail steamers. That course, in

Summer, would bring them down as far south as San Fran-

cisco, while in Winter it would take them nearly eight

If the question of safety were left out altogether, and that

of speed alone taken into account, this port would still have

the advantage of Puget Sound. The route from San Fran-

cisco across the ocean is technically the longest by about 21/2

days' sail, but it has the offset of being much the smoothest;

and, of course, a steamer can sail in smooth water much faster

than she can in rough weather, consequently what the vessel

from Puget Sound gained in distance, she would more than

lose through rough seas and weather. In fact, the latter

would be so much of a drawback, that it is quite certain, if the

matter were brought ton practical test by the departure of two

steamers for China—the one from this port and the other from

Puget Sound—the steamer from this port would reach her

destination the soonest. Indeed, it is probable that not

more than eleven steamers in twelve from Puget Sound would

reach the coast of Japan at all. The North Pacific is so

tempestuous in Winter, that the loss of steamers crossing it

would frequently occur; consequently, had "Carlton" stated

that the route via Puget Sound would be the nearest out of the

closer to the latitude of truth than he now does.

beyond the power of man to wrest it from her.

Our Back Country .. -

world, instead of round it, he would perhaps have sailed much

The time may come when there will be a great city on Puget

Sound, but its growth will never be due to the advantage of

being neater the Orient than this port is, simply because no

such advantage exists, save in the funciful statements of inter-

ested persons. San Francisco's ocean supremacy can never-

be overthrown. Nature gave it to her, and it is therefore

San Francisco has a State behind it that has an area as

great as that of all the New England States, with New York,

Pennsylvania and Maryland combined, while it certainly is as

highly favored in agricultural riches as any of those States.

In addition to our own State, San Francisco will always be the

main commercial depot for Nevada, Utah, Idaho, and Arizona.

Those Territories form a glittering empire of mineral wealth,

and the more barren they are in agriculture, the better it will

be for the farmers of California. We will purchase the prod-

nets of their gold, silver, copper, fead, iron and other mines,

while they will buy much of the food that is raised in our

great grain valleys, and a large portion of the goods produced

in our manufactories. Already Nevada and Utah are sending.

down to us monthly nearly 1,000 tons of what are known as

refractory ores, the value of which, even when sold in their

crade state, is about a quarter of a million of dollars, or \$250 per

cation with us, and when development has accomplished its

more perfect work, the State and Territories named will an-

mally ship to this city ores and precious metals of the value

of at least \$20,000,000. The Atlantic States-have bid for

this trade and lost it. We can pay a better price for the ores

and manipulate them better than the smelters of the east can,

while it costs one-third less to send them here. We have a

"back country" sufficiently rich and extensive to sustain one

of the largest cities of the globe, while before us, westward, is

spread China, Japan, Australia, and the thousand isles which

stud the vast Pacific. Our trade with those regions can yet

hardly be said to have begun, but we have at least had the

ounce of promise, which in time will ripen into the pound of

In a short time a local election is to take place, by which

several seats in the Board of Supervisors and other important

local offices are to be filled. THE CIRCULAR has no party

preferences in this matter; but, because real estate taxes will

be high or low, and the city benefited or injured according as

we elect good or bad men, we have a decided preference for

this end we trust that yoters will ignore party and vote for

the best men, no matter what ticket they find their names

on. Those who at this day favor party, in opposition to the

capability and honesty of the candidates, knowingly or igno-

rantly set a premium on convention bribery and official ras-

cality. If the nominating conventions understand that voters

mean to support the best men, no matter what party they find

them affiliating with, they will be much less likely to sell the

nominations to the highest bidder and the greatest rascal.

Honesty and ability are the tests by which candidates should

he tried, while loud-mouthed pretensions of devotion to party

should be set down as black marks against a candidate

We have had enough of rings and thieving and of vicious

platform harangues by unprincipled knaves. A change to-

honest and capable candidates will be as healthy as it is at

seeing none but honest and capable persons elected; and to

ton. In five years hence, when Arizona has railroad

The Coming Local Election.

present desirable.

degrees below or south of the latitude in which this port is.

ys guine havigatoric New-York; while Portland, Maine-

So far as direct distances are concerned, it is true-

'A Boston newspaper correspondent ("Carlton") lately wrote

There were 28 Savings Banks in New York city on the first of January 1868. Those Banks had then 328,000 depositors, with a total capital of \$97,000,000, or an average of \$296 to each depositor. At the same date Brooklyn had 77,000 Savings Bank depositors; with a total capital of \$20,000,000, or an average of nearly \$260 to each depositor. In the New England States (Maine, New Hampshire, Massachusetts, Rhode Island, and Connecticut), the boasted "land of steady habits," where a dollar is sarcastically said to be as large as a cart wheel, and where the injunction to take eare of the pennies is studiously obeyed, official figures show that, at the date mentioned above, all the Savings Banks-238 in numberhad 627,885 depositors, with a total capital of \$157,268,826, or un average of but \$250 to each depositor.

The working classes of New York and New England have not been very prosperous during the past two years, consequently it is not probable that their savings have increased very much in that time. Supposing, however, which is not likely, that they have advanced to an average of \$350 each, they are still \$4531/4 behind the average savings of depositors here. Each depositor in a San Francisco Savings Bank, has now an average of \$8031/ in gold coin to his credit. The money owned by depositors in the Atlantic States is all in

Rotten-Rock Macadamizing. Nearly all of the streets of the Western Addition are now covered with a material which by courtesy is called macada mizing. It consists of blue and red rotten rock. This rock grinds up into deep flour-like dust in Summer, and into the meanest kind of pasty mud in Winter. No other argument is needed to prove that rotten rock makes the poorest roadway, and is the dearest in the end, than the simple mention of the fact that street contractors are in favor of it. It is high time that some more lasting material were substituted for this rock. Before the primitive sandhills of the Western Addition were disturbed, no one expected to drive or travel over the streets of that region; but since the farce of macadamizing was played on property owners, verdant persons with vehicles are lured into the belief that driving is possible over them. The frequency of broken wind in horses and of brokendown buggies we think is clearly traceable to this foolish belief. It is quite time that the macadamizing farce were brought to a close.

The Lumber Market.

We have but little of importance to note in lumber trade-for the past month. These has been a better local demand and a slight improvement in country orders. Less lumber came forward in July, but prices are without change. The mills continue to run on the shortest possible time, and an effort has been made to stop half of them altogether, but the attempt failed. Dealers hope for a good Fall trade. We quote ruling rates by the cargo. Dressed Redwood, \$22 @ \$25 per thousand; rough, \$15 @ \$16; Puget Sound pine flooring and stepping, \$25 (a) \$28; planks, for street work, \$15 @ \$16: assorted scantling and other building material \$15 (a) \$16; timber, \$18; fencing, \$18; shingles, \$234 laths, \$31/4 (a. \$4. At retail, dressed redwood sells for \$30 (a. \$321/4; rough, \$18 (a) \$20; Puget Sound pine flooring, \$30 street planks, \$16 @ \$18; assorted scantling and other build ing material, \$18; fencing, \$18; laths, \$4; shingles, \$31/2.

Concealing the Records. Several mortgages were kept out of the transcripts last month through improper influence, but at our instigation were subsequently restored. The mortgagors wished to have certain transactions concealed from the public eye. No one has any right to encourage such suppression. If it is right that the name of one mortgagor should be made public, it is equally fair that all should be made so, and a publication which professes to give all and suppresses even one, by that act loses its title to impartiality and correctness. We are assured that neither at the Hall of Records or elsewhere, will there be any more concealment of transactions which the business p have a right to see. If any further attempt of this kind is made, we shall publish the names connected with it in THE CIRCULAR, combined with the transactions which are sought to be concealed.

Sale on Geary Street.

The lot on the south side of Geary street, 164 feet east of Van Ness avenue, 271/2 feet front by 120 feet in depth, to Myrtle avenue in the rear, lately appeared upon the list of transfers, at the price of \$3,780, or \$151 per front foot. Geary street is planked, sidewalked and sewered, and the lot is on the grade. Myrtle avenue is also graded.

Beale Street Values.

The old two story frame shanty and lot-371/2 x 45 feet and 10 inches in size -on the east side of Beale street, 100 feet south of Mission, was sold April last for \$4,000, and was again sold last month at the same price. The house covers the entire lot, and is worth about \$500. The land therefore brought \$140 per front foot, with a depth of 45 feet 10 inches only.

Fifty Vara at a Hargain.

We now offer for sale very cheap, the fifty-vara lot on the south-west corner of Geary and Webster streets. The lot is on the grade, and both Geary and Webster are graded and macadamized. Geary street begins at Kearny and Market, and with the Cliff House road (Point Lobos avenue) makes a continuous street out to the Pacific ocean, a distance of over seven miles.

Advance on Fifteenth Street.

A lot on the south side of Fifteenth street, 125 feet east of Castro, 75x115 in size, was sold on the 15th ult. for \$3,000— \$10 per front foot. A portion of the same lot was sold in May, 1869, for \$30 per-front foot; the late sale was therefore made at an advance of \$10 per foot."

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The Bubble Burst.

A Californian is nothing if he is not speculative. Show him where he can make money by legitimate investment in a legitimate industry, and he will turn a cold shoulder to the information; but give him a hint where a new town may be laid out, or a new mining district formed, and he will rush to invest his last dollar in its lots or stock. A year ago the San Diego humbug raged. That town was to be the terminus of the Southern Pacific Railroad; a great scaport; the rival of San Francisco; the nearest route to China and Japan, and many other things, all of which was the veriest humbug, as we then declared it to be. The present condition of San Diego is thus pictured by a correspondent of a religious paper:-

"We are a disappointed and tried people. Business is down to zero. About half our people have left, and two thirds of those remaining have nothing to do, and are not earning a dollar, but frugally living on what little they have left, and-waiting. Waiting for what? For the Railroad bill to pass Congress. This is the last hope. * * Thus you see we are in a tight place, and are having a hard time of Just imagine a town built on a desert, barren plainscarce a green thing to be seen as far as your eyes can looknot a sign of fruit of any kind; no vegetables; no water, except what is hauled about in a wagon and sold by the bucketful; not a sign of running water within twenty miles; and then nothing to do, or means of earning a living for your family, and you have some idea of the situation of the majority of the families in this town to-day."

Good Macadamizing Material.

That hard blue rock makes an excellent and most lasting roadway is proven by the length of time which such material has lasted on Mission street, between Fourth and Fifth. The public roads of England and Ireland are built of this blue rock, which is broken into small pieces and is spread on the road to a depth of nearly two inches. There are few if any better roads in the world than those thus prepared, while, as we elsewhere remark, there are few worse roads to be found than those composed of the rotten rock with which our outside streets are macadamized. There is an extensive quarry of hard blue rock of an excellent quality near the San Bruno road, about five miles from the City Hall, which we think might be turned to good account for macadamizing purposes. No doubt the cost of transportation would render this material more costly than that at present used, but rotten rock is dear at any price, and must be rejected, if we would have road which can be traveled upon with speed and comfort. ++++

Our Savings Banks.

. The ten savings banks of this city now hold deposits amounting to a total of \$29,842,112 in gold. The total number of depositors is 45,601. Each depositor has an average of \$8031/4 to his credit. The deposits held by all our savings banks at the close of 1869-six months ago-were only \$26,634,523, or an average of \$765 to each depositor. The increase in the deposits for the past six months amounted to the unusually large sum of \$3,207,589. And yet demagogues, who sponge on our workingmen, have for months been crying that our laborers and mechanics were nearly all starving. The dividends lately paid by our savings banks were at the rate of 10 to 12 per cent. per annum.

How the Sand has Drifted.

About twelve years ago one of our surveyors had occasion to make a survey of land near the occan. The tract surveyed was then nearly half a mile distant from any sand drifts. A short time ago he was called upon to make another survey at the same place, when to his astonishment he found that it was covered with sand-dunes, the drifts having advanced inward over a half a mile since his first visit, twelve years before. At this rate, if they were not checked, it would not take very long for the aggressive sand-drifts to cover every foot of the entire peninsula on which the city is built.

Verdant Views at San Diego.

A correspondent of a city paper, elswhere quoted, writes from San Diego that there is not a green thing to be seen within twenty miles of that town. We are compelled to differ with this statement. So long as any of the persons are left in San Diego who went there under the expectation that it would soon be a great city, just so long will green things be visible, provided looking-glasses are used to reveal them.

Sale on Main Street.

The lot on the east side-of Main street, between Howard and Folsom (being 1371/4 feet north of the latter), having a frontage of 45 feet and 10 inches by a depth of 1371/4 feet, has been sold for \$10,000. There are two old frame houses on the front of the lot, and one in the rear. They are worth about \$1,000, leaving the price paid for the land at \$9,000-nearly \$200 per front foot. The same lot was sold in January, 1868, for \$7,000—\$152 per front foot.

---Sale on Powell street.

The plain two story house and lot-251/2 x 75 in size-on the west side of Powell street, 681/2 feet south of Ellis, changed owners a few days ago, at the price of \$5,600. The house is worth about \$1,600, so that the lot—even with the shallow depth of 75 feet-brought \$200 per front foot.

Omitting the State in Deeds.

In a late case of ejectment in New York, it was decided, that where neither the deed nor certificate of acknowledgment recited the State in which the land was, but simply stated that it was in the county of New York, the deed was radically defective, and inadmissable in evidence as proof of title.

Horse Cars in London.

After years of dogged and stupid opposition, the American system of horse cars has at last been introduced into London. The ears are constructed to convey twenty-two within and twenty-four without. Workmen are to be conveyed at stated hours morning and evening, at a fare of one penny-two cents.

The following were the most important leases recorded from July 1st to July 29th inclusive: The property on the north side of Pacific street, 58 feet east of Dupont, having a frontage of 51% feet by a depth of 137% feet, together with the property on the south side of Adler street, 72 feet east of Dapont, 22 1/2 x40 in size, for 20 years, at \$300 per month for the first 15 years and \$350 per month for the last five years. —Porter's "Mint" saloon and chop house, on the south side of Commercial, above Montgomery, for 5 years at \$150 per month. The "Palm House," on the south side of Broadway, 169 feet east of Stockton, 50x137 in size, for 10 years at \$350 per month for the first 2 years, and \$400 per month for the last 8 years. — The property on the south side of Mission street, 120 feet west of Third, 40x100 in size, for 5 years at \$75 per month for the first 2 years, \$80 per month for the next 2 years, and \$100 per month for the last year .- Montgomery Hall and Room No. 28, both in the Montgomery Block building, have been leased to the city for the purposes of a law-library, for 3 years at \$220 per month.—The building and lot on the east, side of Spear street, 320% feet south of Howard, 20x40 in size, for 5 years, with privilege of 2 years' extension, at \$85 per month. The lot southwest corner of Mission and Seventh streets, for 10 years, at \$45 per month for first 5 years, and \$55 per month for the last 5. - The store in the old hotel building, northeast corner of Kearny and Broadway, for 3 years, at \$45 per month for the first year, \$50 for the second and \$55 per month for the third year. The frame building on the northeast corner of Sixth and Mission, for 5 years, at \$100per month for the first 2 years, and \$110 for the balance of the

term. The property is 25x40 in size. IMPORTANT LEASE.—That portion of the Lick House heretofore used as a hotel, has been leased for four years from May 1st, 1870, at \$4,000 per month, in gold coin.

Special Notice.

THE STOW WOODEN PAVEMENT .- Mr. H. F. Williams, the owner of the Stow Foundation Pavement patent, lately made a trip to the chief cities of the Atlantic coast, in nearly all of which samples of his pavement have been laid. He made extensive royalty contracts while East for the laying of the Stow pavement in the large cities there. The following editorial from the New York Herald, shows how favorably the people of that city are impressed with the Stow foundation pavement;

"There is some difficulty, we are aware, for unscientific people to decide upon the merits of the various plans for paving-between those of wood and stone, and the different kinds of these, as well as upon the merits of the various composite pavements. But surely we have scientific men, who, guided by the facts of science and experience, can give the city authorities all the information they need. While we do not undertake to decide upon the relative merits of the numerous kinds of pavements which are being put down and tried, we would call the attention of the city authorities especially to the pavement now being laid in Maiden lane. It seems to us that this is superior to any we have seen. It is a wood pavement, and different from any other. That, with the materials used in connection with it, form a solid, compact, immovable and enduring ma It is said this payement will last longer than any kind of stone, and so far as experience with it goes in San Francisco and other cities, the claim appears to be well founded. Of course it makes a beautiful even surface, very easy for horses, as well as pleasant to travel over. If it be as enduring as the best stone pavement -and it is said to be more so-the advar tages, of course, are far superior. There seems to be a sound scientific principle in this system of pavement, and it certainly strikes the ordinary observer as being an excellent one. But as was said before, let the city authorities get all the light they can from practical scientific men; let them take the best pavement, whatever it may be, and thus put a stop to the innumerable jobs and wretched experiments with which this city has been cursed. In addition to the other grand improvements suggested for the comfort and convenience of the people, and for beautifying our city, we want well paved streets. Is our new city government equal to the work before it and demanded of it? This has to be seen. Time will give

NEW HORSE RAILROAD LINE TO RUN BEYOND THE MISSION. A The Twenty-sixth Street and Abbey Homestead Railroad Company's books are now open for subscriptions to the capital stock. Those interested are requested to come forward immediately with their subscriptions as it is interested to large the content of the con scriptions, as it is intended to have the road pushed forward without

The road will commence at the terminus of the Mission-street Italiroad, corner of Mission and Twenty-sixth streets, and will run along the new County Road to the Abbey-Homestead property; thence easterly to the

San Bruno Road and the bay of San Francisco. It will pass immediately through or contiguous to the Gift Map Tracts, the Cobb Tract, the Harris Tract, the University Mound Survey and Extension, the Fairmount Tract, the Excelsior and West End Tracts, th Abbey and Visitacion Valley Homesteads, etc., etc. The building of this road will make all of those tracts accessible immediately, and will greatly increase the value of the land in them. They are now all outside the cirele of improvements and residence locations; this road will bring them within it at once. Parties owning lots in the tracts described are requested to come forward and take stock in this road, which will benefitthem so much. The subscription books of the company are now open at the office of Mr. James L. Blaikie, Nov 507 Montgomery street (up-stairs), where further information can be had, and the route of the road more

TRENCH SAVINGS BANK-TWENTY-FIRST SEMI-ANNUAL the six months ending June 30th, 1870, 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 15th inst. The Dividend will be payable on and after the EIGHTEENTH INSTANT, at the office of the Society, 411 Bush street. GUSTAVE MAHE, Director of French Savings Bank.

DIVIDEND NOTICE. SAVINGS AND LOAN SOCI-ety, 616 Clay street.—At a meeting of the Board of Trustocs, held Friday, July 8th, a Dividend of eleven per cent. per annuni was declared for the term ending June 30th, payable immediately. CYRUS W. CARMANY, Cashier.

DIVIDEND NOTICE.--THE GERMAN SAVINGS AND LOAN Society.—At a meeting of the Board of Directors, held this date, a Dividend was declared of 12 per cent. per annum on Term, and 10 per cent. per annum on Ordinary Deposits, free of Federal Tax, for the six months' term ending this date, payable on and after FRIDAY, 15th inst; Per order. GEO. LETTE, Secretary. San Francisco, June 30, 1870.

HIBERNIA SAVINGS AND LOAN SOCIETY, CORNER OF MONThas been declared, for the six months ending the 21st instant, payable on and after this date. REMOVAL. -- MICHAEL MEAGHER, NOTARY PUBLIC AND Commissioner of Deeds for Nevada, New York, Connecticut, etc.,

has removed to 439 California street, two doors below Montgomery, San REMOVAL.—HENRY F. WILLIAMS & CO., REAL EATATE Agents, have removed to Room 20, Stevenson's Building, southwest corner Montgomery and California. Prompt attention given to every

TARGE SALE OF LAND IN NAPA VALLEY, CAL. ifornia.—Executors Sale of Real Estate,—Notice is hereby given by pursuance of the Will of GEORGE C. YOUNT, deceased, dated that in pursuance of the Will of GEORGE C. 106 Nr. deceased, discrete the 15th day of April, A. D. 1865, the undersigned, the Executors of said estate, will sell at public auction, to the highest bidder for cash, in gold coin of the United States of America, on the SIXTH DAY OF OCTOBER, A. D. 1870, at 10 o'clock A. M., at Yountville, in Napa County, all the right, title, interest and estate of the said George C Yount, at the time of his death, and all the right, title and interest that the said estate has, by operation of Lw or otherwise acquired, other than or in addition to that of the said George C. Yount at the time of his death, and to all the unsold portion of the Caymus and La Jota Ranchos, about 10,000 acres. The nymus Ranch to be sold in tracts of about 50 acres, as per map. The La-Jota Rauch, 4,453 acres, to be sold in one tract. Lots in the town of Yountville, Napa County. Also, two (2) lots, being lots Nos. 1 and 2, in block No. 244, in the City of Valtéjo, and twenty (20) shares Main street

Wharf Stock, in the City of Vallejo, Solano County. TERMS AND CONDITIONS OF SALE - Cash, in gold coin of the United States of America. Ten per cent, of the purchase price to be paid to the Executors on day of sale, and the balance within 30 days thereafter. Title bsolutely perfect, or no sale. Maps and surveys of the real estate can be had at the banking house of Jas. H. Goodman & Co., Napa City, and at the office of Eugeno L. Sullivan, Rooms, Nos. 44 and 45, Exchange Buildings, San Francisco, NATHAN COUMBS, GEO. E. GOODMAN, Executors of the estate of George C. Yount, deceased. Napa City, Napa County, Cal., May 7, 1870.

THE DECOTO LAND COMPANY.—PRESIDENT, CHARLES ALPERS: Treasurer, Wm. Harney. The above named Company has ourchased the new Railroad Town of Decoto—the most eligible site on he line of the Western Pacific-Railroad, in Alameda Valley. It has beautiful scenery, rich soil, good drainage, fine climate, and running water, and is easy of access, being within three-quarters of an hour's ride of Oakland Wharf. Beautiful pieule grounds lie adjacent. Reservations have been made for parks, schools, etc. 37,500 Evergreen Trees are to be planted upon the property during the next rainy season, or 25 trees to each lot. There are 1,500 shares, of \$200 each, payable in 20 monthly installlot. There are 1,500 shares, of \$200 each, payable in 20 monthly installments, of \$10 each. Each share represents a lot of 50 by 100 feet. Lots to be distributed on the 14th of November next. No assessment for any purpose whatever can be levied beyond said \$200. For particulars, pamphlets, etc., apply to T. A. MUDGE, Secretary, 509 California street, San

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, \$5,000,000. Dr. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messra. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Credit Inspect, available for the purchase of prophysical special provides of prophysical special provides of Control of Credit Inspect. TION. Letters of Creditissued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct-on London, Dublic, Paris, St. Externalment, Australia, Hamburg, Paris, St. Externalment, Hamburg, London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghac, Hongkong,

CITY BANK OF SAVINGS, LOAN AND DISCOUNT, CITY BANK OF SAVINGS, LOAN AND DISCOUNT, No. 627 Sacramento street, between Kearny and Montgomery street, corner of Webb. Officers: President, Daniel Murphy. Trustees: H. A. Cobb, Daniel Murphy, M. Daly, Robert Foley, M. O'Nell, David Johson, Robert. Barry, James McNamara, John Shineberger, D. B.Murphy; Secretary, P. H. Kenny; Attorney, D. Wm. Douthitt. Deposits received at ONE PER CENT. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, Bilis of Lading, etc. Office hours from 10 A. M. to 3 P. M., daily; Saturdayevenings, from 7 to 9 P. M.

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock. \$1,000,000. *\$639,928.00. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; WM. Alvond, Vice-President; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

MERCHANTS' MUTUAL MARINE INSURANCE Company of San Francisco, organized April 2, 1863. Office 405 California street, San Francisco. Capital (paid up) \$500,000. No fire risks California street, San Francisco. Capital (paid up) \$500,000. No fire risks disconnected with marine insured by this company. Losses paid promptly in U. S. gold coin. Board of Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Win. Scholle. J. B. Scotchler, President; Jahez Howes, Vice President; E.-W. Bourne, Secretary. This company is engaged exclusively in

MONEY TO LOAN ON GOOD CITY PROPERTY,
BY THE HIBLENIA SAVING AND LOAN SOCIETY. New
Building, northeast corner of Market and Montgomery streets. Presi-

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 Sallivan, R. J. Tobin, M. J. O'Connor, 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 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. agent by whom the deposit is made. Deposits received from \$2.50 ; wards. Office Hours from 9 A. M. to 3 P. M.

THE AND MARINE INSURANCE. THE FIREMAN'S S. w. corner camorina and Sansoine acrees. Organized April 2007, 1980. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks conpany. Greatest another the re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies. Losse sidered too large will be re-insured in responsible companies.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1802, and 1806, and 18 \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single Fisks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

J. SELIGMAN & CO., HANKERS, No. 412 CALIFOR-nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

RIRE AND MARINE INSURANCE.—UNION INSUR-ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS, Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; thement of losses; solld security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO, T. BOHEN, Surveyor.

NIGHT & BLANCHARD, 320 MONTGOMERY street, in connection with Dank & Gladding. Reat Estate bought and sold, loans negotiated, especial attention given to Renting Houses an

THE NOH SAVINGS AND LOAN SOCIETY, NO. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Director. Loans made on real estate and other collateral securities at current rates

THE REAL ESTATE ASSOCIATES. -INCORPORATED September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Win. Hollis. EDWARD BARRY, President. WM. HOLLIS, Secretary and Manager.

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sole is advertised gratis

l	in the unnexed list.)		~
	South of Market.		
ļ	Two-story house and lot, 25 x 80, on Bryant \$	4	000
l	w . and 1071 for our Rupper	7	000
Į	The state of the s	12	000
ł	t t 95 ¥ 75 011 1 PHRIMINA		500
Į	Town lot on Fourth and Welch streets, with manufacturing-es-		
ı		12	500
١	Ton Hamidan street Hilliell (O Pilly thereas	15	000
ł	The Contest of word with initito venicity, renting for goo, per		-
J		4	500
Ī	man atoms house core complete, and for our of our print, hear		-
			000
ļ	Large improved lot on Misslon, near Second	40	000
	Mission Property.		
-	Carnet termine man Cir		
	Double cottage house, with deep lot, on Second Avenue, near Six-	eu.	200
	The state of the s		500
	Lot 100 x 100, on Hampshire street		500
	Lot 100 x 100, on Hampsinte Street, streets improved		000
	Handsome lot, 228 feet front on Church street,		400
	Lot 25 x 84, on Guerrero, near Fourteenth, on grade	-	100
	Corner lot, 122% x 200, on Twenty-fourth.	10	000
	Lot 68 x 84%, corner Sixteenth and Dolores, with two buildings. Full water lot on Beale, near Howard	1.	5 000
	House and lot, 70 x 60, on Twenty-second, near Valencia	-	4 000
	House and lot, 70 x 60, on Twenty-second to rear street, on How. New and spacious house and let, 26 x 115 to rear street, on How.		a and
	New and spacious house and ret, 25 x 11 and spacious house and ret, 25 x 11 well, force pump, etc	- 1	4 000
	House and lot, 50 x 110, on Sixteenth, near Dolores		5 000
	House and lot, 50 x 110, on Statechen, inch		-
	Western Addition:	-	
	50-vara on grade, streets graded, etc., corner Geary and Webster,		9 000

House and lot, 32 & x 68 2, on Filmore, near Turk.

Two-story house and lot, 27 & x 137 & on Turk, near Scott.

Two-story house and lot, 27 & x 137 & on Turk, near Scott.

Lot 27 & x 120, on Post, near Buchanan, through to rear street... Lot 82% x 120, corner Hayes and Gough, three fronts; four blocks only from new City Hall.
Lot 27 ½ x 110, corner Oak-and Steiner... 50-vara corner Turk and Broderick.

Lot 82 % x 120 to avenue in rear, on Geary street near Van Ness;
lot and streets graded, neighborhood first-class. Magnificent new house, beautiful grounds, lot 148 x 2°6, corner

graded and macadamized, very cheap, only.... Lot 27½ x 120, corner Fell and Webster, with front on Hickory avenue; lot on grade, streets macadamized and sidewalked Lot 77% x 120, to rear street, corner Eddy and Webster; a great 50-vara corner Turk and Pierce lot and streets graded...... House and lot, 25 x 137 k, on California, near Polk.... Three 50-yaras corner Larkin and Chestnut.....

Inside Property.

Lot 45 % x 55, to rear street, corner Taylor and Francisco worth. Two-story house and lot, 27 k x 137 k, on Green, near Hyde..... Valuable business property, corner Battery and Clay...... Lot 45 x 6823, to rear alley on Mason, near Chestnut

% 50 yara on Green, near Hyde.... Elegant house and lot on Leavenworth, near Ellis Three-story house and lot on Greenwich, with rear street, near Stockton.
Lot 50 x 137%, on Filbert near Leavenworth.... Double brick house and lot, 47 1/4 x70, corner Dupont and Greenwich 6 500 Lot 30 x 137 %, on Bush near Leavenworth.... Two two-story handsome houses, complete, and large lot on Post Powell, 197% on California, 157% on Gustavus streets.... Lot 137 % x 175, on grade, corner Chestmut and Jones

Lot 50 x 8736, corner Hyde street and Lincoln Place..... Large house and lot on Powell, near Jackson e house and lot, 25 x 137 kj, on Eddy, near Leavenworth..... Lot 27% x 65, corner Union and Hyde 1/2 50 vara on Greenwich, near Hyde..... d-vara corner Washington and Hyde..... Lot 137 % x 160, to rear alley, opposite Washington Square 50-vara on Bush, near Hyde.

Large house and lot, corner Clay and Tay .. Two houses and lot, 22% x 120, fronting on Francisco and Vande-50-vara and house, corner Hyde and Pacific. 12 000

Flegant house and lot, 31%, corner Post and Leavenworth 20 000

50-vara on Vallejo, near Leavenworth vara on Vallejo, near Leavenworth..... Lot 25 x 56, on Sharp Place to rear alley

Outside Property. Two blocks on the Potrero..... Block in O'Neil & Haley Tract.

Lot 100 x 100, corner on Kentucky.

New cottage house and lot, 50 x 100, on Iowa near Solano, title

Lots in Cobb Tract, near Mission street, each...

Lots in Gift Maps 1, 2 and 3; San Miguel Homestead; University

Homestead; Pleasant View Homestead; Fairmount Tract; Railroad Homestead, and Central Park Homestead.....

Choice original lots in South San Francisco 12, 20 and 150 acre tracts in Menio Park Farm lands near the Bay and in the middle and southern counties of the State

LOS ANGELES COUNTY LANDS. PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN Rections and quarter sections, at reasonable prices and on accommodating terms—say, one-fouril cash, and balance in one, two and three years, with interest at 10 per cent., payable animally. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Doneboc, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim, Los Angeles County.

CERMAN SAVINGS AND LOAN SOCIETY.—GUARAN tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. Office hours from 9 A. M. to 3P. Montgomery and Kearny streets. Office hours from 9 A. M. Weight and Kearny streets. Office hours from 9 A. M. Weight and on Real Estate and other collateral securities, at current rates of interest. Certificates of Deposit issued, transferable by endorsement. Directors: L. Gottig, G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kahler, M. Mendheim. Officers: L. Gottig, President; Geo. Lette, Secretary, John R. Jarboe, Attorney.

Printed by Joseph Winterburn & Co., 417 Clsy street.

Thas A. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

FOR THE MONTH OF AUGUST, 1870. BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

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, 1870.

made in all Sections by	No. Sales	Amount.
59	45	\$286,800
ifty Varas	52	285,510
ifty Varas Be Hundred Varas Water Lets	6 .	6,000
ty Slip and Water Lots	2	= 10,800
	27	61,102
Potrero	.62	184,280
Potrero	54	328,367
Mission Addition	p	15,885
Vestern Addition.	188	40,847
South San Francisco		113,698
Interested Association Outside Lands Tax, Blackmail and Skeleton Titles	18	2,537
Illy! Dimon.	479	\$1,335,826
		Cartanhor 1st

San Francisco, September 1st. The recording of the deeds to property along the line of the projected extension of Sansome street, added \$174,200 to the projected extension of the mouth's transactions; but, even if we deducted that sum from the total value of the sales, the latter would still be \$160,870 in excess of the total value of the deeds of lastmonth. In point of numbers, the sales of August exceeded those of July by 189.

A slightly better feeling was noticeable in the real estate market last month; there was much more inquiry for property and a greater number of fransactions were actually conmimated. That this improvement is the forerunner of a permanent change for the better, we do not, however, believe. The Lange was not sufficiently marked or extensive to lead us to indulge in the hope that the present inactivity is about to

There was a decided increase last month in the number andvalue of the transfers made in the 50 and 100-varas sections of the city, while sales of city slip and water lots and of property at South Beach and at the Potrero, were few in number and small in value. The Mission Addition sales were slightly larger in number, but exhibit a reduction in value of \$32,410. Transactions in Western Addition property were about the same in number last month as in July, but they had a greater pecuniary value—the increase in the latter amounting to \$155,930. Owing to the recording of a large number of deeds of division last month, the homestead sales were much larger, both in number and value, than they were in July, the excess

reaching 147 in number and \$24,731 in amount. Transactions in other sections were unimportant. Outside property, in every direction, continues to be very dull of sale, and the prices of such land continue to decline rather than advance. Inside business or private residence property is in demand, and can be readily sold at rates that constantly exhibit

The real estate sales made in August, 1869, amounted to 375 in number, and to \$1,130,416 in value; while the sales made in August of this year, amounted to 479 in number, and 6 \$1,335,826 in value—an increase of 104 in the former, and of \$205,410 in the latter.

Cost of Laying Pavements in Various Cities.

la the report of the Special Committee of the Board of Supervisors on Pavements, the following figures are given, showing the cost of laying wooden pavements in various cities:

Brocklebank & Trainor....

Nicolson, (burnetized) The above figures show that the Stow Foundation Pavement is laid at much less cost in this city than any of the inferior wooden pavements in New York and St. Louis.

About High Buildings.

In one of his letters from San Francisco, published in the New York Tribune, Bayard Taylor says that fear of earthquakes has had one good effect, in that it has kept us from building our houses more than two to three stories high, instead of running them up to four and six stories, as lot owners in New. York and other Atlantic cities do. He is correct in this; San Francisco owes much of its cheerfulness to our low buildings, while much of New York, especially the lower portion of it, is rendered gloomy and cheerless in the extreme by the height of the buildings on narrow streets. Wide streets, and buildings not exceeding three stories in height, are great promoters of both cheerfulness and good health.

The Chicago Real Estate Journal enthusiastically believes that a real estate furore is about to occur in Chicago; but, as if ashamed at hazarding this cheerful opinion in such blue times, it pumps cold water upon itself by adding that many people will "smile incredulously" at it for saying so. It talks of the "evidences" of an improvement in the market, but these evidences have not yet got into the list of sales. Until we find them there, we must be permitted to doubt.

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 August, 1870.

Dominant taken on adjaced		TGAGES.	RELEASES	
By whom taken or released.	No.	Amount.	No.	Amount.
Private Individuals	95	\$397,806	81	\$380,901
Hibernia Sav and Loan Society	72	364,150	23	46,700
Clay St. do. do.	30	87,760		106,717
French do. do.	1.	50,000	-	
German do. do.	13	103,100	-5	15,266
Odd Fellows'	17	57,800		43,900
Masonic do.	FIVE BLUM	1 15 - 27	4	The state of the s
Humboldt do.	2	7,500		10 540
Building and Loan Society	23	16,020		17,548
San Francisco Savings Union.	6	59,100		34,500
Fireman's Fund Insurance Co.	4	13,500	3	8,500
People's do.	2	3,500	$0, \dots, 1$	00.000
Pacific do.	4	19,500) 5	39,000
Union do.	1	14,000	2	4,500
Occidental do.	1	350		
City B'k of S. L. and Discount	3	1,45	0 4	2,400
Totals	1	1,201,13	6 187	\$699,932

The mortgages recorded last month show a reduction \$355,936, as compared with those entered in July. The releases of August were also smaller in value than those of the previous month, the reduction amounting to \$380,307. Deducting the value of the releases from that of the mortgages, reduces the latter to \$501,204, or to about one-third the total value of the sales, which is, not a bad showing for these hard

We regret to say that the majority of the savings banks are still exacting one per cent. from borrowers, thus increasing the burdens of the latter, as well as adding to the chances of final foreclosure. When will the directors of our savings banks learn that high rates of interest are an injury to a community? Foreign capitalists may be interested in keeping the price of. money at an exorbitant rate, but every person whose home is here, and who is therefore interested in seeing the State and city progress, should desire to see money cheap. When capital can be had at reasonable rates, rapid material progress will be made, while, when it is placed at high rates, material

development must progress slowly. Forty-six part cash sales were made in August, by which transactions mortgages of the value of \$282,154 were created. This was a great increase in that class of sales, and helped to increase both the number and value of the mortgages.

North Beach and Manufactories.

Land on the present water front at North Beach is very cheap, and the water is deep. Small vessels can therefore land any kind of merchandise or material there free on private land. There is no bulkhead and no city wharves at North Beach, consequently wharf charges are not exacted. Merchandise, lumber, ores, etc., are landed free on Meiggs', Selby's, the Pioneer Woolen Mills and Fillmore street wharves. The saving of wharf charges and of teaming through the city amounts to at least \$1 per ton. Small vessels are continually discharging coal, lumber, ore, or other eargoes at the North Beach wharves..

The Circular Abroad. All of the leading real estate papers of the Atlantic citiesalong with the New York World, the Evening Post, the Journal of Commerce and other prominent journals-regularly publish summaries from The CIRCULAR. These papers not only copy particulars of real estate tranactions, but also many miscellaneous articles from our columns, relative to manufactories here, land in the interior, etc. As we endeavor always to tell the truth about the city and State, we believe that good will result from this general copying from THE CIRCULAR.

Real Estate in New York.

A New York real estate paper says: "The languor that always characterizes this season of the year still continues. There is little inquiry and less purchase. The brokers' catalogues, though laden with properties for sale, are much neglected. The auction market is almost abandoned, and with the exception of suburban properties, nothing is now submitted to anction but that which is under the control of either the referee or the sheriff."

Land in Brooklyn.

A New York real estate exchange informs us that the sale of real estate in the adjoining city of Brooklyn has been almost entirely suspended, in consequence of hard times. The steady progress of the East River Bridge, which will give Brooklyn cheap, safe and uninterrupted communication with New York, does not seem to have any effect in causing a stir in real estate in Brooklyn.

One of our city loan societies lately loaned \$3,500 on house and lot which was sold in 1868 for \$4,000, and which has not advanced in value since. A little knowledge of real estate values would be of decided service to more than one of our loan societies.

The following, from the Louisville Real Estate Courier, correctly describes a class which is probably larger in San Francisco than in any other city of like size in the United

No. 10.

"In some localities in the country the epitaph of the last fogy has been written, and the sod is growing above his dust; but, as if in sympathy with the dust when it was animate, the grass grows slowly; it seems determined to hold back, and if possible, not to grow at all. In every great city of the United States remnants of fogy tribes still exist. They speak dead languages, and are eternally paddling against the current of progress. They prefer a mud hole to a sparkling fountain, a dirt road to a paved avenue. Speak to them of improvements, and they ejaculate one word—just one—taxes. Speak to them of submitting a proposition involving increased taxation, and then the fogy who has inherited a domain, or who occupies a decent residence by virtue of his marriage certificate, shows his greatest utility; he is about as active as a mud turtle with a live coal on his upper crust. Then it is that his blood is aroused, his tongue unloosed, fire flashes in his eye. He talks glibly of the injustice of the herd voting to oppress him and the oppression of the laws which do not surround his property with stronger defenses. These human snails, who draw themselves inside their shells, unfortunately won't die. When the fogy hears that a new railroad is to be built, or that a public improvement of any kind is contemplated, he is emphatic in his opposition; he is for a remonstrance, and uses his influence to arrest the car of progress. No sooner, however, is the work completed than he advances his rent, and swears. lustily that owing to the improvements which he so strongly opposed his property is twice as valuable as it was before the improvement was completed. The fogy is always selfish and illiberal. His ignorance of results is generally assumed. He likes to be benefited at other people's expense; he likes to gather what he has not sown, and in this his selfishness bears all the traits of inherent meanness of the lowest type. It is not strange, however, that a fogy lives in himself and for himself; he gropes amid dead issues; he is not in sympathy with the live, active present—his mind, like a deserted castle, is overgrown with those partieles which always indicate desertion, decay and dust. The fogy is an eye-sore and a nui-

The Lumber Market.

There is a decided improvement in the demand for lumber, while prices have generally declined, and are now much lower than they have been for years. The country demand is beginning to assume considerable importance. Large shipments are daily going forward by the Western Pacific Railroad, destined for the upper waters of the San Joaquin. One large manufacturer is preparing to send all the lumber he produces to that market. As the Stockton road progresses southward, through a country almost entirely destitute of tim-

ber, trade in that direction must materially increase. Laths are coming in more plentifully and prices have declined to \$3 by the quantity and \$3% at retail; shingles are uncommonly low, on account of the large quantity manufactured and the small demand; they sell for \$21/2 in large lots and for \$3 at retail. We quote ruling rates, by the cargo, as follows: Dressed redwood, \$23@\$24 per thousand; rough, \$14@ \$16; Puget Sound pine flooring and stepping, \$22@\$24; planks, for street work, \$15@\$16; assorted scantling and other building material, \$13@\$15; timber, \$16@\$18; feucing, At retail, dressed redwood sells for \$30@\$321/4; rough, \$18@\$20; Puget Sound pine flooring, \$28@\$30; street planks, \$16; assorted scantling and other building material, \$18; fencing, \$18@\$20:

Market Street Improved. Two years ago Market street-which is the widest and most windy street in the city-was in the worst possible order. At one place splintered and worn-out planking was laid down, while at another broken up macadamizing was spread on it. Since M. C. Smith, the present Superintendent of streets, came into office, however, Market street has been placed in first-class order all the way out to the railroad depot, for which improvement the Superintendent is entitled to our gratitude. We wish he would give Valencia and Turk streets like attention, for in many places they are in almost impassable order

The Cost of our Pavements.

We annex a table showing the present cost of the various kinds of pavements now in use in this city. Our estimates are based upon a frontage of 25 feet by a depth of 20 feet, the latter being half the average width of our streets from sidewalk

" " 4-inch planking Cobbles cost 20 cents per square foot; macadamizing an

average of 5 cents; Stow Pavement 25 cents, and 4-inch planking (at the present extremely low price of lumber) 10 1-5 cents per square foot. Under the present law, black-heart redwood or preserved wood only, can be used in laying wooden pavements. The Nicolson Pavement, having proven a complete failure, is no longer used in San Francisco.

Sale on Fifth Avenue, New York.

.A lot on the northeast corner of Fifth avenue and Eighty-Fourth street, New York—1021/8x125 feet in size—was sold in July last for \$103,000, or \$1,000 per front foo &

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM JULY 26th TILL AUGUST 25th, INCLUSIVE.

INOTE. - 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 inspec-tion. None but bona fide sales are given.]

North	OF	Market	Street
14 CA CAR		TATE OF REAL PROPERTY.	DET C. C.

	North of Market Street.	
	West side Kearny, 72% feet north of Post, north 65x10714\$	100,00
	Northeast corner Kearny and Pacific, north 41 %x34 1	15,00
	East side Kearny, 103 1-6 feet north of Greenwich, north 341 x	
	137 k : previously sold in April, 1867, for \$900; now resold for	1,00
	West side Dunont, 25 feet north of Chestnut, north 22 1/4 x 60	1,00
	West side Stockton, 27% feet north of Jackson, north 27%x49%	6,00
	Southeast corner Stockton and Filbert, south-67x75; previously	
	sold in June last for \$11,000; now resold for	12,00
	Southeast corner Mason and Vallejo, south 20x6834	5,00
	Undivided half east side Taylor, 69 feet north of Sacramento,	
	1- north 23x80; full interest previously sold in October, 1868,	-
, ,	for \$4 000. half interest now sold for	2,70
	West side Taylor, 108 % feet south of Sacramento, south 29x137 %,	
	loss I. in rear 6 % x42 %	5,00
	East side Taylor, 24 % feet north of Sacramento, north 21 1/4x60	3,50
	West side Jones 82 feet north of Pino, north 28x8/ %	3,00
	West side Hyde, 70 feet south of O'Farrell, south 22 %x87 %; the	
-	lot was previously sold in November, 1868, for \$2,200, and	
	in April last for \$2.250; new house and lot now sold for	6,00
	West side Hyde, 49 % feet south of Filbert, south 22x70; sale made	
	in June last and deed recorded last month	+ mill
	Fact cide Tarkin 100 feet north of Post, north 37 %x68%; sale	
	made last May, but deed not recorded until last month	3,7
	North side Chestnut, 68% feet east of Jones, east 34% x120,:	2,50
	South elde Green 1604 feet west of Kearny, West 23x60	1,50
-	South eide Greenwich, 137 % feet west of Kearny, West 20 % X137 %	3;2
_	South eide Valleio 9714 feet east of Dubont, cast 205 X31; 8010	
	in April last but deed not recorded until now.	-1,7
	Worth side Valleio 181 feet east of Taylor, east 22x137 %	1,80
	Southoast corner Washington and Welmore Place (Detweed Pow-	-
	ell and Mason), east 28x62%; was previously sold in Decem-	
	ber 1868 for \$3,600; now resold for	3,10

South side Clay, 49 % feet west of Mason, west 15x58..... was previously sold in July, 1867, for \$3,000, and in March,

1869, for \$6,210; now resold for North side Sutter, 43% feet east of Taylor, east 21%x81% to a tenfoot alley in the rear; was previously sold in May, 1867, for \$3.500, in May, 1868, for the same price, and in July last for

Northwest corner Fremont and Bryant, 50-vara....

West side Sixth, 125 feet north of Bryant, north 75x90; was previously sold in June and September, 1868, for \$13,500, and in sold in August, 1868, for \$9,140, and now resold for South side Bryant, 80 feet west of Fourth, west 20x85; this lot was previously sold in January, 1867, for 1,200, and house

and lot sold in October, 1868, for \$5,100; now resold for Mission Addition and Beyond. Southwest side Eleventh, 80 feet northwest of Howard, northwest Northeast side Thirteenth, 2811/4 feet southeast of Mission, southeast 90 by an average depth of 250; this sale was made in April last, but the deed was not recorded until last month. Northwest corner Twenty-first and Harrison, west 60x100...... Northwest corner Twenty-second and Shotwell, west 122 1/2 x65, waspreviously sold in March, 1868, for \$3,750, and in May, was previously sold in February last for \$2,000, and now West side Mission, 135 feet north of Eighteenth, north 25x160

West side Mission, 110 feet north of Nineteenth, north 25x160 (Willows Land Association sale) .. Willows Land Association sale.
West side Capp, 185 feet south of Twenty-first, south 30x122 3.

sold in March last for 7,000; house and lot now sold for... West side Shotwell, 65 feet north of Twenty-second, north 50x 122 %; was previously sold in October, 1867, for \$4,000, and in June, 1869, for \$5,500; now resold for...
West side Folsom, 145 feet north of Twenty-fourth, north 25x 122%; was previously sold in January, 1867, for \$575, and

now resold for.

East side Humpshife, 101% feet north of 5th, north 100x100.... West side Castro, 71% feet south of Fifteentli, south 84x120; sold

Western Addition.

Southwest corner Larkin and Tyler, south 24x87%; the lot was	
-ald in May 1968 for \$1.800; house and lot in January,	5
1870, for \$5,000, and now resold for	8
Northwest corner Polk and Clay, north 632 x50	7
West side Polk, 31 feet south of Clay, south 99x82%. West side Webster, 72 feet north of Kate, north 24x81 14; also, west	
west side Webster, 72 feet north of Rate, north 24x81 4	1
and O'Warrell north 27 % 391 %	1
Northwest corner scott and of the east of Polk, east 20x127%	1
South side Washington, 1877 let washington, Jackson, Buchanan and Block No. 268, bounded by Washington, Jackson, Buchanan and	
Webster was previously sold in March, 1867, for \$7,000,	

to Austin; was previously sold in September, 1868, for \$2,200, and now resold for.

North side Bush, 117½ feet east of Gough, cast 30x60.

Northeast corner Geary and Webster, 50-yara; was previously sold

in August, 1867, for \$2,100, and in April, 1869, for \$5,950; now resold for....
South side O'Farrell, 150 feet west of Scott, west 30x75....

South side Fell, 110 feet west of Octavia, west 27 1/2 x120.....

Miscellaneous Sales. Lots 95, 96, 97, 99, Gift Map 3..... West side Hawthorne, 112½ feet south of Folsom, south 25x122½,

South side Clementina, 175 feet east of Ninth, east 25x75...... Lot 21, block 211, O'Neil & Haley Tract..... Lots 10 and 11, block 12, West End Map 1... All that pertion of block 209 lying west of Railroad Avenue, in O'Neil & Haley Tract... Lot 9, block 111, South San Francisco...

West side Fifth Avenue, 300 feet south of Harrison, south 25x80,. North side Clary, 150 feet west of Fourth, west 25x80. East side Wetmore Place (between Powell and Mason), 112% feet south of Washington, south 25x56... Lots 16 and 39, block 8, People's Homestead Association

West side Moss, 125 feet south of Howard, south 25x75, administrator's sale. Lot 1740, Gift Map No. 4.
South side Natoma, 125 feet west of Seventh, west 25x75...
South side Minna, 135 feet west of First, west 20x80.
Southeast side Shipley, 125 feet northeast of Ninth, N. E. 25x75.
Lots 6 and 11, block 270, South San Francisco.
North side Dale, 12716 feet east of Dolores, east 2716x114...
Lot 8, block 10, Builgrand Homestrand. Lot 8, block D, Railroad Homestead..... Lot 4, block 28, Railroad Homestead . .

4 acres nor:hwest line of Telegraph, Road, commencing 1,006% feet southwest from southeast corner of Islais Water Com-

West side Union Place, 84 feet south of Union, south 21 1-6x584 Lots 16, 17, 32, 33, block 521, Haley Purchase, west of the Hud-South side St. Mark's Place (between Post and Geary). 92% feet east of Stockton, east 2216x60...
West side Prospect Place (between Stockton and Powell), 771/4 feet Northeast corner Missouri and Nevada, north 100x100. north of California, north 24x60 ...

Lots 22, 23, 24, block 211, O'Neil & Maley Tract... Lot commencing 97% feet south of Sacramento, and 128% west of Jones, south 20x53%.

Northwest side Clary, 150 feet southwest of Ritch, southwest 25x75 Lots 1, 2, 22, 23, 24, 25, block 95, O'Neil & Haley Tract......

west 25x100, South San Francisco.....

As we elsewhere remark, there are now about 10,000 deeds

of conveyance or other papers relating to real estate lying at the Hall of Records, which the owners have either forgotten

to call for or keep there because they believe the Hall to be a

safe place of deposit. Some of these papers have been there

for years. In many cases the original owners have torgot-

ten that they left them at the Hall, or have since sold the

property, and therefore do not care what becomes of papers in

of the real estate affected by these instruments knew of their

possession of every deed or mortgage in which his property

was ever involved. In fact, such possession constitutes a

chain of title by which ownership might be proven, in case a

i fire or other disaster happened to the books at the Hall of

Records. We therefore think the Board of Supervisors would-

published of the uncalled for papers, which are now lying at

the Hall of Records, giving therein the names of the grantors

and grantees. If this were done, the Hall would soon be

cleared of papers which now cumber it, while very many

property owners would be benefited by getting possession of

struments relating to the title of their property which un-

known to them, are stowed away in dusty pigeon holes at the

A correspondent of the Alta complains that, in response to

the advertisement of the Great Sand Park Commissioners.

offering Park bonds for sale, only one bid of \$15,000 was re-

ceived, which sum will only pay for a topographical survey.

Two reasons can be given for this. The first is that the bonds

only bear interest at the rate of 6 per cent. per annum, and the

second and chief one is, that everybody knows the site selected

for the Park is one of the most desolate and forbidding on the

entire peninsula. Doubtless money can reclaim even the bar-

ren sand-dunes of the region where corrupt influence located

the Park, but unfortunately money is not a drug here at present,

consequently people do not feel auxious to know how many

hundreds of thousands of dollars can be expended in turning

sand-dunes into a garden. Even the beggarly bid of \$15,000,

mentioned by the Alla's correspondent, was made by a capi-

talist who owns a large tract of land opposite the Park. He

therefore made the bid for personal reasons. The site chosen

for our Park was a mistake, and a mistake, too, which charity

unfortunately will not permit us to lay at the door of stupidity

It is believed that the Government will grant the use of a

portion of its unnecessarily large Reserve for the uses of a

Park; if it does so, the present Great Sand Park will be still

The sum of \$25,000 was lately offered and refused for the

property on the north side of Folsom, 130 feet east of Third.

The land consists of a lot 50x80 on Folsom and 25x80 and in the

rear on Clementina. There is a dwelling which cost \$8,000

on the Folson street front, and a fine garden surrounds the

house. Even if the house were now worth what it cost orig-

inally, the deduction of its value from the sum offered for the

property would leave the land at the high price of \$17,000-

\$100 per foot for the Clementina street front, and \$290 per foot,

or \$14,500 in all, for the fifty feet on Folsom street. Some of

the finest residences in the city are located on Folsom street

The Great Sand Park.

more severely let alone.

High Prices on Folsom Street.

confer a-benefit upon real estate owners by ordering an index

which they no longer have any interest. If the present owners

Deeds at the Hall of Records-A Suggestion.

her, 1868, for \$3,600; now resold for.

North side Clay, 118 1-6 feet west of Stockton, west 49½xi8½; was previously sold in September, 1868, for \$1,600; in June, 1869, for \$2,500; on August 17th for \$2,800; and on August San Francisco ... Lot 2, block 94, University Mound ... Lots 26, 27, 28, block 13, City-Land Association ... West side Brannan Place, 175 feet from Brannan, south 25x60.
North side Stevenson, 215 feet west of Eifth, west 20x65.
South side Shipley, 150 feet east of Ninth east 25x75²i.
Southwest side Fifteenth Avenue, 100 feet northwest of H, north?

South of Market and East of Ninth. West side First, 80 feet south of Bryant, south S0x104 1-6; also. west side First, 275 feet south of Bryant, south 80x834; previously sold in October, 1867, for \$15,000, and now re-

side Howard, 165 feet south of Twentieth, south 50x245, to Capp street, on which it also fronts; the lot was previously

East side Potrero avenue, 275 feet north of Mariposa, south 50x100 West side Guerrero, 260 feet south of Twenty-fifth, south 75x125.

Webster; was previously sold in March, 1867, for \$7,000,

between Second and Third. Transfer on Harrison and Twenty-First Streets. A deed to the lot on the northwest corner of Twenty-First and Harrison streets, 60 feet front on the former by a depth of 100 feet on the latter, was recorded on August 17th. The eonsideration was \$3,075-\$511/4 per front foot.

Real Estate Assessments this Year,

Everybody knows that real estate in San Francisco h barely held its own for a year past. Prices, except in a very few-localities, have not advanced, and the tendency of rents has been rather downward than upward. -Notwithstandin these well known facts, the city assessor has seen fit to advan the city assessments in the most of cases, so that, although the rate for this year was ostensibly reduced from the standard of last year (\$3.05 on the hundred) to \$2.80, the taxes have been so advanced in the aggregate that the property owners will really have to pay more than they did last year. This is not right, and furthermore it was not called for by the state of the city treasury. In addition to increasing the tax, in many cases the assessor or his deputies have made assessment unequal. For instance, they assessed a lot with a frontag of 25 feet, on the corner of one of the numbered and narrow streets, south of Market, at the rate of \$4,000, while they assessed fifty feet adjoining at the same sum. The corner of a narrow street is, of course, more valuable than a middle lot but it is not by any means worth twice as much as the latter. Land and rents on the numbered streets south of Market street have generally declined in value during the past year, but the assessor has increased the taxes on the lots there.

The business of assessing city real estate is one which requires extensive knowledge of land values and everything ppertaining thereto. That fact, however, is one which i entirely lost sight of in nominating conventions. Probable the present city assessor and his deputies have done the work assigned to them as well as any other persons new to a difficult business could be expected to do it, but that admission has very little comfort in it at present to real estate owners. They had every reason to expect that the taxes would be reduced rather than advanced, in these times of real estate depression and general industrial dullness.

Amount and Cost of Street Work for the Year ending June 30th, 1870.

work,	MEA	SUREME	ENT.	COST,	
Grading	1,520,263	eubic	yards	\$436,433	92
Planking		M feet		105,411	69
Paving			feet:		
Macadamizing	2,380,177	**	**	169,663	82
Sidewalks	-61,298	front		75,326	
Brick Sewers	23,123	lineal	**	213,480	
Redwood Sewers	8,695	• •	Si tues	53,529	78
Curbs and Crosswalks	107,361	4.9		- 57,237	00
•		4 "		\$1,248,130	05

The above cost is at greenback rates for all work done previous to the 4th of April last. Under an Act passed by the last Legislature, all contracts made since that date are payable in gold coin. Very few of these contracts have been comwhereabouts, they would gladly call and take them away, because it is desirable that a real estate owner should have pleted, consequently the amount collected upon them is very

From July 1st, 1856, until July 1st, 1869, 255,822 lineal feet of sewers were constructed; for the year ending July 1st, 1870, 31,818 liueal feet were built, making a total of 287,640 feet

constructed during the past fourteen years. The entire cost of street work from July 1st, 1856, to July 1st, 1870, was \$9,801,813, of which sum \$1,248,130 was erpended last year. We are indebted to Col. M. C. Smith, Superintendent of Streets, for the above information.

Deeds and Mortgages at the Hall of Becords.

There are now about 10,000 deeds, mortgages and declarations of homesteads lying at the Hall of Records uncalled for. The parties owning these papers labor under the impression that the Hall is the safest place in which to keep them. This is a mistake, however. If the building were burned, and the papers and the books in which they are eopied were both consumed, the property owners would be left without any written evidence whatever of title to their real estate. would thus be opened for endless confusion and uncertainty in titles. If the hall and the books in it only were burnt, those who have taken their deeds away after they were recorded would be able to prove title satisfactorily, and thus save themselves from great trouble, expense and litigation. Those who have papers lying at the Hall of Records should take them away and have them put in a safe place.

-+---Increase of Population Beyond the Mission.

That very indefinite district known as "beyond the Mission" is increasing rapidly in population. A new 18-class school-house, 3 stories high, is being erected on the corner of Twenty-second and Valencia streets. There is already a 12class school-house on Shotwell street near Twenty-second, but it has long been too small to accommodate the children of that locality.

Sale on Shotwell Street.

There was an error in our description of a lot on Shotwell street, as published in the last CIRCULAR. The lot is situated on the west side of that street, 191 feet south of Twentysecond, and runs thence southerly 54 feet in front by 1221/4 feet in depth. It brought \$2,400-\$441/2 per front foot. The same lot was sold five years ago for \$780, and for \$1,000 four

Sale on Fremont and Bryant. The 50-vara on the northwest corner of Fremont and Bryant streets together with a building which cost \$7,000, and which will rent for about \$60, was sold on the 19th ult for \$30,000. The 50 vara and the two streets as far as the lot extends are graded. An inaccessible bluff surrounds the lot on the north and west.

Washington Street.

The lot on the southeast corner of Washington street and Wetmore Place (the latter being between Powell and Mason), having a frontage of 28 feet by a depth of 62½ feet, changed hands on the 2d ult. for \$3,100. The lot is occupied as a conl vard.

Survey of Tide Lands at Saucelito. The Tide Land Commissioners have completed their surrey of Richardson's Bay, on which both new and old Sauceito are situated. The tide lands surveyed amount to about 2,900 acres. Soundings were made all over the bay named. at distances of about 100 feet apart. These soundings show at distances of a short distance north of New Saucelito to that from a policy, there is no place on the latter which has a greater depth of water than nine feet at lowest tide. The tide lands to be sold can therefore be easily filled in and the bay. used in the future for a great railroad depot for the northern and northeastern counties of the State. A railroad is about to be built from Sonoma county to Saucelito. When that road is completed it will to a great extent take the wind-out of the sails of Vallejo as a port of wheat shipment. Vessels can sail from our water front over to Sancelito, take in grain eargoes, and when loaded be within half an hour's sail of the Pacific Ocean, while vessels which leave our wharves to load wheat at Vallejo have to be towed up there and back, a distance of nearly thirty miles each way. The railroad to Saucelito will tap the trade of a large portion of the country through which the Vallejo road runs, and will be a direct com-

A vast amount of water empties itself into Richardson's Bay, from the water courses of Mount Tanadpais and the hilly country surrounding. This water must have a passage to the ocean, consequently a wide canal will be left open for it. This canal will commence at the head of Richardson's Bay, down the center of which it will run, and end at a point nearly

pposite New Saucelito. pposite New Salle that the map of Richardson's Bay will be completed within a month, after which the tide lands to be disposed of will be advertised and sold at public auction. The surreying corps consists of a hydrographical and topographical party, under the direction of G. F. Allardt, the chief engineer of the tide land survey. The survey which has just been completed is believed to be the most minute and accurate ever made in this vicinity.

The following were the chief leases recorded from August 1st to 28th, inclusive: The brick store, two upper stories and cellar, on south side of Market street, 288 feet west of First street, 30 feet on Market by 160 feet in depth to Stevenson in the rear, for 5 years, at \$500 per month. The property on the east side of Dupont street; 80 feet south of Vallejo, 40x651/, in size, for three years, at \$90 per month. The building Nos. 30 and 32 Montgomery, east side, between Sutter and Post, for 2 years, at \$400 per month. - The building 1022 Dupont, east side, between Jackson and Pacific, for 5 years, at \$200 per month. The premises on the northwest corner of Powell and Vandewater streets, for 2 years, at \$75 per month .- The property on the south side of Berry, 1891/west of Fourth, 221/sx120 in size, for 11 years, at \$130 per month for the first year, and increasing at the rate of \$7% per month for each succeeding year until the end of the term .- The store No. 12 Second street, portion of the Grand Hotel building, for 5 years, at \$150 per month for the first 3 years and \$175 per month for the last 2 years. — The property on the north side of Pacific street, 912, feet east of Mont gomery, 221/x863, in size, for 4 years from July 1869, at \$50 per month. - The store on the northwest corner of Eleventh and Natoma, for 3 years, at \$45 per month for the first year, \$50 for the second and \$55 for the third year .- The house No. 826 Pacific street, for 3 years, at \$40 per month.

Sie at an Extremely High Price.

The lot on the north side of Mission street, 330 feet west of Third, adjoining the new Catholic Church on the cast, and having a frontage of 50 feet by a depth of 160 feet to Jessie street in the rear, changed hands last mouth at \$30,000, or \$600 per front foot. The property on the south side of Mission street 75 feet west of Third, 25x100 in front and 20x70 in the rear on Minna, was sold in July for \$15,000. There is a house on the astreet front which is worth about \$2,000, but the building on the Mission street portion of the lot is owned by a lesse The above are much higher prices than any that prevailed lung the real estate fucure of last year. At the prices quoted itis difficult to see how the buyers could now get more than 4 or oper cent, per annum out of the above property, no matter what kind of improvements they place upon it. A few more sales like these would redeem the reputation of property south of Market street. Land there has been very dull of sale for over a year. The church lot, adjoining that noted above, was sold in October, 1867, for \$300 per front foot, consequently the late sale shows an advance of 100 per cent.

The Broderick Estate Suit. The parties who pretend to be heirs of the late Senator Broderick, are not content with claiming the land which he owned at the time of his death, but are having the impudence to serve summonses upon those who own real estate which Broderick owned and sold during his lifetime, and to which therefore he had not a Shadow of title at the time of his death. No better proof of the utter illegitimacy of their pretended title could be had than this. The claimants have about as much show to recover a foot of the land once owned by Broderick as all such titles have had heretofore, which is just none at all. Every property owner should join the league and steadfastly refuse to pay a cent for this newly-set-up title

Releases from the Beldeman Estate.

The Beideman estate property, in the Western Addition, was sold at credit nuction sale by the administrator in July, 1867. The purchasers had three years to make the deferred payments in, which term expired in July. Many of them paid up last month, and had their mortgages released. Many more have yet to settle.

Sale on Bryant Street.

The house and lot on the south side of Bryant street, 80 eet west of Fourth, 20x85 feet in size, which was sold in October, 1868; for \$5,100, was resold for \$4,500 last month a reduction of \$600.

The Extension of Sansome Street.

In THE CIRCULAR for January, 1869, we stated that a number of persons were engaged in buying up property in the blocks between First and Second, south of Market, with the object of extending Sansome street. We further stated that the project was likely to be a failure. That it has been so, seems to be proven by the fact that the original buyers last month turned over the property they purchased to one person. The scheme, certain parties say, has been abandoned, while others affirm that a bill will be introduced into the next Legislature to have Sansome extended from Market to South Beach. We annex a list of the property purchased and the prices paid. The oldest deed of purchase is dated October, 1867, while the unjority of them were made in 1868. It will be noticed that the purchasers got no nearer to Market street than the south side of Stevenson. The Market street front is held under a long lease; and is covered with new 3-story buildings. The lots purchased are mostly occupied by frame houses. They are nearly all very cheap at the prices set down. Even in these dull times, the property would sell for much more money than was paid for it; so that whether Sansome is ever extended or not, those who bought the annexed real estate with that object in view have no reason to regret their purchases.

	South-side Minna, 414 feet east of Second, east 29x80	.\$6,000	
	South side Minns 195 feet east of Second, east 20x80	, , , , , ,	
	South side Natoma 986% feet West of First, West 1880	0,000	
	Booth side Minne 900 feet what of First 34X80	1,000	
	Conth side Standardon 414 feet east of Second, cast 24x80	, , , , ,	
~	South side Jessie, 475 feet west of First, west 14x87	1,200	ŀ
	Bearing with Minne Will fout west of First West MIXMI	, , , 0,000	
	South side Jessie, 357 feet west of First, west 12x87	2,500	ĺ
-	South side Howard, 355 feet west of First, west 25x85	7.000	į
	North side Jessie, 400 feet west of First, west 25x62	5,000	ĺ
	South side Howard, 405 feet west of First, west 25x85	7.500	1
	South side Natona, 304 % feet west of First, west 16 % x80	3.000	j
	South side Natoina, 304 % feet west of Pirst, west 10 80	2.300	í
	South side Natoma, 237 % feet west of First, west 19x80	5.250	
	North side Jessie, 467 feet west of First, west 31x62	4.000	
	South side Jessie, 320 feet west of First, west 37x87	1.900	
	South side Jessie, 350 feet east of Second, east 15x87	2.000	
	South side Natoma, 321 feet west of First; west 16 2880	20,000	ĺ
	at at all all miner 205 four would of Birst West OZIIINAAAAAAAAA		ľ
	North side Jessic, 498 feet west of First, west 30x62	8 000	
	North side Natoma, 333% feet west of First, west 43x75	7 000	
	as at attender 410 foot out of Second Cast 30 % LOU.	1,000	
		10.000	
	at the Attendary Coul out of Second Cast Daxby,	10,000	
	and the artistion of the react of First, West oux 100, and accessed		
			i
	North side Minna, 275 feet east of Second, east 37x80	6,500	
r			i
	*	\$174.200	ř

Horace Greeley upon Land Grants to Railroads.

Demagogues have harped much of late upon what they term the squandering of the public domain by land grants to railroads. The opinion of Horace Greeley upon this subject was lately asked, and he thus responded through his paper,

the New York Tribune: "I have personally traversed and scrutinized most of the lands ceded by the Government to the line of railroad already completed from the Missouri to the Sacramento. Most of those lands, I judge, are of very little value, and cannot be sold, nor even given away, to actual settlers, even with a railroad running through them; but that what are left to the Government are worth a great deal more, and will attract and retain many more settlers with the railroad than the whole did or could do without it, I can no more doubt than I can doubt my own existence. There is no shadow of danger of the companies seeking to 'entail themselves upon us and posterity as giant corporations.' The companies would be taxed out of any such conceit. They all need money, want to realize, and will naturally seek to sell their lands so fast as they can. The real danger is that individuals may buy tracts of 1,000 to 20,000 acres each and hold them for high prices; and I think this should be guarded against in the acts which grant the lands. Require the companies not to sell more than 640 acres to each person interested in the purchase, and fix a maximum price, which they are not to exceed, and I judge that no further re-

striction is needed." Important Transaction on Kearny Street.

The lot on the west side of Kearny street, 721/2 feet north of Post, 65 feet in front and 1071/2 feet-deep, was purchased last mouth for \$100,000, or \$1,538 per front foot. This is the highest price for which an inside lot on Kearny street was ever sold. There are some old frame shanties on the land, but they are not worth anything. The seller owns the corner property adjoining, on which he is now erecting a first class brick building. He stipulated with the buyer that the latter should immediately erect a similar structure on the lot described above.

Sales on Polk Street,

The lot on the west side of Polk street, 31 feet south of Clay, 99x83 in size, was lately sold for \$7,000; nearly \$71 per front foot.-The property on the northwest corner of Clay and Polk -fronting 50 feet on Clay by a depth of 64 feet on Polk—changed hands last month at the price of \$8,500. There is a house on the lot which rents for \$80 per month. Polk is graded, macadamized and sewered, and a line of street cars runs upon it. Polk is likely to be a business street of the third or fourth class, having small dry goods and other stores

npon it. Sale on Bush Street.

The lot on the north side of Bush street, 100 feet east of Van Ness avenue, with a frontage of 26% feet on Bush and Austin streets, by a depth from the former to the latter of 120 feet, was sold on the 3d ult. The consideration in the deed was set down at \$3,000, which consideration we have every reason to believe did not express the true price paid for the lot, as it was offered to another party a few days before for \$2,500.

Eleventh Street Prices.

\$130 per front foot was paid last month for a lot, with a depth of 90 feet, on the west side of Eleventh street, just north of Howard street. This is at the rate of \$3,250 for a frontage

Another Case of Fraudulent Personation.

Another case of fraudulent personation was brought to light in this city last month. A Mrs. Haskell personated a Mrs. Ward, and executed a mortgage upon property which was owned by the latter. The notary never saw Mrs. Haskell before, yet he attached his certificate to the mortgage; certifying that she was personally known to him to be Mrs. Ward. So. long as notaries neglect to assure themselves that parties coming before them to sign deeds or mortgages are really the persons they represent themselves to be, just so long will such cases as that noted above occur. When strangers appear before notaries, the latter should insist upon a satisfactory identifi-

Enterprise in the Wrong Direction. A hundred men in this city will risk all they have in establishing a liquor saloon, a theatre or a dry goods store in a neigh-borhood where plenty of such establishments already exist, and where there is not the shadow of necessity for new ones, while projects in which there really are good openings and which would be of benefit to the community, are very much neglected. Our vices, our amusements and our artificial wants are more than abundantly cared for, while enterprises that would bring riches, independence and prosperity in their train, are comparatively neglected. Dull times must be expected where this spirit prevails in a community.

Filling in at South Beach.

South Beach blocks 27 and 28, bounded by Sixth, Seventh, Townsend, King and Berry, containing six 100 vara lots in all, are being filled in with sand, to the official grade, by the steam paddy and steam grading cars. 1,200 to 1,500 cubic yards per day are dumped on the swamps there. The owner pays the contractor 15 cents per cubic yard. The cost of tilling-in the two blocks will be almost \$40,000. The work will be completed in about a month.

How Property has Advanced.

A sale was made last month on Folsom street, near Twenty-Fourth, at \$60 per front foot. This was a reduction from the rates obtainable there a year ago, but it is a great advance on the prices which ruled in the Spring of 1867. At that time the above lot was sold for \$575, or for \$23 per front foot only. The late sale, therefore, shows an advance of 160 per cent. on the rates of 1867, which is surely as great an increase as any one should desire.

Bush Street Values. The lot on the south side of Bush street, 1071/2 feet west of Leavenworth—30x137½ feet in size—was disposed of on the 3d of last month for \$6,000—\$200 per front foot. The same lot was previously sold in July, 1867, for \$3,000, and in the real estate excitement of March, 1869, for \$6,210. Lots on Bush and parallel streets, east of Leavenworth, are worth much more money than they are when located beyond the last named street.

Seventh Street Prices. \$7,500 was paid last month for the lot on the southwest corner of Seventh and Bryant streets, 50 feet on Seventh by 80 on Bryant. This is at the rate of \$150 per foot only. The same lot was sold a year ago in two subdivisions for \$9,140 -nearly \$183 per foot. The late seller therefore sustained a direct loss of \$1,640, not to speak at all of the loss of interest

Sale on Stockton and Filbert.

The lot on the southeast corner of Stockton and Filbert streets, fronting 67 feet on the former by a depth of 75 feet on the latter, together with the frame building thereon, were sold on the 12th ult. for \$12,000. The same property was previously sold in June last for \$11,000. It fronts on Washington Square and is near the point where Montgomery avenue will intersect Stockton street.

Sale on Dapont Street.

The house and lot on the west side of Dupont street, 671/2 feet north of Bush, were sold on August 26th for \$10,000. The lot is 20x6834 in size; the house is a three story one, with a store, which is used as a saloon. It was built over two years ago, at a cost of about \$4,000. The land therefore brought at the rate of \$300 per front foot.

Howard Street Sale. A lot on the west side of Howard street, between Nineteenth and Twentieth, having a frontage of 50 feet by a depth of 245 feet, to the east side of Capp street in the rear, together with a fine dwelling, worth about \$8,000, were purchased last month for \$15,000 - \$8,000 for the house and \$7,000 for the land.

Horse Railroad Extension.

The extension of the Sutter Street Railroad has been completed to California street and Cemetery avenue. In about wo weeks the extension will be continued along Cemetery avenue sonthward to the junction of the latter with the Cliff House road.

Sale on St. Mark's Place.

The house and lot on St. Mark's Place (now Morton street), 921/4 teet east of Stockton, has been disposed of for \$3,000-\$131 per front foot. The lot is 221/4x60 feet in size and is on the south side.

Folsom Street Prices.

A lot on the west side of Folsom street, between Twenty-Third and Twenty-Fourth, was sold last month for \$60 per front foot, or \$1,500 for a frontage of 25 feet by a depth of 1221/2 feet.

____ Sale in the Western Addition.

The fifty vara lot on the southeast corner of Ellis and Laguna streets has been sold for \$5,250.

Empty Houses in New York.

The New York correspondent of the Philadelphia Ledger writes: "A real estate agent doing business in the upper part of the city states that in the Fifteenth, Sixteenth and Eighteenth Wards there are between three and four hundred houses to let, at rates 25 to 35 per cent, lower than the owners asked on the 1st of May. In the other up-town wards a similar state of things exists. The rents, however, are still much too high to tempt tenants.'

Twenty-Sixth Street and Abbey Railroad Company. We, the undersigned, incorporators of the Twenty-Sixth Street and Abbey Railroad Company, respectfully inform the public that we have secured a Charter for a Horse Railway, commencing at Twenth-Sixth street, the terminus of the Mission Street Railway, and running along the county-road to

The object of this railway is to bring within living and business distance of the city beautiful grounds lying on each side of the route, which is the natural main road and thorough-

fare out of the city inland. Experience shows us that the building of this road must greatly increase the value of real estate through which it passes, by making it so much more eligible for suburban residences. It is, therefore greatly to the interest of all persons owning property on the line of the route, to render aid to this enterprise. As it is to be built entirely for the benefit of the property, and not with any expectation of making a profit out of the immediate earnings of the road, its construction will depend entirely on the readiness of the owners of property along the line to take the necessary amount of stock to complete it, although we firmly believe the road will pay running

expenses as soon as completed. We believe that those who own property will readily perceive the benefits and advantages of its construction at the earliest possible date, and we wish them to aid the advancement of their own interests as much as lies in their power by a liberal subscription to the stock of this valuable enter-

The maps, plans, estimates, etc., also the stock subscription books, can be seen at the office of J. L. Blaikie, 507 Montgomery street, where all further information can be obtained. Blaikie, R. B. Fordham, I. T. Milliken, C. S. Cousins, F. A. Rouleau, Chas. D. Carter, Sam'l L. Theller, I. Regensberger, W. B. Cummings, Jos. C. Collins.

Special Notice.

ABOUT PAVEMENTS.—The superiority of the Stow Foundation Pavement to all other wooden pavements is admitted, on the report on the subject of pavements, lately prepared by a special committee of the Board of Supervisors. Relative to the utter failure of the Nicolson Pavement, the

"The Nicolson has proved a failure, principally from the rapid dry Committee remark: rotting of the fir blocks used, being at the same time, in the opinion of your committee, far inferior to the Stow in its mechanical construction. On Bush street, between Powell and Mason, the Nicolson was laid in 1867, on bush street, between Fower and mason, the Micoison was laid in 1867, and long since, it became evident that it must prove an unsatisfactory and expensive pavement. It has been several times repaired, and now requires a liberal outlay of the people's money, with the prospect of abandonment ere long."

Referring to the Stow Pavement, the Committee have a very different report to make. We extract from the report:

"The 'Stow' on Battery, between Vallejo and Green streets, was laid in January, 1869, and has been subjected to the excessively heavy transportation incident to Battery street and the North Point docks and warehouses. Your committee have closely watched for evidences of weaknes houses. Your committee have closely watched for evidences of weakness in this pavement at this point, and have failed to discover any under the heaviest loaded trucks. If constructed of lasting material, the Stow is eminently a satisfactory pavement, and it is a California invention.

"The facility afforded by the Stow pavement for access to gas, waterpipes and sewers, is so superior that we consider it preferable in that measure to any street never the pavement known to us

respect to any street pavement known to us.

"Furthermore, in the matter of repairs, we have no hesitation in saying that this pavement can be repaired to greater or less extent and be made over any order to the original while the Nicolan cannot be made even superior to the original, while the Nicolson cannot, in our opinion, be so easily repaired as to be equal to the original. The expalnation of this is, that the Stow when repaired has a firmer foundation than originally, while the Nicolson, in consequence of its floor having been cut in gaining access to pipes and sewers, has its mechanical construction

damaged beyond the roughreparation. DONOHOE, KELLY & CO., BANKERS, SOUTH-JOS. DONOHOE,

west corner of Sacramento and Montgomery Streets, San Francisco. Exchange for sale on Eugeno Kelly &.Co., New York, on St. Louis, Chicago Also, on Messrs. Smith, Payne & Smith, London; the Consolidated Bank

(Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co., earis. Exchange on the Bank of Ireland, Dublin, is payable at all the Branches,

and in every county town in Ireland. CHAS. C. BARRY,

SEARCHER OF RECORDS. OFFICE, SOUTHWEST CORNER MONTgomery and Commercial streets, San Franciscos PERSONAL PROPERTY TAXES, 1870-71.-NO. tice is hereby given that 2% per cent, will be added on taxes on personal Property for the fiscal year 1870-71, remaining unpaid after MON.

DAY, the fifth day of September. ALEXANDER AUSTIN, Tax Collector Oity and County of San Francisco. HOUSES FOR YOURSELF AND FAMILY-FORTY dollars. Fine cottages, with lots 25x127 paid for in monthly payments of \$40 ach. No sane man or woman should fail to avail themselves of this enterprise. The houses are built with large bay windows, inside blinds, gas and water, fences all put up and painted. Every thing will be complete and ready to occupy, The sidewalks down the street macada-

mized. Out of forty houses nearly all are taken. Plans can be seen and subscription taken at J. W. TUCKER & Co.'s Jewelry Store. In this enterprise you pay \$40 on your own property; in paying rent you CITY BANK OF SAVINGS, LOAN AND DISCOUNT,

CITY BANK OF SAVINGS, LOAN AND DISCOUNT,

627 Sacramento street, corner of Webb. President, Daniel Murphy;

Trustees: H. A. Cobb, Daniel Murphy, M. Daly, R. Foley, M. O'Neil, D.

Jobson, Robt. Barry, James McNamara, Jno. Shineberger, D. B. Murphy;

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Jobson, Robt. Barry, James McNamara, Jno. Shineberger, D. B. Murphy;

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Joseph G. Barry, James McNamara, Jno. Shineberger, D. B. Murphy;

Joseph G. Barry, James McNamara, Jno. Shineberger, D. B. Murphy;

Joseph G. Barry

MERCHANTS' MUTUAL MARINE INSURANCE
Company. Office 406 California street Capital Sam non No. This company. This company is engaged evelusively in Marine Leafenance. Secretary. This company is engaged exclusively in Marine Insurance.

ARGE SALE OF LAND IN NAPA VALLEY, CAL. that in pursuance of the Will of GEORGE C. YOU'NT, deceased, the 15th day of April, A.D. 1865, the undersigned, the Executors of said estate, will sell at public auction, to the highest bidder for eash, in gold coin of the United States of America, on the SIXTH DAY OF OCTOBER, A. D. 1870, at 10 o'clock A. M., at Yountville, in Napa County, all the right title, interest and estate of the said George C Yount, at the time of his death, and all the right, title and interest that the said estate has, by operation of law or otherwise acquired, other than or in, addition to that of the said George C. Yount at the time of his death; and to all the unsold portion of the Caymus and La Jota Ranches, about 10,000 acres. Caymus Ranch to be sold in tracts of about 50 acres, as per map. La Jota Ranch to be sold in tracts of about 50 acres, as per map. The La Jota Ranch, 4,453 acres, to be sold in one tract. Lots in the town of Yountville, Napa County, Also, two (2) lots, being lots Nos. 1-and 2-in-block No. 244, in the City of Vallejo, and twenty (20) shares Main street

Wharf Stock, in the City of Vallejo, Solano County.

Wharf Stock, in the City of Vallejo, Solano County.

TERMS AND CONDITIONS OF SALE—Cash, in gold coin of the United States of America. Ten per cent, of the purchase price to be paid to the Executors on day of sale, and the balance within 30 days thereafter. Title absolutely perfect, or no sale. Maps and surveys of the real estate can be had at the banking-house of Jas, H. Goodman'k Co., Napa City, and be nad at the canking house of Jus. H. Goodman & Co., Napa City, and at the office of Eugene L. Sullivau, Rooms, Nos. 44 and 45, Exchange Buildings, San Francisco, NATHAN COOMBS, GEO. F. GOODMAN, Executors of the estate of George C. Yount, deceased. Napa City, Napa County, Cal., May 7, 1870.

THE DECOTO LAND COMPANY. PRESIDENT, CHARLES - ALPERS: Treasurer, Wm. Harney, The above named Company has rehased the new Railroad Town of Decote—the most eligible sile on he line of the Western Pacific Railroad, in Alameda Valley. It has beautiful scenery, rich soil, good drainage, fine climate, and running water, and is easy of access, being within three-quarters of an hour's ride of Oakland Wharf. Beautiful piente grounds lie adjacens. Reservations have been made for parks, schools, etc. 37,500 Evergreen Trees are to be been made for parks, senools, etc. 37,300 Exergicen crees are to be planted upon the property during the next rainy season, or 25 trees to each lot. There are 1,500 shares, of \$200 each, payable in 20 monthly installments, of \$10 each. Each share represents a lot of 50 by 400 feet. Lots to be distributed on the 14th of November next. No assessment for any purpose whatever can be levied beyond said \$200. For particulars, pamphlets, etc., apply to T. A. MUDGE, Secretary, 509 California street, San

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK-CORPORAier. Agents: In New York, Messrs. LEE & WALLER; In Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK GORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Citles. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong,

DACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock. \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends. \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President, Wm. Alvord, Vice-President; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

MONEY TO LOAN ON GOOD CITY PROPERTY, 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. Sweeney, C. D. O'Sullivan, J. D. D. Sweeney, C. D. O'Sullivan, J. D. Sweeney, C. D. O'Sullivan, J. D. D. Sweeney, C. D. Sweeney, C. D. O'Sullivan, J. D. D. Sweeney, C. D. 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 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.

FIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sausomo streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses

promptly paid in U.S. gold coin.

CHAS. R. BOND, Secretary.

CHAS. R. BOND, Secretary.

Portions of Plans College

Companies. Lesses

D. J. STAPLES, President,

HENRY DUTTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809.
Capital \$10,000,000. Accumulated and invested funds, March 23d, 1806, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. CRILLINGHAST, General Agent for the Pacific States and Territories. TILLINGHAST, General Agent for the Pacific States and Territories.

J. SELIGMAN & CO., BANKERS, No. 412 CALIFOR-nia street. Exchange and Telegraphic Transfers for sale, phyable in Gold or Currency, in sums to snit, ou all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

DIVIDEND NOTICE .-- THE GERMAN SAVINGS AND LOAN Society.—At a meeting of the Board of Directors, held this date, a Dividend was declared of 12 per cent, per annum on Term, and 10 per cent, per annum on Ordinary Deposits, free of Federal Tax, for the six months' term en and this date, payable on and after FRIDAY, 15th inst.—Per order. GEO. LETTE, Secretary. San Francisco, June 30, 1870.

HIBERNIA SAVINGS AND LOAN SOCIETY, CORNER OF MONT-gomery and Market streets—A dividend of ten per cent. per annum has been declared, for the six months ending the 21st instant, payable on and after this date.

EDWARD MARTIN, Trensurer. REMOVAL. -- MICHAEL MEAGHER, NOTARY PUBLIC AND Commissioner of beeds for Nevada, New York, Connecticut, etc., has removed to 439 California street, two doors below Montgomery, San

REMOVAL.—HENRY F. WILLIAMS & CO., REAL ESTATE Agents, have removed to Room 20, Stevenson's Building, sonthwest corner Montgomery and California. Prompt attention given to every department of the Real Estate business.

A UCTION SALE OF TIDE LANDS BELONGING TO the State of California. John Middleton, Auctioneer. The Board of Tide Land Commissioners acting under an Act entitled "An act to survey and dispose of certain Salt Marsh and Tide Lands belonging to the State of California," having sold certain Tide Lands at public auction to the highest bidder, on the 2d, 4th, 7th, and 9th days of June, 1859; and the figurest bidger, on the 2d, 4d, cm, and still days of stule, 1802; and certain purchasers at said sale having failed to make the second payment of certain purchasers at said sale having tailed to make the second payment of 25 per cent, on the several and respective Lots and Blocks purchased by them, and having the reby failed to comply with the provisions of said Act, the aforesaid Lots and Blocks upon which the second installment has not been paid, are considered as unsold by the State, and the Board of Tide Lord Computationers will therefore offer them for sale at metion to the Land Commissioners will therefore offer them for sale, at anction, to the highest bidder, at Platt's Hall, ON MONDAY, 19TH SEPTEMBER, AT 10 A. M., continuing every alternate day (Studays excepted) until the lands are disposed of. The property is bounded on the north by Twenty-fourth avenue and the open canal; on the east by Water Front street; on the south by the southern boundary line of said city and county; and on the west by by the southern boundary line of said city and county, and on the west the lands of the Bay View Homestead and the shore of San Francisco Ba as shown on the official map. Terms of sale, 1/3 cash in gold coin on day of sale, and the balance in 3 equal annual installments. B. F. Washington, Redmond Gibbons, L. L. Bullock, Board of Tide Land Commissioners, Wm. S. Hyrne, Secretary.

THE NOH SAVINGS AND LOAN SOUTETY,
No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Directors
Loans made on real estate and other collateral securities at current rate.

PROPERTY FOR SALE BY CHARLES D. CARTER

(All Property placed in my hands for sale is advertised gratis

Houses and Lots. 2 story house and lot, 22 %x68, on Kearny, between Pacific and Store property on Market, between Montgomery and Kearny; pays One-story cottage and well of water, with lot 27x101, on Twentyfourth, near Alabama
Lot 45x165, on Howard, through to Tchama, near Montgomery New and elegant house, lot 26x115, on west side Howard, near

Cheap nouses and 101, on Francisco, west of Fower, rent 500; only Brick store property on Stockton, routs for \$2257, cheap.

50-vara and house worth \$500, corner Filbert and Leavenworth...
House and lot on Powell, near Washington...

Tot 137 5×198, with one of the finest houses and most beautifully 2 story house of 7 rooms, and lot 27 \2x137 \2, on Geary, near Leav-3. story house and large corner lot, on Clay, near Powell, ... Fine 2 story house and lot, 30x75, on Silver, near Chird... Property on Stewart, paying \$50 per month..... House and lot No. 524 Bryant, for

Large frame stable building and well; lot 100x137%, on O'Farrell. near Devisadero... House, and lot 32 \(\frac{1}{2} \times \times \text{ess}^3 \), on Fillmore, near Turk...

House of 6 rooms and lot 25x137 %; stable, etc., on California, near Vacant Lots. Full % 50-vara, on Bush, near, Leavenworth..... Lot 87 \(^4\x\)137 \(^4\gamma\), on Post, near Stockton.

Lot 50\x\)87 \(^4\gamma\), corner of Hyde and Lincoln Place, near Union.... 50-yara corner Hyde and Washington. Two large lots, with trees planted on them, on Filbert, near good site for a saloon or grocery.

Lots 25x10216, on Taylor, near Ellis; one of the finest sites for 160, on Itarrison and Perry, near Third....

80, corner Church and Army; beautiful level lots; for both Lot 51x114, on Hill, near Church. Lot 25x84, on Guerrero, near Thirteenth; street graded and macad-"amized.... Splendid outside investment, on corner of Twenty-fourth and

75x125, on Fifteenth, near Noc; these lots are within a few feet of Market street, and are very cheap; price for both only Lot corner Hayes and Gough, and lot corner Gough and Linden, 120x82 kin size; three fronts and Iwo corners; all street improvements made and paid for; lot on grade; Hayes sewered

streets improved and sidewalks laid; cheap..... Lots 27 %x110, corner Steiner and Oak..... Lots 27 ex120, each, to rear street, on Geary) near Polk; all street improvements made; each 50-vara corner Geary and Webster; graded, and streets improved,

idences, each 50-varain size, corners of Baker, Filbert and Greenwich; street cars run within a block; view of the

50-yara with three fronts, corner Turk and Pierce; streets improved 8,000 Lot 67 3x70, very clean, corner Hayes and Fillmore Lot 2732x120, on Geary, near Buchanan.

Lots in all the Gift Map Tracts, and at South San Francisco, Central Park, on Haley Tract, with Excelsior and other Homestead lots, very cheap

LOS ANGELES COUNTY LANDS.

PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN

sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth each, and balance in one, two and three vears, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Denobe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim, CERMAN SAVINGS AND LOAN SOCIETY.-GUARAN.

tee Capital, \$200,000. Office, 513 California St., south side, between ontgomery and Kearny streets. Office hours from 9 A. M. to 3 P. Extra hours on Saturdaya from 5 to 0. P. M. to 3 P. Montgomery and Kearny streets. Office hours from 9 A. M. to 3 F.
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. Certificates of Deposit issued, transferable by
rent rates of interest. Lettificates of Deposit issued, transferable by
endorsement. Directors: L. Gottig, G. H. Eggers, Fritz Koster,
E. Kruse, F. Hoeding, J. Gundlach, Henry Schmiedell, Charles Kohler,
M. Mendheim. Officers: L. Gottig, President; Geo. Lette, Secretary;
John R. Jarboe, Attorney. John It. Jarboe, Attorney.

BANIEL KNIGHT.

R BLANCHARD, 320 MONTGOMERY
Sold, loans negotiated, especial attention given to Renting Houses an
collecting rents.

THE AND MARINE INSURANCE.—UNION INSUR-Established in 1861. Nos. 416 and 418 California street. Cash capital \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; prompt settlement of losses; solid accurity. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO, T. BOHEN, Surveyor.

THE REAL ESTATE ASSOCIATES. - INCORPORATED September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco, Directors for the year-1870—Edward Barry, Wm. Sutton, J. L. Jones, D. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS, Secretary and Mapager. Secretary and Manager.

Printed by Joseph Winterburn & Co., 417 Clay street.

Thas D. Carter's Real Estate Circular

FOR THE MONTH OF SEPTEMBER, 1870.

SALES FOR THE MONTH OF SEPTEMBER.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in Sept. 1870.

made in an	Section.	- 1	No. Sales.	Amount.
			36	\$271,655
ty Varas.	Varas		-27	181,382
ne Hundred	Water Lots		ĺ	• • 2,600
			_ 4	11,250
			_ 22	30,915
			69	= 240,483
. s n A ((())	[1()]]	6	50	253,750
12 Cars FC	START TONGETT	L'a marker a	- 6 -	75,480
				33,043
			26	198,990
ar, Blackma	il and Skeleton Ti	lles _	18 .	1,858
, ,		а	403	\$1,241,406
		E	Larverer	o October 1st

SAN FRANCISCO, October 1st. The real estate market was duller in September than in the previous month. Business with real estate agents was espe-cially dull, while at auction it was dead. Prices south of Market do not generally hold their own, which fact was shown by the misnecessful effort to dispose of a long line of water lot property at auction on the 27th. Onliside Mission lots also show signs of further weakening. No one, however, who understands to what unreasonable prices lots in certain sections were raised early last year, can be either surprised or sorry that the present dullness is reducing prices somewhat. The section bounded by First, Stenart, Market and Folsom is the favorite quarter for manufactories, but many who wished to engage in business there have been prevented by the high prices asked for the land. \$13,000 to \$15,000 per middle lot, 45% x 1371/2 feet in siz , were rates which neither population business or profits justified. There must be a

one down, and the sooner it occurs the better. While it is true that prices in a few localities tends downward, as a rule real estate is wonderfully buoyant, considering how dall every department of business is. When we first began to feel the effects of the present real estate reaction, creakers by the score assured us that city property would recede to half the prices for which it was then selling. Time has shown how foolish these assertions were. There has been no panic, and there cannot and will not be one. Nearly every body bought a lot or lots a year ago, and just as all were supplied, a season of great industrial and commercial dullness came. Of course, under such circumstances the demand for real estate became light, speculative property suffered, and we hope may suffer yet more. Speculators complain about this state of affairs, but those who are in favor of reasonable prices, who wish to see the city prosper, and who look to the benefit of all rather than that of the few, are glad at the change which the past year has brought about in real estate prices in certain quarters.

Sale on Third Street.

An important sale on Third street was completed last month. The lot is situated on the west side, 25 feet south of Mission, and has a frontage of 70 feet by a depth of 75 feet. It is covered with old one-story frame stores, which are worth litthe or nothing. The price paid was \$56,000, or \$800 per front foot. The property is very cheap at that price. The owner refused \$1,000 per foot hist year for it. In our last issue we noted a sale on Mission, back to Jessie, between Third and Fourth, at the reputed price of \$600 per front foot. If the Mission street lot is worth \$600 per foot, the Third street property would be chenp at \$1,200.

Stockton Street, Opposite the Pavilian.

The house and lot on the east side of Stockton street, 771 feet north of Genry, was disposed of last month for \$6,000. The house is an old style, two-story and dark basement brick one, renting for \$60 per month; the lot is 1714×70 in size. It is directly opposite Union Square and the Mechanics' Parish of the Mechanics of the Mechanic vilion building. The same property was sold in August, 1868,

Annual Receipts of New York Street Rail-Roads.

During the year 1869 the eleven street rail-roads of New York city carried 113,268,426 passengers, and received therefor \$6,438,167; their total expenses were \$5,617,454, while heir net receipts were \$779,048. By charging one cent more than they have any right to, the companies received \$1.132,634 extra during the year.

Mortgage Between Chinamen.

The first real estate mortgage between Chinamen which we remember ever having seen, was recorded last monh. A Chinaman with the melodious name of Ung Ah Fooke gave a mortgage to "Dr." Li Po Tui for the sum of \$5,000. The property mortgaged is situated in the classic precincts of Stout's Alley.

Preserved Wood.

An effort is about to be made to have the Board of Supervisors pass a law requiring preserved wood to be used in repairing wooden pavements which wear or time have caused to decay. The suggestion is a good one.

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 September, 1870.

- lly whom taken or released.	MOR	TGAGES.	REL	EASES.	1	
	No.	Amount.	No.	Amount	1	
Private Individuals	81	\$538,872		\$105,214		
Hibernia Sav and Loan Society	137	99,950	29	=65,220 +	-	
Clay St do do	49	233,942.	13	58,421		
French do. do.	4	10,500	- 5'	$\sim 65,545$	-	
German do. do.	19	. 60,500	- 4	21,000		
Odd-Fellows' -do.	_3	4,500	5	18,000		
Masonie do.	10-	-11,400				
Humboldt do.	1 10	25,950	4 4 4 4 1			
Building and Loan-Society			- 8	-6,900-	-	
San-Francisco Savings Union.	.14	78,900		14,400	1.	
Fireman's Fund Insurance Co.	2	20,000		29,000		
People's do.	2	5,750	1	2,000		
Pacific do.	. 3	12,800	3	-17,800		
Union - do.	1	5,000			9	
_Occidental do.	2	2,000		,		
City B'k of S. L. and Discount	6	1,350		4,550	-	
Totals	243	1,111,414	127	\$408,053		

Money for building purposes continues to be in demand, its cheapness, together with the low price of lumber, being a great inducement to many persons to build. Those who are now improving their lots are mostly owners, who purpose occupying the houses themselves. The mortgages, as will be noticed, keep large, but this fact need not be regretted, so long as very little of the money borrowed is being used for speculation, in either real estate, stocks or merchandise.

The disappearance of Mooney, the Shylock of the Califormia Building and Loan Society, is evidence that the safety of a savings bank and public prosperity are not increased by high rates of interest. Mooney always charged his borrowers 11 to 2 per cent, per month; yet he failed, and he failed because his securities were unsafe. No one will pay such high rafes unless their title is bad, or they are loaned more than a safe margin on their property. Low rates of interest, and equal care that the price of real estate shall neither be inflated by loaning too much, nor depressed by refusal to loan enough. should now and at all times be the policy of our savings banks. Mooney played the Shylock game on his borrowers, and he failed, as all other banks who copy after him must fail, sooner or later. The merchant who exacts exorbitant profits, in the end suffers most by such a course, and the same

rule applies to savings banks. =Money is still loaned on city real estate at 10 per cent. on sums over \$3,000, by our largest savings bank, and at 12 per cent. on country property. The other banks are also loaning at 10 per cent, in larger sums, where the security offered is undoubted, and of a productive character.

A large sale of outside property was made last month, amounting to nearly \$150,000, of which sum the purchaser only paid \$1,000 down, giving a note and mortgage payable on demand for the balance. The addition of this sum to the list of mortgages, largely increased the figures of the same. The deduction of the money paid back by borrowers, from the total amount loaned last month, reduces the value of mortgages to \$703,361:

Value of our Real Estate.

The assessment roll of the city and county of San Franeisco has been handed in to the tax collector. The assessed value of our real estate and the buildings thereon, for the fiscal year of 1870-'1, amounts to \$75,000,000. The assessment for the previous year was \$69,595,501, and for the one preceding that it was \$63,576,179. The increase for this year is \$5,404,499. The tax rate for this year is \$2.841/2 on each one hundred dollars of valuation. The total tax to be paid on real estate alone is therefore \$2,133,750. The outside lands are now taxed like other property. The general supposition is that the assessed valuation of our real estate is about one half its market price, but there is no rule and no system. Doubling the assessed valuation would place the market value

at \$150,000,000. Sale of Three Blocks in the Western Addition.

Western Addition blocks 315, 352 and 391 have been sold for \$80,000. They are bounded by Clay, Sacramento, Webster, Fillmore, Steiner and Pierce. All of the streets are graded and macadamized, except two blocks on Clay. The hand purchased has all been graded down to the level of the streets, at a cost of \$3,500. The northerly half of block 391 fronts on Alta Plaza. This purchase was agreed upon last July, but the deed was not recorded until the 28th ult.

Renl Estate at Auction in New York. For several weeks, says the Real Estate Journal of September 10th, not a single real estate sale, of either outside or inside property has been made in Yew York. The same state of inactivity prevails in Brooklyn.

Sale of Maguire's Opera House.

Thomas Magnire has sold his Opera House and his lease of the lot on which it stands to the owner of the land. The price paid was set down at \$27,000.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

The Savings Union and the Rate of Interest, In THE CIRCULAR for June last, we announced the reduction of the rate of interest, on certain stated sums, from 12 to 10 per cent. per annum, by the two leading savings banks of the eity. We then called upon the other banks to join in reducing the rate to 10 per cent., just as we had been advising them all to come down for many months. We had long been convinced that 12 per cent. was too high a rate, and that 10 was as much as the banks ought to charge, or borrowers could

with any safety to themselves afford to pay. We learned last month, for the first time, that the President of the San Francisco Savings Union considered his bank had been aggrieved by our remarks. He says it was at that time also loaning money on certain sums at 10 per cent.; that we purposely neglected to mention the fact, and called attention to the reduction in the case of the other two with the object of puffing them. We also learn that he went to the office of a daily paper which copied our remarks, and

made similar complaints there. The course pursued by the above gentleman in this matter is characteristic of that adopted by many persons. So long as everything which appears in a paper suits them, it is all right, but the moment they see anything which displeases them, then they openly charge it with dishonorable motives. The complaint that we were puffing two of the savings banks—because we stated that they had reduced the rate of interest—

was utterly unfounded; and was, if possible, even meaner than Had the President of the Savings Union taken the trouble to inform us, either by note or in person, that we had done his bank any injustice, we would in the next CIRCULAR, cheerfully have made any explanation which he requested. While we think we can justly claim that THE CINCULAR has been singularly free from errors, we are quite well aware that mistakes cannot always be avoided. Such mistakes, we are, however, always willing to correct, if the parties injured will only have the manliness to come and make us aware of them, instead of meanly accusing us of puffing or malice. Meantime, if any of the savings banks desire to have themselves praised in

THE CIRCULAR, they can immediately secure that end if they,

like the two banks spoken of, will reduce the rate of interest

to a point which will encourage manufacturing enterprises and the building up of the city.

The Lumber Market." We note an increased demand for lumber since our last report, both for local and country trade. Prices, however, rule lower. It is the general impression of manufacturers and dealers, that the effect of the first storm will be to advance prices. The stock on hand is estimated to be one quarter less than at the same time last year. Dealers commenced the senson with large stocks, but have been compelled to sell, notwithstanding the low market rates. Several mills have recently stopped work, and others will soon be compelled to do so for want of logs. Laths are selling at \$3 by the quantity, and \$31/4 at retail; Shingles have declined to \$21/4@\$21/4 for large lots, and \$234 at retail. Cargo prices are quotable as follows: dressed redwood, \$22@23 per thousand; rough, \$13 : Puget Sound pine flooring and stepping, \$22@\$24

other building material, \$13(a \$15; timber, \$16(a \$18; fencing Atretail, dressed redwood sells for \$28(a \$30; rough, \$18(a) \$20; Puget Sound pine flooring, \$28(#\$30; street planks, \$16; assorted scantling and other building material, \$17; fencing,

planks, for street work, \$14(a\$16; assorted scantling and

All the sympathy of the press of the city has been given to those who were depositors at Mooney's bank, but the borrowers suffered far more than the depositors. For one dollar which the old demagogue stole from the latter, he filched ten from the unfortunate borrowers, either by double charges for abstracts of title, by the receipt of private premiums for the granting of loans, by insurance charges several years in advance, or by exacting extra installment notes from those whose knowledge of arithmetic had been neglected. It was much easier to steal from the borrowers than from the depositors, and consequently Mooney made the former suffer the most. The borrowers, therefore, have our greatest sympathy, and many really congratulate themselves that Mooney is gone.

---Aristoerntic Prices.

It appears that real estate in the aristocratic quarter of New York-on Fifth Avenue-is likely to attain quite as high prices as the best business property on Broadway. We quoted an item in the last Cinculan, showing that vacant lots away up in the vicinity of Eighty-fourth street brought \$1,000 per front foot; but a late sale of a brown stone front house and lot, on the east side of Fifth Avenue near Eighty-Sixth street, telipses any transaction that has lately been made in New York. The lot was only 22 x 100 in size, yet it brought, with the house, \$85,000, or at the rate of \$3,864 per front foot. The "codfish aristocracy" of New York are willing to pay almost any rent or price for property in the aristocratic quarter of the great city. The best average business property on Broadway is not worth so much per front foot as the price noted above. Sty.

Sale on Jackson Street.

The lot on the north side of Jackson street, 1451/2 feet west of Polk-114 127% feet in size-has been sold for \$7,500; \$651/2 per front foot. Jackson street is graded and macadamized and the lot is on the grade.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY FROM AUGUST 26th TILL SEPTEMBER 24th, 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 inspec-

tion. None but bona fide sales are given.] North of Market Street. was previously sold in April, 1868, for \$1,500, and now re-West side Dupont, 67½ feet north of Bush, north 20x68⅓...... Northwest corner Dupont and Union, north 137 1/2 x90, with right to alley adjoining; with frame buildings, renting for \$300 East side Stockton, 77 % feet north of Geary, north 17 %x70; was previously sold in February, 1869, for \$500; now resold North side Union, 162 % feet west of Jones, west 25x137 %, (has an South side Post, 215 feet west of Jones, west 30x137 1/2; was previously sold in February, 1868, for \$9,000, and in August, lot was previously sold in November, 1867, for \$5,250; South side Market, 500 feet west of Third, west 25x100. South of Market and East of Ninth. West side Third, 25 feet south of Mission, south 70x75... West side Seventh, 80 feet north of Folsom, north 25:85; the let was previously sold in December, 1867, for \$1,850, and in ber, 1868, for \$6,900; now resold for.....

North side Howard, 225 feet east of Ninth, east 50x90; was previously sold in September, 1868, for \$6,000, and now resold Beale), east 25x68½.....

North side Harrison, 300 feet west of Third, west 25x85...... North side Harrison, 55 feet east of Fourth, east 50x75; was previously sold, in March last, for \$8,500; and now resold for 8,750 South side Bryant, 137 % feet west of Fifth, west 137 % x275. 20,000 5,000 Northwest corner Brannan and Ritch, west 25x75..... Mission Addition and beyond. Southwest side Eleventh, 57% feet southeast of Mission, south. east 22 % x90.... South side Fifteenth, 135 feet west of Noe, west 25x115.

North side of Twenty-third, 255 feet west of Noe, west 25x114; sale made in December 1869, but deed was not recorded South side Army, 80 feet west of Church, west 80x114... Southwest corner Valencia and Seventeenth, south 92x88 West side Valencia, 175 feet south of Nineteenth, south 28x100; lot was previously sold in February, 1867, for \$900; house and lot in February, 1869, for \$4,500; now resold for.......
Northeast corner Valencia and Nineteenth, north 135x160, to rear street; north side Eighteenth, 80 feet east of Valencia, east 80x270: sold by the Willows Land Association ...

East side Mission, 95 feet south of Twentieth, south 60x1221/2 lot was previously sold in February, 1868, for \$1,400; resold in May last, and deed recorded last month..... East side Mission, 126 feet south of Twenty-third, south 40x122 1/2 was previously sold in June, 1867, for \$3,500; now resold for West side Mission, 85 feet south of Eighteenth, south 25x80; Willows Land Association Sale ... West side Mission, 60 feet north of Eighteenth, north 25x80; Willows Land Association Sale. Southwest corner Mission and Eighteenth, south 85x105; Willows

Jessie street; also west side Mission, 160 feet north of Nine teenth, north 25x80: Willows Land Association Sale East side Capp, 245 feet south of Twenty-first, south 21/21/21/2;

West side Capp, 120 feet north of Twenty-third, north 40x1221/3... East side Howard, 290 feet north of Sixteenth, north 60x125, with a frame house of 12 rooms, stable, etc.; the lot was prev ously sold, in February, 1869, for \$6,200; now resold for... West side Shotwell, 125 feet south of Twenty-first, south 30x122 %, was previously sold in March, 1869, for \$1,750, and in De cember, 1869, for \$2,000; now resold for the same price.... West side Shotwell, 155 feet south of Twenty-first, south 30x122 1/3; was previously sold in March, 1869, for \$1,750; and now re-

Southeast side Folsom, 50 feet northeast of Twelfth, northeast 122% feet to Nevada street; southeast 80 feet; southwest 120 feet; northwest 80 feet; full interest was previously sold in February, 1869, for \$11,750, and a half interest was sold in May, 1870, for \$6,000; full interest now sold, subject to a mortgage of \$6,000, for..... East side Dolores, 26 1/2 feet south of Vale (or 28th st.), south 100

Southeast corner Jersey and Noe, east 50 11-12x114; also, northeast corner Noe and Twenty-fourth, east 50 11-12x114..... 2,000

Western Addition.

Northeast corner Octavia and California, 50-vara; also, southeast corner Octavia and Sacramento, 50-vara; these two 50-varas were previously sold in August, 1868, for \$9,850; August 25th, 1870, for \$13,750, and resold the next day for...... West side of Webster, 55 feet south of Sutter, south 27 1/2 x93 West side Baker, 137% feet north of Geary, north 30x68%...... Northwest corner Lombard and Larkin, 50-vara; also, north side Lombard, 137% feet west of Larkin, west 137%x137%; also, south side Chestnut, 137% feet west of Larkin, west 137% 80uthwest corner Green and Buchanan, 50-vara, was previously sold in April, 1868, for \$3,000; in September, 1868, for \$3,-

reviously sold in February last, for \$1,000; and now re-North side Post, 60 feet west of Larkin, west 25x120..... 3,000 South side Post, 206 % feet west of Laguna, west 68 % x 137 %; was

previously sold in November, 1867, for \$3,650; now resold North side Post, 105 feet west of Franklin, west 32 1/2 x120..... Southwest corner Geary and Webster, 50-vara..... North side O'Farrell, 96 % feet west of Scott. west 27x110. South side Ellis, 51% feet west of Laguns, west 25%x120; was previously sold in October, 1869, for \$2,000; and now re-

South side Hayes, 92% feet west of Octavia, west 27%x120... North side Oak, 1.7% feet west of Octavia, west 137%x120; was previously sold in July; 1868, for \$10,500; now resold for. 13,500 Miscellaneous Sales.

West side of Second Avenue (between Valencia and Guerrero) 140 feet south of Sixteenth, south 30x132..... Lota 1,525, 1,526 and 1,527, Gift Map 2 ; also, lots 339 and 403, Gift outh side Godens, 140 feet east of Mission, east 30x60. East side Stevenson, 210 feet north of Eighteeth, north 25x80. East side Tehama, 50 feet north of Prospect Place, north 50x80... Lot 170, block 141 Occidental Park Homestead Association.... Lots 482 to 492, inclusive Gift Map 1; also, lots 596 to 605, inclu-East half block 250 O'Neil & Haley Tract.....

outh side of Twenty-ninth, 240 feet west of old San Jose road, west 100x114.
Lot 98, block 118, Hillside Homestead Association. Southwest side Tenth Av., 100 feet northwest of P, northwest 50 West side Iowa, 50 feet south of Solano, south 50x100... Vest side Stevenson, 210 feet north of Nineteenth, north 25x86;

West side Dewney (between Seventh and Eighth), 121 feet south West side Jessie, 135 feet north of Nineteenth, north 25x80; Willows Land Association Sale.... Lot 44, block 291, O'Neil & Haley Tract. North side Louisa (between Folsom and Harrison), 97% feet east of Fourth, east 20x80; Administrator's Sale.... South side Vandewater (between Francisco and Bay), 114% feet

Precita Place, south 25x110.

west of Powell, south 60x22½....
South side Minna, 275 feet east of Seventh, east 34x75... That portion of the Bernal Rancho bounded by San Jose Road Cortland Avenue, North Avenue, Park Avenue and West 148,000

South side Natoma, 125 feet west of Eighth, west 25x75...... East side Stevenson, 260 feet north of Twentieth, north 25x80... East side White (between Hyde and Larkin), 157% feet north of Vallejo, north 20x56 \(\)
West side lowa, 125 feet south of Solano, south 25x100. South side Shipley, 150 feet east of Ninth, east 25x75. South side Twelfth Avenue, 100 feet east of M, east 50x100, South South side of Minna, 250 feet east of Fourth, east 25x70.....

Vest side Gilbert (between Sixth and Seventh), 165 feet south of Bryant, south 25x75... North corner Sixth and Railroad Avenues, northwest 100x59, West side Stevenson, 135 feet north of Nineteenth, north 25x80; Willows Land Association Sale..... Subdivisions 102 and 121, Haley Map 1. East side Gunnison Avenue, 175 feet south of Precita Avenue,

south 50x110.....

Lot 29, block 57, in the Butcher Tract....

Deeds Given by Way of Mortgage. The practice of taking an absolute-deed instead of a mortgage, to secure the payment of money loaned, has always been common in this city, and has been especially so within the past fifteen mouths. Many holders of such deeds imagine that, when the time at which the loaned money was to have been paid back expires, they own the property absolutely. But where they gave him the usual written agreement to reconvey at a stated time, on payment by him of the principal and interest, the borrower can come into Court-even though the time mentioned in the agreement has long before expired—and prove by his own testimony and the agreement that the transaction was a mortgage only, and on payment of the principal and interest compel the holder to

reconvey the property to him. To illustrate still further and more clearly the workings of such cases, let us suppose that A owns certain real estate which he conveys by deed to B as security for a loan. B gives A a written agreement-which the latter records-that if the loan and interest are paid within a stated time, he (B) is to deed back the property to A; but if the latter fails to pay within the specified ime, the agreement distinctly states that A shall then ceuse to have any claim whatever on the property. Despite of this fact, however, A can afterwards sue B and recover the property on payment of the debt and interest. And should B have sold the property to a third party, A can still recover it, the ruling of our Courts being that the third party should have noticed the recorded agreement and have been warned by it that the

sale from A to B was made by way of mortgage: And though there was no written agreement to reconvey, the seller can prove that there was even a verbal promise to that effect, the Courts will admit such parol testimony and compel the holder to deed back the property, although the time agreed upon for redemption had long before expired. A deed taken to secure the payment of a loan is therefore

not a whit better than a mortgage. To secure himself from after trouble, the lender must foreclose, and acknowledge that the deed he holds is not a deed at all, but a mortgage only. The difficulty with such instruments is, the Courts have long followed the practice of admitting the testimony of the borrower that the deed he gave was made by way of mortgage only. This mode of practice is pernicious in principle and unjust in action. If A gives a deed for money loaned, taking an agreement for reconveyance from the lender, and he fails to comply with that agreement, he has no further just claim upon the property. The system of allowing him-if it happens to be profitable for him to do so-to come into Court at some after time and prove that he was lying in the deed when he said he granted, bargained and sold the property, is most unjust. The Supreme Court, in a decision bearing upon this subject, lately regretted that former decisions admitted such testimony, but it stated that it did not consider itself "justified in overturning a rule so long acquiesced in and so firmly established." We regret that the Court allows itself to be tied down by precedent to what is so maniifestly unfair. If red tape and precedent are to anchor oppression on the statute book, the law's majesty cannot help suffering

veyance for the security of money loaned. A buyer of real estate, before parchasing, should have the records carefully searched for an agreement to reconvey. If he finds such agreement, he may rest assured that the owner of the property received it by way of mortgage only, and it he purchases with this knowledge before him, he need not be surprised if the previous owner turns up some day, when the value of the property has greatly appreciated, and sues for its recovery, on the plea that he only mortgaged and did not

As the law now stands, it is safer to take a mortgage, with

the usual resort to foreclosure, than to take an absolute con-

Intelligent Letters from Indignant Citizens.

We are constantly placed under the greatest obligations to parties who favor us with hints as to how we should coaduct The Circular. It would be wrong to keep all these good things to ourselves, consequently, we make room for a few

"Charles D. Carler: - You publish a Real Estate Circular don't you, and a pretty Cinculant it is, I must say. A new house has been built near me, within six months; a new milk. wagon has commenced running, and my neighbor has a fine drove of hogs, which he raised here. Such signs of life an now plenty in this neighborhood, and yet you have not had a word to say about it in your CIRCULAR. We have doubled the price of our land lately, and might secure some customers if von would give us a puff. Let other sections go to the mis Yours, etc., Potrero." chief, and take us up.

· Publisher Real Estate Circular; - Why don't you call it fellows who are trying to cheat us out of land on the Treat Tract swiftdlers, cheats, robbers and murderers? What is your CIRCULAR for, if you will not do this? No doubt the cellows would waylay you, and perhaps half-murder you, but just consider what a splendid advertisement such an attack would be for you. Go after the hand:grabbers, even if ther do attack you, or else stop publishing a Cheular altogether MISSION STREET."

"You have gone and published sales, showing that land in my locality is falling, and I will mark you for it. But for the facts published in your Checulan, I could have got rid of my lot on ____ street : the purchaser backed out when he saw the sales, and so I am stuck; but I will get even. Whe could you not just as well have kept those sales concealed, an helped me out of the mess I am in? ____ STREET."

" Mr. Carter :- I have just gone into the real estate business and do not know much about it yet; but I want my nam before the public-in short, I want to be puffed. Now, I will let you alone, if you will allow me to write for you over my own name, and let me puff some land schemes in which I am interested. If you let me use your CIRCULAR, we are friends; but if not, I will write for the papers, and just whale you. I am lightning, and I have great influence. Yours, " . . . "

"C. D. Carter :- Denounce the Board of Supervisors, the Mayor, the Street Superintendent, and the whole caboodle of them, as infernal scoundrels. My street was lately planked and my protest was too late. They say notice was published in the papers before it was done; but blast the papers, and then all, for I didn't see it. The old planks were pretty rotten, I admit, but I would rather they had rotted for ten years longer. than have paid \$50 out for new ones. I had no business in such a confounded country, anyway, where everybody is a rascal. See that you don't miss them in your next Checklar. There will be nothing in it, if this subject is neglected.

"See here now, Carter: either puff this and of the city, or quit writing about it altogether. You have no business to speak of it at all if you can't help us to get big prices. What s it your business whether prices are too high or not. We don't ask you to buy, and if we can make a good thing by selling out to other people, it's none of your funeral. Confound you and your 'correct real estate information' together. Let us have no more of it, or we shall find ways and means to

Interesting Reminiscences of Early Sales.

In our last issue we referred to the sale of a lot on Mission street between Third and Fourth streets. We find, in look ing over some of the early records of city sales, that land in that locality was worth very little in the year 1849. In November of that year the jul 100-vara-275 feet square-on the north side of Mission, between Third and Fourth, was sold for \$1,000. Even-without improvements it is now worth about \$150,000.

On the 15th of January, 1850, the lot on the west side of Third street, 40 feet north of Mission, 20x57% feet in size, was sold for \$1,000-\$50 per front foot. It is now worth about

In May, 1850, the lot on the northwest corner of Fremont and Harrison-275 on Fremont by 137 on Harrison-was sold for \$2,000. It is now worth at least \$50,000.

The lot on the west side of Montgomery, 1371/2 feet south of Bush-34/x1371/2 feet in size-was sold in May, 1850, for \$3,000-\$87 per front foot. With such a depth it would now be worth about \$3,000 per front foot, or say \$100,000.

Those were the times for real estate purchasers, though few then believed it. San Francisco, south of Market and west of Stockton, was mostly a sand desert at that time. The most valuable property in the city in '49 and '50 was on Montgomery between Jackson and Clay, and on Washington between Mont gomery and Kearny. That section of the city has since been left out in the cold in the progress of population, business and improvements southward.

The House-moving Nuisance. Mayor Selby would place the people of this city under great obligations if he would cease to grant permits for the moving of worthless rotten rookeries, which blockade our streets for days, constituting nuisances of the worst description. Surely the public has no right to suffer in this way, because some one can ninke one or two hundred dollars by the sale of an old rookery, which ought to have been torn down instead of being sent upon a smail-like journey of street blockade. We hope the Mayor will give this matter his attention.

Large Sale on Sutter Street.

The property on the north side of Sutter street, 70 feet east of Kearny, having a frontage of 671/2 feet by a depth of 119 feet, to Hardie Place in the rear, was last month disposed of by the owner for \$50,000, or at the rate of \$740 per front foot. There are some old and worthless frame houses on the lot. They reut for \$182 only. They are to be removed, after which a fine brick building will be erected upon the land.

How to Prevent the Sand Drifting.

That some plan must soon be adopted to stop the drifting of sand over our peninsula, is a fact which we are all beginning to recognize. The Great Sand Park cannot be reclaimed until we put a stop to this incessant drifting. Whatever plan is ed must be put in practice at the Ocean, out of which the sand all comes. Between the Cliff House and the Ocean sand Bir Coange, the land eastward, or inland, is all level, while from the Ocean Side southerly a bluff, 50 to 100 feet high. rises above the beach. In the first locality the sand drifts rises above the check, while in the second there is no drifting at all. The bluff acts us a barrier, over which even the highest winds cannot blow the sand, and consequently we find tertile and on the easterly side of it. When we set about reclaiming we must imitate nature, and erect a barrier between the cliff House and the Ocean Side House (a distance of 3 miles) which will stop the sand moving inward. We cannot, with reasonable cost, immediately erect a barrier of sand or earth. anch as nature has set up south of the Ocean Side, but close fences may be erected around and over which the sand drifts hemselves, will quickly form barriers. Seven fences would be necessary, each one of which should be about 15 feet high. then the first fence was built the sand would quickly erect a mound over it, and would then go on drifting inward as before When this occurred, a second tence should be ergeted on the top of the sand which had buried the first one. When the second fence was covered, a third should be erected, and so on until the seven were all built, by which time, an almost perendicular sand hill, about 100 feet high, would have accumuated, and over a barrier of that altitude the strongest wind would fail to carry any more sand from the ocean.

If such a barrier were erected, the land from the beach to Lone Monntain, which is now nearly all a weary desert of barren sand-dunes, would soon be reclaimed by nature herself. Soil forms quickly on sand wherever rain falls, so long as fresh drifts are not allowed to sift over and choke nature's efforts to make soil fertile-and her efforts, let it be remembered, are always toward fruitfulness and verdure.

To erect seven fences of the height named would cost about \$50,000 per mile for the seven, or a total of \$150,000 for all. for the three miles. That cost would be very light for such a valuable service We have described this plan for reclaiming the outside lands, in the hope that something may soon be done in that direction. The sooner we enter upon the task, the easier it will prove and the cost of grading down the sand hills west of Lone Mountain, will be rendered so much the less expensive. Every year adds to the height of those hills and consequently to the expense which we will soon have to incur in grading them down. ____

Our System of Real Estate Assessment. . .

The real estate of this city is not assessed at its full value We are not aware that there is any fixed standard of valuation and if there is, it is certainly not adhered to. Some pieces of property are assessed at one-fourth their market value, others at one third, others at one-half, others at two-thirds, and some, as we elsewhere show, at nearly three-fourths their selling price. In some cases these inequalities in the valuation are found where the two pieces of property adjoin each other, and where therefore there can be little or no excuse for them. This is illustrated by this year's assessment of the 50 vara on the southwest corner of Pine and Hyde, and of the middle 50 vara on the south side of Pine between Hyde and Larkin. Those lots are assessed at the same price, although the corner, because of grade and location, is worth 60 per cent. more than the middle lot. The owner of the latter can not have his assessment reduced, however, because, before such reduction can be made, he must swear that his lot is not with the assessed price, and this of course he can not do,

since land here is not assessed at its tull value. Todo away with such a system and bring home acts of gross carelessness, ignorance or injustice to the assessor, we must assess real estate at its market price, as is now done in most of the large cities of the East. Of course assessment at full price would be attended with a corresponding reduction of the a rates, whereby the present rate of \$2.80 would be reduced

to a dollar, or even less. There is no system, and there is less justice, in the present plan of assessment. Under it the assessor may tax the real estate of his friends at only one-fourth its market value, while he makes up the loss to the treasury by assessing the propery of others at two-thirds or three-fourths of its saleable pricessessment at full value and a corresponding reduction in therates will act as a check upon ignorance and-in municipal matters at least-its twin brother ruscality.

---injust Assessments.

Alot, 30r771/2 in size, on Battery street, between Sacramento and California, has been assessed this year at \$14,000, an advance of ten per cent. on the rates of last year, although the above locality has really retrograded in value lately. The market value of the lot is about \$600 per front foot, or \$18,000 in all; it was therefore assessed at nearly three-fourths of its full value. New, let us cite another case. The 100 vara lot on the southwest corner of Fourth and Market, owned by Jas. Lick, is worth at least half a million of dollars, yet it is only ssessed at \$93,600, or less than one-fifth of its market value. It 18 in a growing neighborhood, too, while the Battery street lot is in a retrograding locality, in consequence of the movement of business southward. These two cases illustrate how unjust the assessments have been thus year, and we can cite twenty other cases, as bad or even worse than the above.

Several of the daily papers have alluded to what they called the sale of a half-interest in the Metropolitan Market propeny, running from Market to Sutter, between Montgomery and Sansome. A transfer of the property was recorded, but It was not a bona fide sale; it was made by way of mortgage secure certain monetary transactions in New York city. The dailies ought to wait for the appearance of THE CIRCULAR before they state that any transaction is a bona fide sale. The chief value of THE CIRCULAR, and one of our most difficult tasks, lies in the separation of apparent sales from real ones the winnowing of the chaff from the wheat.

The Size of San Francisco and Other Cities.

The 585 blocks of the Western Addition contain 19,305 building lots, 25 x 1371/2 feet in size, and the Western Addition contains about one-tenth of all the land in the city and county of San Francisco. This estimate would give a total of about 175,000 lots in this city and county, yet a dally paper not long since made the wild statement that there were 450,000 building lots already laid out here. That paper made a gross misstatement, but its calculation was reasonable pared with the extravagantly absurd assertion of one of our weekly commercial papers, which is authority on commercial matters, but which goes to sea immediately it begins to talk about city land.

Alluding to the real estate excitement which occurred previous to the completion of the Pacific Railroad, it says: "People got-wild over Homestead Associations, and an extent-of country was laid out, mapped and blocked, big enough to contain a dozen-such cities as Paris or London." A few figures will demolish the above statement rapidly. London proper has an area of 74,070 acres of land, not to speak at all of its suburbs. New York, including Brooklyn, Jersey City, Eastchester and Westchester, Morrisiana, New Rochelle, Yonkers, Flushing, Jamaica and Newton, all of which are as much a portion of the city as though they were on Manhattan Island itself-indeed a movement has been made to incorporate them all-has an area of over 120,000 acres, while the city and county of San Francisco contains only 28,000 acres of land.

Newspapers talk of the narrow space into which the hundreds of thousands of people of New York-City and the millions of London are squeezed, as though it were a solemn duty for us to follow their example, and pen our people up like swine. They forget that if the people of New York were properly housed, the city would be spread over three times as much space as it now occupies. We trust it always will be true that San Francisco covers a greater proportionate space than any other of the large commercial cities of the world, so that we may always have elbow-room and fresh air. To live in London or New York is almost to forget what sunlight looks like or how fresh air feels. The people of San Francisco may be thankful that they have not been, and are never likely to be, thus closely huddled together."

Improvements on Montgomery Street South.

The Montgomery Street Real Estate Company is about to erect a first-class brick structure, five stories high, on the west side of Montgomery Street South. The building will have a frontage of 160 feet on New Montgomery street, extending from Mission to Minna, and will have a depth on the two latter streets of 110 feet. This building is to be leased by the proprietor of the "What Cheer House," who will open it as a hotel. It has not yet been decided whether he will call it the 'What Cheer House' or not. The same company is about to erect another first-class brick building on the west side of New Montgomery, to extend from Howard to Natoma. The Bluxome Guard has agreed to rent all of the upper and a portion of the lower story of the building.

Farming Prospects around Los Angeles.

Although Los Angeles county, in common with all the southern counties of the State, suffered from the drought of last year, land there sells well. Valley land, within a radius of ten miles of the town of Los Angeles, sells for \$10 to \$20 per acre; while rolling hill land brings an average of about 55. Exporters of wheat and other produce formerly shipped by way of Los Angeles, but now they send everything direct to the port of Anaheim, and, we are informed, save money by doing so. All the indications of rain came from the north last year, which was indicative of dry weather. Signs of rain have even already appeared this year, however, and they have all come from the south—the rainy quarter. It is therefore anticipated that rain in plenty will fall this season.

Threatened Suit about the New City Hall.

It is rumored that a number of property owners, who own largely in the vicinity of the old city hall, will make an attempt to restrain the sale of the Market street front of Yerba Buena Park, the proceeds of which are to be used in building the new city hall. They will, it is said, resist the sale on the ground that the land is simply held in trust by the city, as a place of recreation for the benefit of all of the citizens, and consequently that the Act of the Legislature—authorizing the sale of a part of it—is illegal and void.

Market Street Values.__

The lot situated on the south-east side of Market street. 500 feet south-west of Third-25 x 100 in size-together with a frame building, worth about \$2,500, was sold early last month for \$31,000. Deducting the value of the house, leaves the value of the land at \$1,140 per front foot. This is a good price.

We are in a position to sell the following choice properties at the very lowest price : Two-story, new, substantial and large frame house and lot, on Grove street near Van Ness avenue and the new City Hall .- Beautiful lot, 55x90, corner Twenty-Fourth and Shotwell, all ready for building. Corner lot, large enough for four houses, on Hayes and Fillmore; \$3,000 only .- Investment on north side Market, between Montgomery and Kearny; one of the best blocks in the city. Fine large dwelling and lot, 341/1x1371/2, on First street, for \$7,500. Three-fifths of a corner 50 vara, near new City. Hall; all the streets improved, for \$9,000 .- Very cheap new house and lot, 27x104 in size, on Twenty-Fourth, near Alabama, for \$2,500. - Double lot and two houses, on Francisco, near Powell, renting for \$60; price only \$4,000 .-Store property on Stockton, renting for \$225; price \$18,000. -Two investments on Fourth street. - Cottage and lot, 321/x69, on Fillmore and Turk, \$2,000.—Lot-90x1221/2, west side Mission, near Twenty-Second, as a whole or in subdivisions; \$6,300 for all. - Frontage of 228 feet on Church with two corners, all level and near the cars, cheap.

Old-Street-Contracts-Warning-to Property-Owners, The last Legislature passed a law creating a Board of Comnissioners, whose duty is to examine and determine the validity of such street assessments as street contractors may bring before them.. The work must have been done prior to April 4th, 1870. When an application is made by a contra the Board advertises the fact in the official paper, and this is the only notification which the property owners affected receive. A letter sent through the post-office would find the majority of them, but the law does not require such notice to be given. It appears to have been prepared with the object of squeezing money out of property owners for the benefit of street con-

The Board has already examined many cases, in only one of which an owner appears to have discovered anything about what was going on. In all cases the Board has issued certificates of judgment against the property owners, upon the onesided statements of the contractors or their assignees. These certificates, the law says, "shall be conclusive evidence in all the Courts of justice of the State " " " " "

that the property is indebted to the person named therein for the work and amount stated." The certificates are made a lien for two years, and the Courts are authorized to enforce them. The property may be sold under these liens and the deeds issued, the law says, "shall be conclusive evidence of title." The Board was originally composed of three persons. One of the members resigned, however, and as a majority is allowed to act, the vacancy has never been filled by the Gov-

The proceedings of this Board look very like snap judgments upon property owners in favor of street contractors, for work unjustly done. If the intention had been to legalize just claims only, it seems to us that the law would have required more than an obscure legal advertisement for fifteen days in one paper. It frequently happens, too, that a street assessment is paid without the contractor marking the bill off the book of assessment. Under the law we are treating of, a contractor may bring forward a second bill and, without the knowledge of the property owners, get judgment against such of them as he thinks can not produce a receipt. Judgments have been rendered against property for work claimed to have been done and unpaid as follows: Blythe & Wetherbee, assignees of M. Conniff, against the 50-vara on the southeast corner of Ellis and Jones; ten assessments for planking and sidewalks, amounting in all to \$522. Drew & Carroll, against property on east side Webster between Page and Haight, three assessments, for \$560% in all. W. J. Richardson, for sidewalks on Jackson between Jones and Leavenworth, \$7631/4, and for grading Union, between Octavia and Laguna, nine assessments, \$882 in all. A. Himmelman, assignee of P. Connolly, for sewer on Leavenworth between Eddy and Turk, \$554. J. M. Wood, assignee of J. S. Dyer, for grading Pacific between Steiner and Baker, six assessments, \$3,736 in all. Michael Conniff, for planks and sidewalks on Harrison between Second and Third; judgment for \$692 against the property northwest corner Hawthorne and Harrison. Judgment in favor or T. J. A. Chambers, assignee of W. Baker, for grading Van Ness avenue from Clay to Pacific, four assessments for. \$1,678 in all.

Judgments for \$9,388 have already been rendered by this Star Chamber Street Assessment Commission, and the mill is still grinding. The law, so far as we can see, requires the contractors to make nothing but a statement; the assumption seems to have been that a street contractor would not lie unda any circumstances, and that therefore when he says a bill is justly due him, a judgment ought at once to be issued, without a statement from, or even the knowledge of the unfor-

tunate property owners.

Mooney's Departure no Surprise.

Surpise has been expressed over the hasty departure of Thomas Mooney for "the Springs." The wonder with us, however, is not that he departed unceremoniously, but that he managed to hold his position and fool his dupes so long. His going was always only a question of time, and we had for nearly two years been expecting to hear that he had absconded Unadulterated cheek and impudence alone sustained him. It is a standing disgrace to San Francisco, that such a patent old charlatan and thinly veiled rascal was able so long to keep up his diguise, and hold a position as absolute dictator with other people's money. We do not believe that there is another city in the United States where such an empty humbug could, for nearly ten years, have played a like patent and profitable game of deception.

Mooney hoodwinked his dupes by the Anti-Chinese game, and by preaching the beauty of the Eight-Hour Law in a city which is almost overwhelmed by competition with cheaper rivals abroad. He also dealt largely in abuse of soulless corporations, insurance monopolies and exacting capitalists, while he always charged one-half more for money than his neighbors and constantly pocketed large fees, which were squeezed from the pockets of unfortunate borrowers. His departure is a public benefit, and is a warning to the working classes to avoid tricksters, demagogues, and charlatans such as he. We have at least a dozen more of them left, too. They make a living by precisely the same kind of humbug as that in which Mooney dealt. They are "friends" from whom all persons may well pray to be delivered.

Vallejo and Onkland.

As between Oakland and Vallejo, the former has vastly the best hold on permanent prosperity. Vallejo will lose her grip the day the Straits of Carquinez are bridged, and that enterprise will certainly be consummated when the trade coming down to Vallejo justifies it. When the Straits are spanned and the railroad carries its freight and passengers down to Oakland or some other point on our bay, Vallejo will immediately subside.

Important Transaction on Bryant Street.

The lot on the south side of Bryant street, 1371/4 feet west of Fifth, 1371/4 feet in front, by 275 feet in depth, was purchased last month for \$20,000—\$145 per front foot. With such a fine depth, the lot was very cheap at the above price.

Capital Here and at Chicago.

The thirteen National Banks of Chicago, have only a capital-of \$18,000,000 to \$19,000,000. There are three or four private banks, the capital of which is not known; but it is quite certain that all of the Commercial and Savings Banks of Chicago combined have not as much money as that on deposit in the Savings Banks of San Francisco. There are only four Savings Banks in Chicago; they are little known, and do a very small business. The Commercial Bank rate of interest is ten per cent. there, and twelve on the street. Nine per cent, per annum is charged upon real estate loans, the insurance companies supplying the most of the capital required for that branch of the business.

---An Intelligent Description.

A deed was recorded last month in which the property was described as commencing 55 feet from the corner of Hyde and Green. Which corner was meant, and in what direction the lot runs from the corner can only be guessed at. Of course the buyer's title is radically defective with a deed containing such an indefinite description as this. Mistakes of this and other kinds are common, owing to the writing of deeds by incompetent persons. They imagine they can do the work themselves and thereby save the amount which a competent person would charge for the service.

---Large Purchase by a New Water Company

The San Francisco-Water-Company last mouth purchased a tract of land on the Bernal Rancho, containing nearly 23 acres. The price paid was \$148,000, or at the rate of \$6,435 per acre. The land has five frontages, as follows: 550 feet on the east side of Mission street (or the new San José road); 5581/2 feet circular frontage on Holly Park; 400 feet on North Avenue; 1,100 feet on Cortland Avenue, and 950 feet on West Avenue. The land is four-fifths of a mile south of or beyond Mi-sion and Twenty-sixth streets, and is 414 miles from Market and Third streets.

----The Movement Southward.

Three years ago a certain store on Sacramento and Battery streets rented for \$300 per month; now it is rented with difficulty for \$80. Three years ago, the best wholesale business portion of the city was on Sacramento, between Sansome and Front; now, however, that locality is almost deserted, in consequence of the chief wholesale stores having been moved to Sansome, Buttery, Front, and contiguous streets south of Pine. The march southward has not yet stopped, either; the best wholesale and retail portion of San Francisco will be located south of Market street in ten years hence.

The Second Street Case.

The friends of Judge Stanly have watched the snail-like progress of the interminable Second-Street-Cut case in the County Court with much anxiety. To try it would upset the brain of many Judges, yet, thanks to a good constitution, Judge Stanly's reason has not yet succumbed. This Second Street business very much resembles the celebrated Schleswig-Holstein question, which caused so much trouble in Europe. a few years ago. Lord Palmeston said of it that only two persons in Europe succeeded in understanding it—he and another man, and the other man became insane almost immediately

Turk Street Prices.

The lot-50x1371/2 in size-on the south side of Turk street, in the middle of the block between Taylor and Jones, appeared among the sales lately. The sum paid was \$200 perfront foot, or \$10,000 for the fifty feet. The above lot was previously sold in November, 1867, for \$5,250. The neighborhood is a first-class one, but the land is too level for good gewerage, the fall from Jones to Taylor being only 5 feet, and from Taylor to Market only 3 feet.

Special Notice.

THE STOW FOUNDATION PAVEMENT-OPINION OF THE SUPERINTENDENT OF STREETS .- The proprietor of the Stow Foundation Pavement patent lately addressed a few questions to Col. M. C. Smith, Superintendent of Streets, relative to that pavement. He made the following reply:

"I prefer the 'Stow Foundation Payement,' because it is, in my judgment, the only one which is constructed upon sound mechanical and scientific principles. It becomes more solid and compact by use; and its durability can only be limited to the time when the timber will abso-

utely wear out or perish from decay. or in the state of the properly laid with selected timber, such as California Black Heart Redvood, Port Orford Cedar, or the close grained Yellow Fir from Oregon, it will last at least ten years, and perhaps fifteen or twenty years, almost without repairs. The present condition of the Stow and Nicolson pavements laid for the same length of time, leads me to infer that the first

will last at least a third longer than the second." The Stow Pavement is laid on Kearny street, opposite the City Hall. Col. Smith says of it:

"I am fully persuaded that I never saw a better pavement laid anywhere than the sample to which you allude. If it does not last at least ten years, I will be greatly mistaken."

F. N. Neuval, Esq. - Deur Sir :- As counsel for the creditors of the late Carrie Diamond, I have investigated the transaction in which she conveyed to you the property on Bush and Louisa streets, by deed of October 11th, 1869, and after diligent inquiry into all the facts_connected with such conveyance, I am satisfied that the deed was given to you for a valuable consideration, being moneys which you had actually loaned to J. NAPHTALY,

Miss Diamond. Respectfully, Attorney for Creditors of Carrie Diamond, Deceased.

San Francisco, September 23d, 1870. A BBEY HOMESTEAD ASSOCIATION. - NOTICE IS A hereby given to the Stockholders that the Office of the Scerctary of the Abbey Homestead Association is removed to No. 507 Montgomery St.,

up stairs. C. S. COUSINS, Secretary, 507-Montgomery street. S. LUTY-REAL ESTATE AGENTSAND HOMEstead Secretary, 305 Montgomery Street, Mead House northwest corner Montgemery and Pine streets, San Francisco. Money invested in first-class real estate properties in San Francisco.

MONEY AND BILL BROKERAGE OFFICE OF PHOS. C. BANKS, (late Banks & Co., Banker). Comercial paper ted. Loans upon Real Estate, Warehouse Receipts, and other negoliated. Loans upon Real Estate, Collaterals. No. 13 Merchants' Exchange. Office Cal. Mulual Life In

TOR SALE OR LEASE ON ACCOUNT OF REmoval, the Office new-occupied by the Pacific Mail Steamship Company, corner of Sacramento and Leidesdorff Sts. ELDRIDGE & HWIN:

IMPERIAL LIFE INSURANCE COMPANY OF LON-Established in 1803—Capital, \$8,000,000. + Losses paid here in mediately on adjustment, in United States, Gold Coin. FALK-NER, BELL & CO., Agents for California, No. 430 California street

JOS, A. DONOHOE. DONOHOE, KELLY & CO., BANKEBS, SOUTHwest corner of Sacramento and Montgomery streets, San Francisco, Exchange for sale on Eugene Kelly & Co., New York, on St. Louis, Chicago

and Cincinnati,
Also, on Messes, Smith, Payne & Smith, London; the Consolidated Bank-Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co.,

Paris.

Exchange on the Bank of Ireland, Dublin, is payable at all the Branches. and in every county town in Ireland. *

CERMAN SAVINGS AND LOAN SOCIETY.—GUARAN-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. Certificates of Deposit issued, transferable by condorsement. Diametrons: L. Gottig, G. H. Eggers, Fritz Koster, thing, J. Gundlach, Henry Schmiedeth; Charles Kohler, M. Meirineim. Officers: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Attorney. .

CITY BANK OF SAVINGS AND LOAN, 627 SAC-RAMENTO STREET, corner of Webb. President, Daniel Murphy; stees: H. A. Cobb, Daniel Murphy, M. Daly, R. Foley, M. O'Neil, D. Jobson, Robt. Barry, James McNamara, Jno. Shineberger, D. B. Murphy; Secretary, P. H. Keimy; Attorney, D. W. Douthitt. Deposits received at ONE TER CENT. interest per month. LOANS made on Real Estate, Personal Property, approved Notes. Mortgages, Warehouse Receipts, Bills of Lading, etc. Office hours in to 3, daily: Saturday evenings, 7 to 9.

T SELIGMAN & CO., BANKERS, No. 412 CALIFOR-• nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to sait, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europy.

HIBERNIA SAVINGS AND LOAN SOCIETY, CORNER OF MONT-11. gomery and Market streets-A dividend of ten per cent, per annum has been declared, for the six months ending the 21st instant, payable on and after this date.

EDWARD MARPIN, Treasurer.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Breinen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghac, Hongkong,

MONEY TO EOAN ON GOOD CITY PROPERTY, By THE HIBLENIA 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, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasurer, Edward Martin, Manager, Polynog, Poly

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-besk will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from \$4. M. to 3 P. M.

MERCHANTS' MUTUAL MARINE INSURANCE risks disconnected with marine insured by this company. Losses paid promptly. Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. II. promptly. Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. II. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Wm. Scholle; J. B. Scotchler, President; Janez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in Manine Insurance.

PIRE AND MARINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome atreets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portlons of risks considered too large will be re-insured in responsible companies. Lesses -promptly paid in U.S. gold coin. D.J. STAPLES, President, CHAS. R. BOND, Secretary. HENRY DUTTON, Vice President.

NORTH BRITISH AND MEBCANTILE INSURdtal \$10,000,000. Accumulated and invested funds, March 23d, 1866, Capital \$10,000,000. Accuminated and invested films, sharen 230, 1806, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. ff. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

DACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock. \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividende, \$639,928,09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Josa. Hunt, President; WM. Alvord, Vice-President; dent; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

TIBE AND MARINE INSURANCE.—UNION INSUR-C ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS istablished in 1861. Nos. 416 and 418 California street. Cash capital \$750,000, geld. Assets exceed \$1,000,000, coin. Fair rates; prompt settlement of losses; solid security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

NIGHT & BLANCHARD, 320 MONTGOMERY street, in connection with Dam & Gladding, Real Estate bought and sold, loans negotiated, especial attention given to Renting Houses an

CHAS. C. BARRY,

SEARCHER OF RECORDS. OFFICE, SOUTHWEST CORNER MONTgomery and Commercial streets, San Francisco.

THE DECOTO LAND COMPANY.—PRESIDENT, CHARLES ALPERS: Treasurer, Win. Harney. The above named Company has purchased the new Railroad Town of Decoto—the most eligible site on the line of the Western Pacific Railroad, in Alameda Valley. It has beautiful scenery, rich soil, good drainage, fine climate, and running water, and is easy of access, being within three-quarters of an hour's ride of Oakland Wharf. Beautiful picnic grounds lie adjacent. Reservations have been made for parks, schools, etc. 37,500 Evergreen Trees are to be planted upon the property during the next rainy season, or 25 trees to each lot. There are 1,500 shares, of \$200 each, payable in 20 monthly installments, of \$10 each. Each share represents a lot of 50 by 100 feet. Lots to be distributed on the 14th of November next. No assessment for any purpose whatever can be levied beyond said \$200. For particulars, pamphlets, etc., apply to T. A. MUDGE, Secretary, 509 California street, San

PROPERTY FOR SALE BY CHARLES D. CARTER All Property placed in my hands for sale is advertised gratis

Two story and bisement new house, 8 rooms on Grove near Van Beantiful lots, full depth, on west side Mission, near Twenty, House of 8 rooms and 25-feet lot on Stockton, near Lombard..... 5.000 Southwest corner Guerrero and Seventeenth, 80x243. ... Hongs and Lot, 30 ex75 with rear entrance, on Powell, near Chay, Lot 51 5x114, on Twenty-third near Diamond House and lot on California Avenue, near Precita Place... Cheap lot on Prospect Place, Cobb Tract..... Lot 67 %x70, very cheap, corner Hayes and Fillmore..... ot 77 8 x 120, three fronts, corner of Eddy and Webster; only, Lots 27 [ex120], each, to rear street, on Geary, near Polk; all street vencents made: each... House and lot on Tark, near Scott; lot 27 by x137 by. Large frame stable building and well; lot 100x137 1/2, on O'Farrell, near Devisadero... House, and lot 32 lexes2, on Fillipore near Turk.... House of 6 rooms and lot 25x137 ly; stable, etc., on California, near Full & 50-vara, on Bush, near, Leavenworth, . . Very cheap corner, fronting on Francisco, Taylor and Water:

good site for a saloen or greecry.

Lots 25x102%, on Thylor, near Ellis: one of the finest sites for 80, corner Church and Army; beautiful level lots; for both Lot 50x87 B, corner of Hyde and Lincoln Place, near Union.....

Lot 25x137 2, on Post, near Hyde.
50-yara corner Hyde and Washington.... story house and large corner lot, on Clay, near Powell. Fine " story house and lot, duxio, on Silver, near Third.

of 1371/x198, with one of the finest houses and most beautifully 2 story house of 7 rooms, and lot 27 lext 37 le, on Geary, near Leavenworth Bryant, near Twenty-third.

Three of the finest and healthiest sites in the city for private res-

idences, each 50-vara in size, corners of Baker, Filbert and Greenwich; street cars run within a block; view of the Beautiful sits, 275 on Devisadero, by 180 on Vallejo and Broadway 8,00 Syara with three fronts, corner Turk and Pierce; streets improved 8,800 50-yera lot and fine dwelling, on First, near Harrison, only.... 7,500 New and elegant house, lot 26x115, on west side Howard, near

One story cottage and well of water, with-lot 27x104, on Twenty.

fourth, near Alabama

ying investment on Market, near Second..... Four houses and large lots on Sixteenth, between Cherrero and Dolores, prices \$5,000, \$5,500, \$6,000 and:... Improved property on Fourth and Welsh ...

Lot 46x137 %, on Berry, near Seventh..... splendid outside investment, on corner of Twenty-fourth and Shotwell... Let 25x100, on Seventeenth, near old Mission church; Seventeenth

75x125, on Fifteenth; near Noc: these lots are within a fewfeet of Market street, and are very cheap; price for both only 7,000 Lot corner Hayes and Gough, and lot corner Gough and Linden, 120x82 in size; three from sud-two corners; all street improvements made and paid for; lot on grade; Hayes sewered

and has cars; only... Lots in all the Gift Map Tracts, and at South San Francisco, Central Park, on Haley Tract, with Excelsior and other Homestead lots, very cheap

A UCTION SALE OF TIDE LANDS BELONGING TO the State of California. John-Middleton, Auctioneer. The Board of Tide Land Commissioners acting under an Act entitled "An act to suvey and dispose of certain Salt Marsh and Tide Lands belonging to the State of California." having sold o rtain Tide Lands at public metion b the highest hidder, on the 2d, 4th, 7th, and 9th days of June, 1869; and certain purchasers at said sale having failed to make the second payments 25 per cent, on the several and respective Lots and Blocks purchased by them, and having the reby failed to comply with the provisions of said AC. the aforesaid Lots and Blocks upon which the second installment has not been paid, are considered as unsold by the State, and the Board of Tide Land Commissioners will therefore offer them for sale, at auction, to the highest bidder, at Platt's Hall, ON MONDAY, OCTOBER 17TH, AT 10 A. M., continuing every alternate day (Sundays excepted) until the land are disposed of: The property is bounded on the north by Twenty-forth avenue and the open canal; on the east by Water Front street; on the south by the southern boundary line of said city and county; and on the westly the lands of the Bay View Homestead and the shore of San Francisco Bay. as shown on the official top. Terms of sale, 14 cash in gold coin on dry of sale, and the balance in 3 equal annual installments. B. F. Washington, Rodmond Gibbons, L. L. Bullock, Board of Tide Land Commissioners. Wm. S. Byrne, Sectotary.

CARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three larger with interest of the office. LOS ANGELES COUNTY LANDS. years, with interest at 10 per cent.; payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donobos, Keller & Control of the Street (adjoining the banking house of Locksim Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anabelm.

THE REAL ESTATE ASSOCIATES. -INCORPORATED September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business, and provides and unimproved business. ness and residence property in the city and county of San Francisc Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. McDonald, Wm. Hollis, EDWARD BARRY, President. WM. HOLLIS,

PENOVAL. -- MICHAEL MEAGHER, NOTARY PUBLIC AN Commissioner of Deeds for Nevada, New York, Connecticut, etc. has removed to 439 California street, two doors below Montgomery, an

Agents, have removed to Itooin 20, Stevenson's Building, southwest corner Montgomery and California. Prompt attention given to evaluation of the Property State of the Property department of the Real Estate business.

LOAN SOCIETY,
No. 411 RESH STREET, ABOVE KEARNY, G. MAHE, Director
Loans made on real estate and other collateral securities at current rate
of internal

Printed by Joseph Winterburn & Co., 417 Clay street.

Thus D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.

FOR THE MONTH OF OCTOBER, 1870.

[Single Copies, 10 CTs.

SALES FOR THE MONTH OF OCTOBER.

Table showing the Number and Value of Sales of Real Estate ade in all Sections of the City and County, in October, 1870.

Section.	No. Sales.	Amount.	
My Varas	50	\$204,795	Ì
	17	53.284	
in Philip and Willer Libbaccocce	7	81,200	
Bouth Beach		J	
outh Beach	53 -	63,930	
dission Addition		122,720	
or town Addition	46	=169,497	
South Sau Francisco	11	12-9(0)	
Jomestend Associations	111	50,803	
19 T nexten /	35	- 165,270	
Juside Lands	7	731	
*	⇒ 381	\$925,130	
	, 7	,	

San Francisco, November 1st. Real estate was very dull lust month. In fact, there was really little or nothing done, the most of the transfers made having been private transactions. Real estate taxes fall due naving over and they always have the effect of restricting transactions. The run upon the Hibernia Bank had also a tendency to check activity in sales. It was to a certain extent a test of real estate, and so far as it was a test, it accomplished good City property may for some time longer continue to be as dull, or even more dull, than it was last month, but that does not affect the general confidence which is felt in it. We have had abundant evidence of this fact within the past year. Strong and continuous efforts have been made to break prices, by parties who wished to buy at low rates. They have persistently asserted that rates everywhere were certain to come down, and they have been able to point to instances in nearly every quarter of the city where sales were actually made at lower rates than those which ruled during the excitement of 1868-9. These sales were made by owners who were compelled to sell. There has only been enough of them, however, to prove the rule, that prices generally were and still are firm Many buyers have purchased small lots at reduced prices within the past year, and wishing to secure more at the same rates, have attempted to make the prices they paid the standard for the neighborhood. In all cases, however, they were quickly undeceived by the other owners, who, being under no pressure to sell, insisted on the highest rates which ever prevailed. Indeed, in many cases they even demanded advances on the latter, and were quite careless about selling at all. By these occurrences the difference between the one owner who is compelled to sell, and the twenty who are

under no such pressure, was clearly illustrated. The reduced figures in our table of sales abundantly prove how dull real estate was last mouth. The total amount which changed hands was smaller than it has been in any month ince September, 1866; but the figures in our list of street sales show that in the unijority of cases the prices obtained were misfactory to the sellers.

The Bank's Securities.

The person who originated the nutruth about the insecurity of the Hibernia Bank, stated that its assets would not bring of cents on the dollar, yet when his property was brought to forced sale at auction—at which sales prices are always expected to be very low - two of the pieces offered were sold. One of them brought \$29,100, while the loan upon it only amounted to \$20,000. Let it be recollected, too, that the purchasers were two of our shrewdest real estate speculators, who never buy except they secure burgains. Many persons who went to the first sale with the intention of buying were and still are deterred from doing so by the outery which the owner made about the alleged outrages he had suffered. The bank has not by any means as large a margin of security in this case as it generally holds, but still it has enough to cover the principal sum due and the interest, even if the property is all disposed of at forced sale in such dull times us these.

Harbor Master's Dues Stopped.

We are very glad to see that a decision has been rendered by Judge Sawyer, declaring the collection of harbor dues inconstitutional. This is one weight lifted off our commerce. We trust that a second and weightier load -extortionate wharf tolls-will soon follow. We hope the practice of driving ships to the free wharves of Vallejo and Oakland will come to an

Sale on Jackson Street.

The lot on the north side of Jackson street, 1461/2 feet west of Polk-1141/x1272 in size-which was sold in September for \$7,500, was resold last month for \$9,500-\$74 per front foot. The street is graded, macadamized and sidewalked, and the lot is on the grade.

Sale on O'Farrell Street.

The lot on the north side of O'Farrell street, 13712 feet west of Polk; thence west 68% feet front by 120 feet in depth to Myrtle avenue in the rear, was sold last month for \$8,250 \$120 per front foot. O'Farrell street is planked and sidewalked, and the lot and street in the rear are on the grade.

MORTGAGES AND RELEASES.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET: No. 12.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of October, 1870.

By whom taken or released.		TGAGES.	RELEASES.		
	No. +	Amount.	No.	Amount.	
Private Individuals	85	\$391,212	49	\$167,735	
Hibernia Savand Loan Society	8;	18,200	22	73,150	
Clay St. do. do.	44	139,400	14	90,050	
French do. do.	5	81,300	5	- 6,816	
German do. do.	. 11		5	12,366	
Odd Fellows' do.	45			43,500	
Masonic do.	8	21,300			
Humboldt do.	-2:		3	-10.500	
Building and Loan Society	****		- 2	15, 150	
San Francisco Savings Unlou.	11	21,800	. 7	65,350	
Red Men's Savings Cank	1	2,500			
People's Insurance Co	5	14,600	. 2	2,500	
Union do.	1	1,000		6,400	
Pacific do.	4.	9,500			
Occidental do. 1	4 4	8,900			
City B'k of S. L. and Discount	- 1	- ,	10		
4	1			4	

A comparison of the mortgages given in Sentember with those recorded in October, shows that the latter exhibit a desirable reduction of 38 in number, and \$305,952 in value. The mortgages of September were \$703,361 ahead of the releases, while those of October only exceeded the releases by the amount of \$284,975. The Hibernia Bank loaned \$99,950 in September, and only \$18,200 in October, and the Clay Street Bank let about \$100,000 less. These reductions partially account for the falling off in the mortgages. That reduction is still further accounted for by the proximity of the rainy season, which deters lot owners from further borrowing of money for build-

205 \$805,462 129 \$520,487

Money is very searce at nearly all the savings banks. As shown above, the Hibernia let very little. When loans are granted by it, the old rates are maintained. They are one per cent. on all sums under \$3,000, and 10 per cent. on all amounts over that sum.

The Clay Street Bank is not loaning any money at 10 per cent. The demand at that bank was light last month. The German society is not loaning at 10 per cent. either, and the demand has been light, the majority of applications

being from the country. The French society is loaning at 10 per cent, in large sums, where the property is improved. The demand was very heavy. at this bank last month, and over three-fourths of the applications were rejected.

The Odd Fellows' Bank is not letting any money on real estate at less than 12 per cent., but is granting loans on demand notes at 10 per cent. The demand was heavier with it last month-than in September, and was sufficient to absorb all the money on hand.

Eighteen part cash sales were made in October, by which transactions mortgages of the value of \$126,225 were created.

The following were the chief bona pide leases recorded during the month of October: The third story of the building No. 24 Post street, for 5 years, at \$250 per mouth for the first 2 years, and \$275 per mouth for the other 3 years.-The store and large room-in second story No. 26 Post street, for 1 year, with privilege of 4 years more; at \$500 per month. The store and basement No. 22 Post street, for 1 year, with privilege of 4 years more, at \$300 per month. - The Hotel de Gailliard, No. 507 and 509 Pine street, for 5 years, with. privilege of 5 more, at \$600 per month.—The store and 4 rooms in last named Hotel, relet for 2 years at \$150 per month.-The store and basement No. 227 Kearny, for 5 years, at \$227 per month.—The iron building on water lot 668, on Mission near Spear, for 2 years, at \$60 per month.—The house No. 324 Sutter street, for 5 years at \$375 per quarter.—The property on the southeast corner of Hayes and Franklin-112,x78 in size—for 4 years and 3 months, at \$125 per month for the first 15 months, and \$136 per month for the remainder of the term. -The first floor of the building on the northwest corner of First and Howard, for '2 years and 3 months, at \$107), per mouth.—The building Nos. 623 and 625 Clay street, for 5 years, at \$275 per month.

Decision about Real Estate Corporations.

The Supreme Court has decided that real estate corporations, formed for the purpose of purchasing, improving and selling real estate, may legally vote money from their funds for the purpose of aiding the building of a street railroad that is to run contiguous to their property.

The Second Street Cut. .

The decision of Judge Stanley refers the above matter back to the Commissioners who were appointed to assess benefits and damages. They will prepare a new report soon. Until that report is made, we refrain from making any commentson this very much mixed case.

The Southern Pacific Ruilroad - Important - Announcement.

We are in a position to state that work on the Southern Pacific Railroad is about to commence, and that it will be extended southward as rapidly as possible. We do not derivethis information from idle rumor, but from one of the chief officers of the road, and it may therefore be relied upon. The Southern Pacific road is of far more importance to San Francisco than any other line on the coast. The building of it will create a great deal of work for men, horses and mechanics, and cannot help proving of great benefit to the city in these dull times.

Real Estate in New York.

The N. Y. Tribune of Oct. 13th, contains the following summary of real estate affairs in New York:

"White the real estate market generally has for many months been declining, some localities have not shared this tendency. Fifth avenue lots have steadily advanced, although already so high that the prices they command astonish people have lived in New York a few years. Sooner or later the depression now existing will be overcome, and a healthy investment demand spring up. Such excitements as that of-1838 and 1869 carry people beyond the bounds of prudence, and the prices they pay are in advance of the then value of the property parchased. A reaction necessarily takes place. and the market must be dull and transactions moderate until the advance of time brings the value of property up to the fictitious standard created during the excitement. The market has not yet reached this point. In only exceptional localities can the prices of eighteen months ago be realized."

The World, in an article on the same subject, says: "Real estate in New York and vicinity is not only high, not only higher beyond all comparison than it has ever been before, but higher than any similar real estate in any part of the world, not even excepting the over-crowded capitals of over-crowded and territorially timited European states. That it is unnaturally high is shown in several ways. The universal complaint of high rents, the unusual number of vacants. fices, stores, and dwellings, and the annually swelling hegira to suburban districts, form one class of striking proofs of the disproportion between the asking prices of real estate and the estimates of bona-fide buyers and tenants. The almost fabulous advance in the price of certain kinds of property. during the last three years, without a corresponding increase in the demand for the same for actual use or employ, is prooff of another kind that the prices are unnatural. The rise of suburban property is effectively characterized by the humorous assertion of a leading real estate dealer, that enough farms have been laid out in building lots during the last three rears to furnish every New York family with a country residence and to have some left over. Does any one suppose that the. mere laying out of miles upon miles of costly roads will add uhabitants enough to fill square miles upon square miles of land? No calm inquirer can doubt that the unnaturally high prices of real estate in New York City and vicinity are caused by speculation and nothing clse."

The Hibernia Bank-the Attorney's Fees.

For the information of those who may at any time wish to borrow money from the above institution, and also with the object of correcting some mis-statements that have been made, we agnex the printed scale of fees charged by the attorney of the Hibernia Bunk.

		ALLEN	W. LEBYATES						
ī	onn	not	exceeding				\$	1,000	\$ 15
-	11 41	boy	8\$	1,000	and not	exceed	ing	2,000	
	4.1	4.0	*****	2,000	+4	* 64	***	3,000 /	
	4.6	**	79	3,000	**	8.4		5,000	
	8.8	69		5.000	16	8.6		7,000	
	4.6	4.6		7,000	4.6	4.9		10,000	
	4+	4.6		10.000	66	-44		15,000	
	0 E			15,000	. 44	16		20,000	
	14	4.0		20,000	44	4.6	+ +*#	30,000	
	4.6	4.6	********	30,000	- 4,4	8.4		40,000	
	11	. 4 6		400,000	4.6	8.8		50,000	
	8.0	4.6		50,000	* 64	84		60,000	
	11-	4.4		60,000	3.6	6+		70,000	
	8.6	4.6		70,000	- 44	8.6	w 3	80,000	
	6.4	4.6		80,000	14	66,		90,000	
	4.6	0.6		90,000) "	61		100,000	
	8.4	4.6		100,000		16		150,000	
	8.0	44		130,000) "	9.5		200,000	. 25
									4

Instead of amounting to one per cent. on all loans, as has been asserted, the above scale of charges it is claimed only, amounts to an average of one-fifth of one per cent.

To those who have Drawn Money from the Banks.

There is a certain class of people whose foolish fears no amount of responsible assurance can succeed in quelling. Many such persons took their money out of the savings banks lately, and are now running the risk of losing or wasting Such people should lose no time in investing their savings in real estate: in productive property, if they have enough to purchase a house and lot, but if they have not, let them buy acant lots as near the centre of the city as their funds will. allow them to go. They should avoid the hills, for lots on them do not advance in value as they do on level ground, and they should also refuse to buy on a street which is not graded, macadamized and sidewalked. By doing so they will avoid the payment of extortionaté street contractors' bills. Real estate is now as cheap as it is likely to be, and investments in any direction south or west-respect being had to the restrictions named-are absolutely certain to pay well. Either take your money back to the savings banks or invest it immediately in real estate.

	North of Market Street, le of Dupont, 68% feet north of Francisco, north 22% to S.; was previously sold in December, 189, for \$1,500; le of Dupont, 97% feet horth of Orean, north 20% to Dupont, 100 feet north of Chestnut, north 37% 77%; le of Dupont, 100 feet north of Chestnut, north 37% 77%; le of Dupont, 100 feet north of Chestnut, north 37% 77%; le fish frontage takes in half of Pfeiffer street (30 feet wide) le side of Stockton, 55 feet north of Bush, north 20% 3%, to Redford Place (which is 7% feet wide) in the rear: 3% feet west of Stockton, 65 feet north of Jackton, north 20% 3%, to Redford Place (which is 7% feet wide) in the rear: 3% feet west of Stockton, 65 feet north of Jackton, north 30% 7%, as stocher of Jones and Steveloe Place (which is 15 feet death of Stockton), 19% feet west of Kearny, west 25137%, as cord and between 0 Parrell and Ellis streets) south 32% 7%, as of 11, 30% feet west of Kearny, west 25137%, as previously sold, in August, 1869, for \$2, 150; now resold of Jones, 25% feet north of Ackson, north 30% 7%, as previously sold, in August, 1869, for \$2, 150; now resold of Fither, 11, 12.2% feet west of Kearny, west 25137%, as previously sold, in August, 1869, for \$2, 150; now resold of Jones, 25% feet north of Stockton, 25% feet north of Jones and 187% feet west of Kearny, west 25137%, as old in May last, but the deed was only recorded now 4250 perty as last described resold for. 10, 250 operty as last described resold for 10, 250 operty as last descri	
STREETS OF THE CITY FROM SEPTE	MBC	L R
[Note.—In about three cases out of every five there are ho the property sold. The precise location of each lot is given so	uses upo	ISO.
North of Market Street,		
91%: Was previously sold in December 1819 for \$1.50	n•	20
previously sold in April, 1867, for \$3.856; now resold for	6.06	
East side of Dupont, 100 feet north of Chestnut, north 37 1/2 27 1/2 which frontage takes in half of Pfeiffer street (30 feet wild	1 40	00
West side side of Stockton, 55 feet north of Jackson, north 20:	4)()
also, northeast corner Jackson street and Bedford Place (93% feet west of Stockton) east 44x55	14.00	
Southeast corner of Jones and Sievaloe Diaga (which is it for	4	-
South aide of Greenwich, 197% feet west of Kearny, west 25x137%	3,00 1,35	0
North side of Filbert, 114 1-6 feet west of Mason, west 23 1.12x70		0
South side of Vallejo, 124 1-6 feet east of Dunont, east 134 x34	4,25	
Same property as last described resold for	5 000	
North side of Pacific, 129% feet east of Dupont, east 20x13736; ex	10 25	0
South side Pacific, 154 1-6 feet west of Powell, west 40 4 v60	4 000	0
Northwest corner Sacramento and Kimball (between Leavenworth	3,00	
South side of Post, 220 feet west of Leavenworth, west 27 k x 137 k	:	0
April, 1869, for \$5,000: now resold for	9,000)
was previously sold in January, 1868, for \$10,500; now resold for	-)
South corner of Spear and Folsom, southwest 137 % x 137 %	27,100	
" Viousiy sold in June, 1869, for \$10,500; now resold for	- 7 000)
previously sold in February, 1868, for \$2,050; now resold for Southeast corner of Folsom and Beale, 50 yara; was previously	2,100)
Southwest corner of Harrison and Ringon Place (between First	29,100	
Southwest corner of Brannan and Geneva (between Sixih and Seventh) west 34x81		
Mission Addition and beyond,		-
west 50x125 west of Church,		
Northwest corner of Nineteenth and Jessie, west 30x85; also, west side Jessie, 85 feet north of Nineteenth, north 50x80. Willows		
South side of Twentieth, 60 feet east of Treat Avenue, east 25x95;		
North side of Twenty-third, 130 feet west of Noe, west 25x114		
117%; also, ————————————————————————————————————	5,000	
West side Columbia, 220 feet north of Twenty-sixth, north 80x100		
West side of Bryant, 130 feet north of Twenty-fifth, north 26x100 was previously sold in August, 1867, for \$350; now resold		
West side of Guerrero, 165% feet north of Sixteenth, north 51%, west 112%, southeast 54, east 102		
an average depth of 127 feet		
West side of Noe, 76% feet north of Twenty-third, north 50x105		
West side Larkin, 47% feet north of Clay, north 50x114%	5,000	
avenue by 110 on Ellis; this lot was previously sold in March, 1868 for 10,000, and in June, 1868, for \$11,000; house		
and lot now sold for		1
North side Jackson, 146% feet west of Polk, west 114%x127%:		1
was previously sold last month \$7,500, and now resold for Blocks 315, 352 and 391, bounded by Sacramento, Clay Webster.		0
North side California, 137% feet west of Broderick, west 27% x132% — South side Pine, 172 feet east of Octavia, east 25x120	900	1:
North side Sutter, 55 feet west of Steiner, west 27 % x100; was previously sold in June, 1867, for \$550, and in March, 1869		e
North side Post, 137% feet west of Larkin, west 40x120; was previously sold in September, 1867, for \$1,920; in May, 1868, for 2,850, and in April, 1870, for \$6,000; now resold for		p
North side Post, 137½ feet east of Polk, east 97½x120 South side Post, 137½ feet east of Gough, east 137½x120; was	8,500 27,000	p
previously sold at the Beideman sale in July, 1867, for \$4,600, and now resold for	11,000	h
North side O'Farrell, 137 % feet west of Polk, west 68%x120; was previously sold in November, 1868, for \$5,625, and now resold for	8,250	p
North side Ellis, 135 feet west of Buchansh, west 5x100	250 1,600	tr \$
Northwest corner Grove and Devisadero, 50-vara	6,000 2,500	k
was previously sold in January. 1867, for \$1,000; property now resold for	4,500	lo
Miscellaneous Sales. West side Virginia (between Stockton and Powell) 87% feet south		CI
of Jackson, south 25x56	1,225 4,500	di
Lot 31, block 294, O'Neil & Haley tract Lot 2 block 94, Excelsior Homestead Association Fractional lot A, block 436, South San Francisco Homestead	1,000 650	P
North side Jersey, 80 feet west of Noe, west 80x114	750 1,000	th
Lots 188 and 139, block 97, Central Park Homestead Association Lot 86, Bernal Homestead Association	6,500 135 6,000	an
East side Gunnison avenue, 275 feet south of Precita Place, south	500_	-by
East side Tehama, 50 feet north of Prospect Place, north 25x80	600	or

South side Precita Place, 122 feet west of Columbia Place, west 21x100 (Bernal Hights); sale made in May last but the deed was not recorded till now.

Lots 2 and 3, block I, Railroad Homestead Association No. 2...

Lots 1,442 to 1,444, inclusive, Gift Map 3.

Subdivision 10, Haley Map No. 1... South side Jessie, 325 feet west of Fifth, west 25x70..... Lots 669 and 67t, Gift Map 3... West side Dent alley (between Stockton and Powell) 73% feet East side First avenue, 95 feet north of Sixteenth, north 30x84... East side Spofford (between Dupont and Stockton) 120 Spanish feet south of Washington, south 20x52... West side Lafayette Place (between Kearny and Dupont) 80 feet south of Union, south 14% x52% ... Lot 47, Visitation Valley Homestead Association.

Lot 90, Visitation Homestead Association. Southwest side Fourteenth avenue, 25 feet northwest of H, northwest 25x100, South San Francisco Homestead Association. East ½ of lot 31, block 139, Central Park Homestead Associa-Lot 1,598, Gift Map 3. Lots 558 to 56l, inclusive, Gift Map 2... Block 171, O'Neil & Haley tract **************** West side Le Roy Place, 70% feet south of Sacramento, south 23 Subdivisions 34 and 37, West End Homestead Association... East side Ohio (between Montgomery and Sansome) 57% feet south of Vallejo, south 25x85.... Lots 1 and 2, block 75, and lot 2, block 105, University Homestead Northwest side Railroad avenue, 53 feet northeast of Sixth avenue, Northeast 22%x100, O'Neil & Haley tract. Lot 31, block 139, Central Park Homestead Association. west 19, north 4, east 19, east 31%, south 55, west 31%. Undivided interest to 4 acres of the Treat Tract. Lots 399 and 401, Gift Map 3 (sale made in March last, but the 26 %, west 100 %, south 50, east 25, north 25, east 81%, O'Neil-& Haley Tract... North side Sixteenth-avenue, 250 feet west of R, west 25x100, Lots 139, 195 and portions of lots 174, 176, and 177, West End Home-South aide Seventh avenue, 175 feet east of N, east, 25x100, Central Park Homestead Association..... East side Auburn (between Taylor and Mason) 68% feet south of East side Calhoun (between Sausome and Montgomery) 91% feet north of Green, north 22 11-12x91%..... Nest side Iowa, 125 feet south of Solano, south 25x100... Lot 30, block 501, Occidental Homestead Association.... Lot 188, block 141, Central Park Homestead Association. Lot 179, Central Park Homestead Association..... East side Darmouth, 175 feet south of Henry, south 50x1(0, Uni-East side Florida, 100 feet north of Solano, north 50x100...... North corner Fifteenth avenue and H, northeast 100x50... South aide Valparaiso, 1141-6 feet west of Mason, west 231-12x50 South side Geary, 6814 feet east of Hyde, east 46x13714; also south side Post, 55 feet west of Polk, west 30x120...... Lots 1 and 8, block 63, Excelsior Homestead Association..... The New Street Law.

In The CIBCULAR for March we published an abstract of the now street assessment law, approving of some of its features and condemning others. The bill, it is now seen, was undoubtedly passed in the interest of the street contractors. Even in those points where property owners were promised benefits, tho promises so far have all proven illusory. We were assured, for instance, that the passage of the new law would reduce the cost of street work, because it guarantees to the contractors the payment of their money; but instead of reducing the cost, the contractors—as we can personally testify—have advanced their price;. The modest demand of the newly appointed assistant city and county attorney for \$3,000, with owners, has so far been denied, and we trust will never be

The Board of Supervisors can defeat the worst provisions of this new law, if it will rigidly adhere to the rule of ordering no work done unless it is petitioned for by a majority of the property owners. The contractors, despite the plain provision for such petition, hope to keep up the old system of doing work where they like and at their own prices, without the knowledge of the parties interested. If they succeed n doing this, they will all quickly make fortunes, for the new_ law guarantees them their pay, whether the work was lawfully or unlawfully done. If it can not be collected from the property owners, the law most unjustly saddles it on the city

. If, in addition to not ordering work done until it is properly petitioned for, the Board, after the work is done, will make provision for having a written notice sent through the post office to each property owner, notifying him that certain work has been completed upon his block, and that his pro rata is due and payable; that he is liable to be sued and have heavy excenses added if he does not settle within a given time, the real state owners will be protected from extortionate street conractors, and the gentleman who expected to make at least \$15 out of each delinquent owner, will have his official fees kept within reasonable bounds.

If there is any one department of our city government in which we are promising to rival even the Augean Stable of ocal corruption with which the people of New York are ursed, it is that of street work. We have grown utterly sick f the regular monthly task of calling attention to some new isplay of rapacity and rascality connected with it.

roductive Land.

Three years ago a man paid \$150 for an acre of land near the town of Albany, (N. Y.), from which purchase he this year netted—not by resale, but from strawberries—the very large amount of \$1,700. We hear of marvelous instances of reprofuctiveness in the value of real estate, but here is a case where by the employment of skill and industry, the owner of an acre of land realizes more than eleven times the amount of the original purchase, and yet retains his land.

The New National Bank and What is Expected of it

A national bank—the first of the kind—is about to be estab lished in this city. The paid-up capital is to be \$1,000,000 which will be invested in Government bonds. These bonds are deposited in the United States Treasury and draw interest at the rate of 6 per cent. per annum, consequently the bank can afford to loan at a low rate of interest the gold notes which the Government issues to it and the payment of which it guarantees. Nearly all the shareholders of this new bank are large real estate owners, and if they have gone into this enterprise with the object of reducing the rate of interest, as they can without loss to themselves, they will confer one of the greatest possible benefits upon the city and State at the present time. What we now want perhaps more than any. thing else is the extension of home manufactories. If we had these in abundance, the money which now goes to enrich other cities would be kept at home, the workmen who are supported abroad by us would be brought here, to rent our houses, buy our lots and goods and make a larger home market for our grain, much of which is now sent to Europe, and the freight of which thence is indirectly paid by our farm. ing population. Home manufactories, as we have said, are now the great want of the State, but home manufactories can not be generally or successfully established while money is at 12 to 15 per cent. per annum. Real estate, mining stocks and mercantile speculators may be able to pay such rates, because many of their profits are exceptionally high, but if a manufacturer pays more than 8 to 10 per cent. per annum, he can not pretend to successfully compete with business rivals in States where laber and the raw material are cheap, and where every extra item of expense has been brought down to the very lowest limit.

If we have not expressed the opinion before, we now do so in the strongest and most deliberate manner, that an improvement in general trade and real estate need not be looked for until we have successfully established a much greater number of manufacturing establishments here.

This new bank, because its bond deposits with the Treasury draw 6 per cent. Interest, can afford to loan money at 8 to 10 per cent and we sincerely trust that it will do so, not to increase the curse of mining-stock gainbling, but to aid manufacturer who will give our city the bone and sinew of strength and prosperity which it now lacks and so much needs. Increasing the business of note shaving and the loaning of money to non-productive speculators will be of no benefit to the community-rather the reverse, indeed; but the letting of it at 8 to 10 per cent, for the establishment of new manufactories. and what is quite as important, the liberal sustaining of those which are already in existence, will be a benefit to the city and State second to no other that we could name,

The men who have organized this new bank, are, as we have said, nearly all among our largest real estate owners, and therefore they are directly and strongly interested in our pros perity. They know as well, or better than we, the importance of the subject we are discussing, and they are also aware hor intimately real estate values and rents are connected with the increase of establishments which will make our city and State self-sustaining and keep our money at home. They will eventually make more money indirectly from increase of rea estate values, if they lend their money at low rates of interest to develop our resources, than they can directly by loaning a high rates for speculative purposes; and we do most sincerely hope that, recognizing this fact, they will, as they can, supply one of the chief wants of our city at the present time.

Illegal Street Work. The new street law says:

''No notice shall be given or order made for the grading of any street, unless the majority of the frontage of the lots, on the work proposed, shall have been represented in a petition to the Board of Supervisors, requesting that such street work

So far therefore as grading is concerned—which is the first step in the assault upon property owners—the Board of Supervisors has no legal right whatever to order work done, unless it is petitioned for. And if such work is done without a petition, a clear infraction of the street law is committed, and we do not believe that any Court would compel the parties assessed to pay for the work. Let real estate owners watch for such cases, and refuse to pay a cent for grading where they did not petition for it. It is quite useless to complain of gross acts of fraud on the part of street contractor; action and resistance are what is needed. A few examples, to show those contractors that they have not the city altogether in their pockets, would be worth reams of complaints on paper, and all the useless profanity in which excitable and justly indignant people indulge.

What the Effect of the Run will be,

Within the past two years the savings banks of the city have been altogether too strict about their securities. As rule, they have refused to loan more than twenty-five per cent. of the reasonable market value of even productive property, and they were far more eareful where it was non-prod Bad as they have been in the past in this respect, we may expect that they will now be worse. The run on the Hibernia Bank has had a tendency to make them all take in sail, by insisting on still larger margins of security. Business men seeking loans will thus be unnecessarily hampered. This is one of the injuries resulting from the lying rumors which started the run on the Hibernia Bank.

How their Savings Compare.

A short time ago we stated that the savings bank returns of this city showed that each depositor had an average of \$803% to his credit; afid we then estimated that the average in the New England States was about \$350 to each depositor. Late statistics show that our estimate was too high. The average amount owned by each savings bank depositor in all of those States is only \$275, or \$528% each less than the depositors of this city have. And New England is the pattern land of thrift and economy, while San Franciscans are quite as noto rious for being careless and wasteful:

Men of Mind and Men of Mud.

It is one of the peculiarities of life in the western cities of the United States, that their rapid growth and consequent great preciation of real estate values, has lifted into sudden affinence a class of men who would be laborers of the lowest class in any other country and under any other circumstances. To grow-rich in many of those cities required only the purchase of a few city lots and the retaining of them. Time and the enterprise of others did the rest. While therefore the great west of America gives men of mind, who were born in obscurity and poverty, a well deserved opportunity to raise themselves to heights of reputation and fortune which the overcrowding and marrowness of their old homes never wouldhave permitted of, it unfortunately places beside themso far at least as wealth is concerned—a class who are without education, intelligence, enterprise or liberality. Thus that which is a benefit in one case, is a curse in another; inusmach as what lifted the men of mind elevated the men of mud also. And how heautifully the latter class prove the truth-ofthe proverb-"Set a beggar on horseback and he'll ride to the wil"-we of San-Francisco all know: While the man of muderefuses to part with a fraction of his money to aid farmers, railroads, manufactories, education, the improvement of the city or the advancement of a State in asthetic or other culture, he still clamors for full recognition as a public man, and swells with an importance which his dollars alone give

The class to which we refer—the men of mud—are the greatest drag-chains and nuisances which our live western civilization has to bear. On the one side we have men whose enterprise, push and perseverance are sufficient to remove mountains of difficulty, while on the other we have a class who sit down on every useful and desirable scheme, who croak of taxes, injustice and corruption, whenever anything for the advancement of the State is hinted at, and yet who derive the full half of the benefit when the brains and money of other people carry anch enterprises to a successful termination. And when success has crowned the efforts of useful citizens, their pleasure is more than half mitigated by knowing that the men of mud, who did all they could to oppose them at the ontset, wilt be among the first to derive benefit from the scheme which they carried through.

When one of these men flounders back to poverty-to his native mud-as-he floundered into wealth, how many dry eyes there are over his full, and how strong the feeling is that Providence does not always let ignorant vanity, stupid egotism, intense selfishness and a malicious spirit escape their reward, even in this world.

When the man of mud does fall, he sinks to rise no more, and then the crowd, who thought him a very Solomon when his dollars cast a halo around him, are the first to see that their. dead lion had always been in reality a living ass.

A Test of Honesty.

No better test of honesty can now be applied to a member of the Board of Supervisors than closely watching his vote when street work is ordered. The new law distinctly states that the Board can not even publish a resolution of intention to have grading done, until a majority of the owners interested petition for it. Despite this plain provision, the street contractors are using the old underhand influence as unserupulously as ever to have such work rushed through the Board without the knowledge, much less the request of property owners; and the members whose dishonesty has always been notorious, are as usual aiding the contractors in this system of robbery. We say robbery, because in every case where work is thus unlawfully pressed through the Board, three or four prices are charged for it. Every honest member will now refuse to order a street graded until it is petitioned for, and every rascal in the Board will quite as certainly vote to have work done that only the contractors have asked for. The votes on street work will therefore now the line of demarcation between rascals and honest men in the Board of Supervisors.

The Tide Land Decision.

. When the tide lands were sold, in June, 1869, the terms of sale were distinctly stated to be one-fourth cash, and onefourth at the end of each successive year till all the installments were paid up. Had those lands been purchased from private persons, the buyers would have been laughed at had they attempted to claim that it was optional with them to pay a quarter each year, or the whole remaining three-fourths together at the end of three years. Yet the purchasers actually set up this claim. Of course they never would have done such a thing with a private seller, but they labored under the impression that the State could be hoodwinked. The Supreme Court has undeceived them, however. It has decided that if they do not immediately pay up the second overdue installment of 25 per cent., they will have forfeited all claim to the lands they purchased, and that it will be the duty of the Tide Land Commissioners to resell them to the highest bidders. The resale of the lots of delinquents will take place on the 15th of November.

A California Invention East.

We understand, that after a long and thorough examination into the merits of the various styles of wooden pavements in ass in the United States, the contract for paving Pennsylvania avenue, Washington City, from the Capitol to the President's mansion, has been given to the proprietors of the Stowe pavement, and that Messrs. H. F. Williams & Co., of the San Francisco Paving Company, who own the patent, have sent on a man to superintend the execution of the work. We are gratified to record this instance of the appreciation in which Californian inventive industry is held abroad.—Morning Call,— Oct. 14th.

The tracks of the Mission street cars project a foot or more above the grade of Mission street, in the vicinity of the Willows. It is therefore almost impossible for a wagon or light vehicle to get out of the tracks, if it once gets in. Can not the street and the street was a superficient than the street and the street not the street superintendent have this nuisance corrected?

San Francisco Ten Years Ago.

We are in the habit of speaking of San Francisco as a city of twenty year's growth, but the truth is it has only been a city within the past ten years. In 1851 there were not two dozen decent-brick-buildings on all of Montgomery street, while the southern end of that street, which is now covered with structures that would be an ornament to any city, was vacant in many places, and where a building was to be found it was an old cloth and paper wooden shanty. The site of the Lick House was then a vacant sand lot, from which the sand drifted over the street, and the site of the Hibernia Bank was occupied by a large dry goods box, in which an active cobbler kept up a lively knocking with his hammer and lapstone. There was then hardly a decent brick building to be found south of Market street. California street, with its magnificent banks and other buildings and its spacious and beautiful Merchants' Exchange, would now disgrace no city in the world, but in 1860 there was not a building upon it which was more than decent, while it had many that were shabby enough to be almost disgraceful. Few of the streets were sewered then, fewer still were planked or cobbled, and rotten and yielding old wooden sidewalks were to be found everywhere. Beyond Sixteenth street was in the country, and beyond Larkin was in a sand desert, the loneliness of which was only broken when the squatters had one of their chronic battles, and news came into town that three or four of them were killed, causing disappointment that as many dozen had not been disposed of. The city was then a seedy assemplage-of wooden houses on a sandy and dusty site. The wind howled down Market street as it now does over the flat behind the old Mission church. There are men here now who date the high-forehead period on their craniums to the accidental blowing off of their hats about Market and Montgomery streets, and the consequent following of the hats by

We had then arrived at the lowest point of the depression which followed the decadence of the mining era, and had not begun to feel the reviving effects of the change to agriculture. The erection of a plain two-story brick house on Montgomer street was made almost as much of in the papers then, as the building of a magnificent building would be now. San Franeisco was then a seedy adventurer among cities, being as lestitute of street railroad cars as the State at that time was of railroads; now it is tich, respectable and ornamental, and is yearly becoming more so. Ten years have wrought all this change; ten more will work still greater changes in our buildings, residences, population, business and wealth. We had dull times frequently then, and we are in the midst of a period of duliness now, but despite all temporary drawbacks and the prophecies of croakers, our progress then was noticeable and now is, and will continue to be, upward and onward.

Landlord and Tenant-Repairs.

The subject of repairs is one that causes more disputes between landford and tenants than any other, from the fact that there is nothing else respecting which both landlord and tenant are so ignorant. Decisions upon the relations of the two show that the landlord is in no case bound to repair the premises, nuless he has agreed to. If the premises be out of epair, the tenant cannot make repairs at the expense of the landlord, or deduct the amount of them out of the rent, unless there is a special agreement to that effect. Having put the tenant into possession of the premises, or placed them at his disposal, and clothed him with the legal title to the possession and occupation thereof for the term granted by the lease, the landlord has done all that is necessary to entitle him to the rent at the time that it is made due and payable. Unless the andlord specially contracts to keep the house in a certain state of repair—which he very seldom does—the tenant is bound to pay his rent, although the premises are not fit for the purpose for which he required them, and although he may have had no beneficial use or enjoyment thereof.

The Privileges of Stockholders,

Two gentlemen were chatting on the boulevard in Paris. One was a great speculator, developing the plan of a magnificent project; the other a dazzled capitalist, ready to snap at the bait. He hesitated a little, but was about to yield. Just then a couple of youngsters-passed. They stopped at a to-bacco shop close by, and one cried out to the other: "I'd like to smoke a sou's worth of tobacco." "Well," said the other, 'buy a sou's worth." . "Ah! as luck would have it, I haven't the sou." "Hold on! I've got two sous." "That's the ticket! just the thing; one for the pipe and one for the tobacco."
"Oh, yes; but what am I to do?" "You? Oh! you shall be stockholder; you can spit." It was a flash of light. The capitalist thrust his hands into his pockets and fled. The speculator cast a furious look at the urchins, and turned down the street.

Born to be Duped,

There is a class of people in the community who seem to live only that they may make fools of themselves. No amount of warning or advice will make them act sensibly. When Mooney hurriedly took his departure, laden with their earnings, we had a faint hope that the warning would not be without benefit, but that excitement had not died out until other representatives of the same class hastened to prove their want of sense also by rushing to the Hibernia Bank and withdrawing their money, thereby losing three months' interest and running the risk of losing or foolishly spending a portion, if not all, of their savings. Common sense can find no resting place in the mental composition of such people, and there is nothing for it but to let them go on making fools of themselves and being the dupes of sharpers to the end.

Sale on Washington Street. The three-story brick building, Nos. 620 and 622 Washing ton street, with the lot 26%x137½ in size, was sold for \$27,000 on the 30th of September. The upper portion of the building is let for lawyers' offices and, we are informed, now brings in a rent of \$550 per month.

The Run Upon the Hibernia Bank,

An individual in this city lately circulated a report relative to the solvency of our leading savings bank. His object, as he admitted to us personally, and to use his own words, was simply "to get even." Such an expression implies that some injury had been done him, but the fact is, his only cause of complaint was that the bank had insisted on his either paying up the principal or interest of his indebtedness to it. He declined or was unable to do either, and the bank was consequently compelled to prepare for foreclosure. This is the sum and substance of the cause of the run upon the Hibernia Bank. The person who caused it was unfortunate enough to have over-loaded himself with unproductive property, which has justly declined in value about twenty per cent. He blamed the bank for his own mistakes, and sought in his ruin to pull down with him the savings banks and the real estate of San Francisco. This attempt was far more foolish than malicious, simply because it was an effort to accomplish an impossibility; yet the attempt, and the malice which prompted it can neither be overlooked or forgotten. If it were possible to drive the Hibernia Bank into bankruptcy, all the other saving banks would follow it, real estate would then be sacrificed and many of our people ruined. This was the object aimed at, and that it was frustrated was no fault of its originator. It is impossible to speak too strongly in denun-ciation of the wicked malice which could thus try to gratify itself over a city's ruin; nor is it pleasant to know that the originator had many accomplices, who like him, have here made all they own, not from any productive enterprises which they themselves created, but from the enterprise and the energy of those who made the real estate of this city valuable.

The run on the Hibernia Bank was a temporary inconvenience, but it was easily met and simply resulted in a widespread advertisement for the benefit of the bank. It clearly proved that its managers had not, either by carelessness mistakes of judgment, or by yielding to a spirit of past inflation, forfeited the confidence which the community has always placed in their private honor and business capacity.

Narrow Streets an Injury.

The finest portion of San Francisco for residences lies between Market and Pine streets, to which section great injury was done by the original owners of the land. In many cases they gave the lots a depth of only 60 feet, using the spare ground to open narrow alleys, only 15 to 30 feet wide, through the property. Between Bush, Eddy, Stockton and Leavenworth thirty of these unsightly alleys exist, not one of which is long enough or wide enough to rise to the dignity of a street. Had they never been opened, and the land allowed to have the full depth of 1371/2 feet, it would now sell and rent for much more than it does. More of these alleys open into Post than any other street, and that thoroughfare is correspondingly injured thereby. A lot on Post street is not worth near so much as one on Sutter; the difference, against the former, is caused by the existence of dirty alleys and by the front lots having shallow depths.

Critics who Expose Themselves,

A hundred good things may appear in a newspaper or be performed by public officers without the bestowal of one word of approbation, but let one mistake be made by them, and fifty persons will busy themselves in exposing it and in making charges of ignorance, malice, or still more unworthy motives. Many persons always believe that every article on public questions which appears in a paper is either paid for or is written with a selfish object. Such persons do not stop to consider that in thus judging others they are exposing their own hands. Nothing more clearly reveals a dishonest and corrupt nature than a general charging of bribery and corruption against public officers and papers. He who utters such charges, holds up a mirror to his own morals and invites the world to look in and-see how mean and dishonest he himself would be if he only had the secretly longed for opportunity.

Sale on Rincon Hill.

Among the sales elsewhere quoted is that of one of the finest residences in the city, situated on Harrison street, between First and Second. The house cost \$20,000 when it was built, a few years ago, and the lot-50x133 feet in size-cost \$8,000; but the owner was very glad to find a customer at \$20,000, because of the cutting down of Second street, and the certainty that all of Rincon Hill will sooner or later follow it. Indeed, the impression is general that a sufficiently strong pressure will be brought to bear upon the next Legislature to cause the hill to be removed, a number of very influen-tial parties here being desirous of having the hill out of the way, that they may be enabled to complete certain real estate enterprises on which they have entered. The impression that the hill will all be cut down has unsettled real estate-values in that locality, and has put a stop to building altogether.

Spring-Board Sidewalks.

The owners of the property in the vicinity of Clay and Taylor streets are entitled to great credit for maintaining sidewalks that enable all who step on them to indulge in spring-board exercise. We would suggest, however, that everybody does not care to engage in such gymnastics, and all who do have had abundant opportunity to become perfect. If the present old sidewalks were removed and solid new ones laid down, it is believed that nobody would protest, while it is certain that many people would be thankful.

Reduced Prices on Ninth Street.

The lot-50x80 in size-on the west side of Ninth street 375 feet south of Market, was disposed of last month for \$7,000, or \$140 per front foot. The same lot was sold in June, 1869, for \$10,500. The seller therefore lost \$3,500, besides his loss in interest.

Value of Real Estate in Brooklyn.

The aggregate valuation of property in Kings County, (Brooklyn) is \$194,106,451. Upon this the State tax amounts

The Lumber Market.

The demand for lumber continues good, both, for local consumption and country trade. It is estimated that as much lumber has been sold this year as was disposed of in 1869. Prices, however, have ruled lower this Full than in any previous season for many years. Large manufacturers formerly controlled the market, but within the past two-years many small mills have been started on this coast, and being unable to hold their stocks long for want of capital, have thrown upon the market all they produced, thus defenting the efforts large dealers to advance rates. It is probable that a Lumber Board of Trade will soon be established, for the purpose of placing in market next year a quantity of lumber sufficient only to meet the current demand, and to establish what the lumber merchants consider a remunerative tariff. If the efforts now being made by the latter to secure a monopoly succeed,

lumber will be placed at extremely high prices next season.
We quote market prices as follows: By the cargo, dressed redwood, \$22@\$23 per thousand; rough, \$13; Puget Sound pine flooring and stepping, \$22@\$24; planks, for street work, \$14@\$16; assorted scantling and other building material, \$13 @\$15; timber, \$16@\$18; fencing, \$14@\$16.

At retail, dressed redwood sells for \$28@\$30; rough, \$18@. \$20; Puget Sound pine flooring, \$28@ \$30; street planks, \$16; assorted scantling and other building material, \$17; teneing, \$18. Laths are selling at \$3 by the quantity, and \$31/2 at retail; shingles at \$21/@\$21/4 for large lots, and \$23/4 at retail.

The Census Report.

The census shows that we have a total population of 150,361 of whom 11,817 only are Chinese. Had the census been taken in Winter instead of Summer, the report would have shown that we had at least 10,000 more than the above figures. The total value of our real estate is placed at \$165, 259,771. This estimate is much below the actual value. The census has been a decimator in many of the cities of the East, but it has cut the comb of our calculations very little. Our population has increased 166 per cent, in ten years. With one exception-that of Chicago-this is a greater rate of increase than any other city of the United States can boast of; nevertheless grumblers are happy only when they are endeavoring to prove that we are going to the dogs.

Another Mis-Description.

A deed was lately recorded in which the property sold and described as being situated on the west side of Pine street. This was a mistake, there being no such thing as a west side of that street. The purchaser can not of course sell the land until the above error is corrected. Such mistakes frequently go undetected for years, and when at last they are discovered, it is then often found that the seller is either dead or gone elsewhere. and thus the owner is left with property which can be not sell. In England, law copyists only are allowed to write deeds and other papers relating to land; here, however, many inexperienced persons imagine they can make out deeds, and thus ineradicable errors are frequently placed upon the records, greatly to the loss of the buyers.

A UCTION SALE OF STATE TIDE LANDS, JOHN Middleton, Auctioneer. The Board of Tide Land Commissioners acting under an Act of the Legislature having sold certain Tide Lands at auction on the 2d, 4th, 7th, and 9th days of June, 1869; and certain purchasers at said sale having failed to make the second parent of the commission of the second parent of the second parent of the second parent by the second parent 25 per cent. on the several and respective Lots and Blocks purchased by them, and having thereby failed to comply with the provisions of said Act. the aforesaid Lots and Blocks upon which the second installment has not been paid, are considered as unsold by the State, and the Board will therefore offer them at anction, to the highest bidder, at Platt's Hall, ON TUESDAY, NOVEMBER 15TH, AT 10 A. M., continuing every alternate day (Sundays excepted) until the lands are sold. The property is bounded on the north by Twenty-fourth avenue and the open canal; on the east by Water Front street; on the south by the southern boundary line of aid city and county; and on the west by the lands of the Bay View Homestead and the shore of San Francisco Bay, as shown on the official map. Terms of sale, 14 cash in gold coin on day of sale, and the balance in 3 equal annual installments. B. F. Washington, Rodmond Gibbons, L. L. Bullock, Board of Tide Land Commissioners. Wni. S. Byrne, Secretary.

W. H. J. BROOKS, LATE OF BROOKS & ROU-LEAU, Searcher, &c. Titles examined in every county of the Titles examined in every county of the State. 316 California street San Francisco.

CHORT DAYS! LONG NIGHTS!-GENTLEMEN residing in the country, who desire to have the comfort and pleasure of a brilliant and safe light in their houses during the Winter, and store. and saloon keepers to whom light will bring business, should at one avail themselves of the automatic domestic works of the PACIFIC PNEU-MATIO GAS COMPANY. Send for pamphlet with full Description Plate.

Caution, -The Pacific Pneumatic Gas Co. will prosecute all infringements of its patents, and will hold every purchaser of other makers, as well as the manufacturers and importers, responsible. Office 205 Sansome.

CERMAN SAVINGS AND LOAN SOCIETY .- GUARAN. tee Capital, \$200,000. Office, 513 California St. Office hours from 9 to 3. Extra hours on Saturdays from 7 to 9 P. M., for receiving of deposits Loans made on Real Estate and other collateral securities. Certific cates of Deposit issued, transferable by endorsement. DIRECTORS: L. Gottig, G. H. Eggers, Fritz Koster, E. Kruse, F. Roeding, J. Gundlach Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Attorney.

THE REAL ESTATE ASSOCIATES. -INCORPORATED September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS, Secretary and Manager.

LOS ANGELES COUNTY LANDS.

TARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN

sections and quarter sections, at reasonable prices and on accommodating terms say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent; payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donolnoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Anaheim,

HIBERNIA SAVINGS & LGAN SOCIETY-CORNER of Montgomery and Market streets. A dividend of ten per cent. per annum has been declared, for the six months ending the 21st July, 1870, payable on and after this date. EDWARD MARTIN, Treasurer.

CITY BANK OF SAVINGS AND LOAN, 627 SAC-RAMENTO STREET, corner of Webb. President, Daniel Murphy; Trustees: H. A. Cobb, Daniel Murphy, M. Daly, R. Foley, M. O'Neil, D. Jobson, Robt. Barry, James McNamara, Jno. Shineberger, D. B. Murphy; Secretary, P. H. Kenny; Attorney, D. W. Douthitt. Deposits received at ONE PER CENT. interest per month. LOANS made on Real Estate, Personal Property, approved Notes, Mortgages, Warehouse Receipts, etc.

THE HIBERNIA SAVINGS AND LOAN SOCIETY. A card. The Directors of the Hibernia Savings and Loan Society, for protection of its depositors, and with a view to allay an excitement which they personally know to be without any just cause, deem it proper to publish the following statement: All the Society's money, except what is on hand, in the Bank, is tent upon real estate. The Directors never made a loan which had not a large unargin of security; nearly all of which-security is within the City and County of San Francisco; and no loan is been made upon what are called "Outside Lands." A considerable portion of the loans are "Installment Loans." of the loans are "Installment Loans," upon which a portion of the indebtedness is paid every month. The Society has never sustained any material loss. But very few large loans have been made, and the Directors do not know of a single case where the security would not now sell for the amount loaned upon it. The Reserve Fund, created to meet any losses which may occur, amounted in July, 1870, to three hundred and eighty-four thousand, one hundred and twenty-four severity rive one-hundred the dollars, and continues to increase at the rate of about eight them. dredths dollars, and continues to increase at the rate of about eight thousand dollars per month. The last semi-annual report of the Hibernia Savings and Loan Society is here subjoined. The Directors pledge their personal honor to the truth of all that is here stated, and to the correctness of that report. The Directors appeal to the Depositors not to allow themselves to be made the dupes and victims of misrepresentation and slander. Gustave Touchard, Myles D. Sweiney, P. McAran, C. D. O'Sullivan, Peter Donohue, John Sullivan, M. J. O'Connor, Robert J. Tobin, Jos. A. Donohoe, Edward Martin, Treasurer. Richard Tobin, Attorney.

22D SEMI ANNUAL MEPORT OF THE HIBERNIA SAVINGS AND LOAN SOCIETY.

To the Board of Trystees of the Hibernia Savings and Loan Society—Gentiemen: The undersigned, your Finance Committee, having examined into
the affairs of your Society, beg leave to report as fellows: Having examined the books, and counted the cash on hand, we find the same to agree
with the following statement: with the following statement:

Receip's and Disbursements from the 21st January, 1870, to 21st July, 1870.

There was on hand in cash, July 21st, 1870.

Received from Deposi Received from Borrov Received Interest Entrance Fees	torsvers	3,394,83 1,108,68 511,70 4,29	11 1 14 1 10 1
		\$5,640,77	
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Paid Loans			
raid Expenses		1903 30 10	9 5
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Cash Balance	**** **** * * * * * * * * * * * * * * *	715,171	1 1
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Real Estate	101,195 51 Entran	ce Fees 4,290	
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Expause Acc't

Interest collected.

itrance Fees uking Fund	4,290 00 335,201 23
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.. \$335,201 23

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Sinking Funt. Appropriation of five per cent....

Entrance Fees. \$4,200 to Appropriation of 5 per cent. 27,873 46

\$12 001.594 98

luterest due and uncollected.....

Dividend to Depositors...,.....

Sinking Fund will stand as follows :

Entrance Fees ...

Amount to Credit 21st January, 1870.....

STATEMENT OF

C. D. O'Sullivan, P. McAran, Robert J. Tobin. Dated July 25th, 1870.

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock. \$1,000.000.

Amount in hand in excess of capital, available to pay losses and dividends, \$639,928.09. All losses paid in United States gold coin. Fire and Marino Insurance. Officers: Jona. Hunt, President; Wm. Alvord, Vice-President; A. J. Ralston, Secretary; A. Baird, Marino Secretary,

FIRE AND MARINE INSURANCE,—UNION INSUR-ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin, Fair rates; prompt settlement of losses; solid security. GUSTAVE TOUCHARD, President. CHARLES D. HAVEN, Secretary. GEO, T. BOHEN, Surveyor.

NIGHT & BLANCHARD, 320 MONTGOMERY street, in connection with Dam & Gladding. Real Estate bought and sold, loans negotiated, especial attention given to Renting Houses and

MONEY TO LOAN ON GOOD CITY PROPERTY, BY THE HIBERNIA SAVING AND LOAN SOCIETY, P.v. f-dent, 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, Peter Donahue. Treasurer, Edward Martin: Attorney, Richard Tobin.

Remittances from the country may be sent by Express or any reliable.

Remittances from the country may be sent by Express 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 \$2½ up-wards.

Company. Office 406 California street. Capital, \$500,000. Losses paid promptly. Directors: C. L. Taylof, F. Roeding, Isaac E. Davis, J. R. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Filnt, Wm. Scholle; L. R. Scotchter, President: Lang. Howes, Vice Provident: F. W. Boyres. J. B. Scotchler, President; Jabez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in Marine Insurance.

FUND INSURANCE COMPANY of San Francisco, California. Officerospital, \$500,000, fully paid in gold coln. Fire, Marine, Harbor and Thiand Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000, Portions of risks considered too large will be re-insured in responsible companies. Losses promptly paid in U.S. gold coin. D. J. STAPLES, President, HENRY DUTTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUR-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Depos-Bankers, Messrs, Tallant & Co. General office, S. E. corner Sansome and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

No. 411 BUSH STREET, ABOVE KEARNY. O. MAHE, Directors of interest.

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised gratis

Handsome residence property on Bush street; lot \$1x137 %, with L 23x373, and rear entrance: well improved grounds, Dwelling house and lot, 30 ex75, to rear street, centrally located \$12,000 Lot 25x137 ½, on Post street; street sewered and planked. of 25x137 %, on Post street; street savetel as neighborhood 12,500 Two brick houses, 9 froms each and corner lot, on Dupont street; . lot 47 kg70; chrap. Lot 40x70, on Sacramento street; only. House on Stockton street, and lot 25x97 % ...

Gorner 50-Varn on Leavenworth street. Businsss lot on Commercial street, filled in ; with two-story building... Corner double lot on Baltery street, with brick improvements. Lot 25x1021; on Taylor street; very desirable 5 50-Vara corner lot on Sansome street, with the e buildings § 50-Vara, good dwelling, improved grounds, on Green street... -Vara on Vallejo street... Corner 50-Vara on Leavenworth, and small house. 6,000

usiness property on Stockton street, renting for \$225 per month 18.000 Corner lot, 50x8714, on Hyde street! House of 10 rooms on west side Fowell street. 5,000 Lot 23x120 on Francisco and Vandewater streets, with two houses 4,000 Corner lot on Francisco, 45 % x50, fronting on three streets...... Corner lot on Hyde street. Lot on Union street, 60x137 %, to rear street. 14 50-Vara on Green street.... House and lot 27 1/2137 14, on Geary street. ...

building in the rear..... Elegant house and lot on Leavenworth street, near Elbs..... Corner lot on Jones street, 175x107 4; on grade... Lot 25x56 on Sharp Place... House and lot on Greenwich and Church streets. Lot 50x137%, on Filbert street.... Handsonie residence on Eddy street . .

Residence property on Powell street; lot 197%x137%, fronting on three streets; grounds handsomely improved. South of Market Street, House and lot 34 %x137 %, on First street..... Corner lot, 45% v90, on Howard street ouse and lot on Stnart street, renting for \$50 per month. Well finished house and lot on Silver street.... proved business lot on Fourth street..... Lot 45% x137%, on Berry street ...

Mission Property. New house and lot, 26x115, on Howard street ... of block on Church street.... of on Guerrero street; lot and street graded ... Lot 51½x114, on Twenty-third street.

Lot 26x100, with good house, stable, well, etc., on Bryant street,

Corner lot, 50x125; also, lot 75x125, on Pifteenth street

Corner lot on Sixteenth street, and large lot adjoining; improved of 51 3x114, on Twenty-third street. ot 26x100, on York street; on grade..... ot 503(x114, on Hill street. Corner lut, 115x135, on Nor street....

Lot 45x110, on Fair Oaks street.... Corner lot, 2 flx1223, on Twenty-fourth street Corner lot, 55x90, on Twenty-fourth street: a bargain. Lot 80x114 on Twenty-fifth street Western Addition. Large and handsomely finished house and lot on Grove street: very cheap. Cottage house and lot, 27 3 x 137 %, on Turk street ... House and lot, 32 k x652, on Fillmore street.

Lot on Geary street, 82 k x120, to rear street; on grade Magnificent corner property on Pierce street; lot 286x148; beauti-rul grounds, find view. orner 50-vara on Vallejo..... ase and 34 50-yara on Geary; extremely cheap..... Corner 50-vara on Turk; lot and streets graded..... Forner lot, 77 4x120, on Eddy..... Block on Devisadero; view magnificent; very cheap on Fell, 27 %x120; on grade; streets macadamized and Corner lot on Hayes, 67 %x70; on grade; streets macadamized.... 2,500 % 50 Vara on Pine street; on grade; streets macadamized.... 3,000

\$ 50. Vara on Pine str. et; on grade. 3,500 Lot on O'Farrell, 25x120, to rear avenue; street and avenue graded 1,600 House and lot, 25x137%, on California..... Outside Property. Block near new Butchertown; Corner lot on Kentucky street, 100x100; 2 Blocks on the Potrero; Choice 10ts, 75x125, in South San France-co, at half-price; Lots in Gift Maps 1, 2 and 3; Land by the acre in Ionio Park; 8 Acres near Mayfield; 25 Acres in Seal Rock Rasch;

House and lot, 25x110, on Columbia avenue; Cottage house and lot 50x100, on Iowa street; & Block near Cliff House Boad; Acre lot in Visitacion Valley; Lots in Central Park Homestead, University Homestead, Pleasant View Homestead, and San Miguel Homestead. J. SELIGMAN & CO., HANKERS, I'o. 412 CALIFOR-

onia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

ITAL, \$5,000,000. D. O MILLS, President: W. C. RAISTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK: In London, ORIENTAL BANK CORPORATION. Letters of Credit Issued, available for the purchase of merchandist throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on-London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Vokuhama, Shanghay, Hangkong, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongtong, Frankfort on the Main.

MPERIAL FIRE INSURANCE COMPANY OF LONdon. Established in 1803-Capital, \$8,000,000.—Losses paid here in cash, immediately on adjustment, in United States Gold Coin. FALK-NER, BELL & CO., Agents for California, No. 430 California street.

DONOHOE, KELLY & CO., BANKERS, SOUTHwest corner of Sacramento and Montgomery streets, San Francisco. Exchange for sale on Eugene Kelly & Co., New York, on St. Louis, Chicago Also, on Messrs. Smith, Payne & Smith, London; the Consolidated Bank Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co.,

Exchange on the Bank of Ireland, Dublin, is payable at all the Branches, and in every county town in Ireland. Agents, have removed to Room 20, Stevenson's Building, south-west corner Montgomery and California. Prompt attention given to every

department of the Real Estate business. Printed by Joseph Winterburn & Co., 417 Clay street.

Chas D. Carter's Real Estate Circular

FOR THE MONTH OF NOVEMBER, 1870. BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET:

No. 1.

SALES FOR THE MONTH OF NOVEMBER.

Table showing the Number and Value of Sales of Real Estate

Section.	No. Sales.	Amount.
Fifty Varas	46	\$268,750
One Hundred Varas	17	54,550
City Slip and Water Lots	6_:_	148,458
South Beach	3	51,000
Potrero	. 29	95,345
Mission Addition	73	296,642
Western Addition	41	93,638
South San Francisco	- 7	7.000
Homestead Associations	136	33,051
Outside-Lands	17	161,770
Tax, Blackmail and Skeleton Titles	. 8	1,025
	383	\$1,211,229

San Francisco, December 1st. The real estate sales of November were larger in both number and value than those of October, although the former menth had two less working days in it than October. The increase in sales last month amounted to two in number and te \$286,099 in value. We cannot, however, say that there was any improvement in teeling in the real estate market; but, on the contrary, prices of lots west of Van Ness avenue and beyond Nintli street showed greater signs of weakening. The continuance of dry weather up to the 28th ult. had a depressing effect upon real estate, though the fears so generally expressed of another dry Winter have since been partially dissipated by a full of rain.

Owners of unproductive outside property, who are in immediate need of money, now find it necessary to accept low prices, as every buyer is determined to take full advantage of the dull condition of the market. This state of things will not long continue if we have an abundant rain-fall this Winter. In that event there is every probability that the real estate market will fully recover its wonted activity next Spring

First and second-class business property still commands old prices. First-class inside private residence property likewise remains firm.

Owing to the great cheapness of building material this year, an unusual number of new houses have been built; and as times have been dull and landlords were not at all disposed to reasonable rents, of course many of these new houses are still without occupants. But the largest proportion of the empty houses are old ones, which were built seven to twelve years ago, before hot and cold water apparatus, bath rooms, marble mantels, cornices, double parlors, windows with weights, connectious with street sewers or other-modern-conveniences were thought of. These plentiful remnants of our earlier building days are generally old box-like barns, in which life may be sustained, but where comfort and convenience are impossible. None but poor people will now live in such houses, and they only when the rents are put down to a very low figure. Many of their owners are selfish old barnacles, who are greatly disgusted at the innovations of modconveniences. They complain that people are putting on airs," because they do not now take kindly to the old hoases which we were compelled to inhabit and the high rents we had to pay before San Francisco became a modern bailt city. There is reason in asking a good rent—and there is even some justification for asking a high one-for a new house with modern conveniences: but the owners of all old style dwellings must reduce their rents greatly, if they do not wish to see them lying idle from month to month, if not year to year.

The Tide Land Sale.

In June, 1869, the Tide Land Commissioners sold a large parcel of tide lands at credit auction sale These lands were situated near the southern edge of this county. The most inflated and extravagant prices were paid for lots on that occasion, by speculators, who imagined they could manage to resell immediately at large profits. A turn in the tide of speculation happened just then, however, and the purchasers found themselves disappointed. At the end of the first year after the sale, they endeavored to evade paying the second installment of 25 per cent., but the Supreme Court decided that they must pay up or forfeit both their right to the lots and first payment. The majority of them failed to pay up and their lots were resold on the 15th ult., at prices which show. an average decline of nearly 90 per cent., as compared with those which were obtained in 1869. We hail these reductions as an evidence of restored reason, and do not hesitate to say that the last prices fully represent the true value of the tide lands sold. They are nearly all covered with water, consequently large sums must be expended in their reclamation, and they are also far distant from the centres of business and commerce. When reclaimed, the tide lands will make good sites for manufactories, and at the late prices-\$10 to \$145 for lots 50x100-manufacturers can afford to buy.

When a Deed Takes Effect.

A deed does not take effect from its date, but from its delivery; but the presumption is it was delivered on the day of its date. It is always competent to show that the date inserted in a deed was not the date of its delivery.

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, 1870.

By whom taken or released.	MOI	RTGAGES.	RE	LEASES.
	No.	Amount.	No.	Amount.
Private Individuals:	119	\$267,173	-	
Hibernia Sav and Loan Society	4.	4207,173	51	\$506,365
Clay St. do. do.		30,100	25	103,000
Example 1	30	47,650	11	4 33,150
Carros and a		109,500		
Odd Balland	23	-57,400	1	2,500
	8	116,500	9	25,300
Masonic do.	12	16,770		40,500
Humboldt do.	7	9,050	-3	
Building and Loan Society		47,000		5,000
San Francisco Savings Union.	14	47 000		
Red Men's Savings Bank	14	17,900	10	21,450
People's Insurance of	3	10,400		
People's Insurance Co.	-2-	2,200		* * * . * *
Fireman's Fund do.	4	43,100		14,000
Pacific do.	1.	10,000	4	12 000
Occidental do.	1	600	-	13,880
City B'k of S. L. and Discount		000	10	
			10	7,375
Totals	235	\$738,343	126	\$732.020

A gratifying feature of the above table is the fact that the eleases are within six thousand dollars of being equal in value to the mortgages recorded last month. The two leading savings banks let very little money in November; the Hibernia only loaned \$30,100, and the Clay street bank but \$47,650. Borrowers, however, were in funds; they wiped out, as will be seen, \$732,020 of real estate debt.

Money is moderately plenty at the Hibernia Bank. The demand has been light, and the rates of interest are unchanged. We presume that more money would have been loaned by this bank last month, but that the directors think t wise to keep a large amount on hand to meet all demands. The person who was the originator of the lying stories which caused the senseless run on the Hibernia Bank in the early part of October, is again laboring incessantly to create another panic. He now pretends to talk confidentially to all the depositors he meets. He tells them he has private information showing that the bank is unsafe; that he does not wish what he tells mentioned, but that the sooner each depositor hurries to the bank and withdraws his money the better. Publie opinion is now divided as to whether this man should be imprisoned for libel or confined for insanity.

Money is plenty at the French Bank, there being \$300,000 on hand. 12 per cent, is still charged by it on all loans. The demand has been strong.

The demand for money at the Odd Fellows' Bank has been good, and has absorbed all the current funds. The directors charge 12 per cent. on all loans having three years or less to run. From that period upward loans are granted at ninetenths of one per cent. on first-class property.

The German Bank has plenty of money on hand, but the demand for it has not been strong, and comes principally from owners of land in the country. 12 per cent. is charged by this bank, though we are told loans on first-class securities are granted at 10 to 11 per cent.

Money is also plenty at the Savings Union, and the applications have been numerous. The rates at this bank are 10 to 12 per cent., according to the security offered. A considerable amount has been loaned at 11 per cent.

Money is not quite so plenty at the Clay street bank. The demand has been light. As a rule 12 per cent, is charged. Many applications for loans have been made at this bank by country land owners:

The time for the declaration of the semi-annual dividends by our savings banks is approaching, and we trust that the old system of competition among their Directors, as to which will declare the largest rate of earnings, will not occur this year. The bank which declares an unreasonably high dividend rute now, is thereby simply proving that it has been extorting an extreme rate of interest from borrowers. 9 to 10 per cent. are now as large annual profits as any savings bank, doing business on a legitimate basis, can afford to pay. If more than the above rates are paid, those interests on which our mechanics and laborers depend for work must be hampered, and indeed in many cases crushed, and those classes must be thrown out of work, thereby losing twenty dollars where they gained one through the payment of extreme dividend rates by the banks holding their deposits. In New York, the law under which the savings banks operate prohibits them from declaring more than a certain dividend. This clause was inserted for the protection of borrowers and the encouragement of material progress. We wish such a clause existed in our State law, for many of our saving banks directors seem inclined to adhere to what we must now term almost extortionate rates of interest. The evidence is clear to our mind that manufacturing and other material progress need not be looked for until money has become more cheap, and this is why we have so often recurred to this subject. Complaints that interest is eating them up are frequently being made to us by some of our most enterprising citizens; men who are too useful to be paralyzed or ruined simply that certain savings banks may declare extreme dividend rates,

John K. Moore, of the old "Moore Title," Denounced from the Bench as a Thief and Perjurer.

The papers of this city have always strongly denounced the thieves and perjurers who have followed the business of land stealing and black mailing; but their remarks have lost more than half their sting from their indefiniteness. For ourselves, however, we claim, and take just pride in the claim, that we have always spoken plainly when denouncing such thieves, so that they might stand branded before the public as the rascals they were. We have lately had a most able ally in this matter, in the person of the Hon. Judge Stanly of the County Court. We annex a copy of the short-hand report of some remarks he lately made, in a case in which the noto-

rious John K. Moore was the prominent culprit:

The case of L. L. Batchelder vs. John K. Moore was tried in the County Court on the 11th ult. The case was for an unlawful entry by the defendant, Moore, upon certain water lots of which the plaintiff had for several years been in pos-session as a tenant of the owner, and a forcible detainer of the same by the defendant. In giving judgment for the plaintiff, Judge Staffly remarked that the ease was purely an attempt upon the part of the defendant, Moore, to steat the hand in controversy; that, unfortunately for him, our law makers had provided that land was not a subject of larceny; that Moore had not only been guilty of an attempt to appropriate to his own use property not belonging to him, but he had added to it the offense of false swearing; that he had sworn in his answer that he had been in possession of the premises in question for more than one year prior to the commencement of the action, when there was not one word of credible testimony adduced in support of such an allegation; that the law required an act of false swearing to be upon a point material to the action, to create the crime of perjury; that in this case the defendant may, for that reason, have escaped the commission of that crime technically, but he had entitled himself to all the odium of its moral guilt; that if parties will swear falsely and in such a manner that they can not be convicted of perjury, the Court would mete out to them all the punishment in its power, by sending them from the Court bearing its denunciations for the moral crime of which they are guilty.

The following were the prominent leases recorded from the 1st to the 29th of October: Property east side Powell, 68% feet north of Filbert-221/x120 in size-for 3 years and 9 months, at \$150 per month.—The eigar store in the building on the northeast corner of Montgomery and Washington streets, for 2 years and 9 months from April last, at \$60 per month.—The house No. 312 Dupont street, for 5 years, at \$70 per month for the first half of the term; \$80 per month for the remainder .- All of the 2-story building, except the store, on the northwest corner of Mission and Beale streets, for 5 years, at \$200 per month for the first year, \$225 for the second, \$250 for the third and fourth, and \$275 per month for the fifth year. -The houses on the west side of Dupont street. 911/2 feet south of Clay, having a frontage of 46 feet by a depth of 110 feet, for 15 years, at \$275 per month.—The property on the east corner of Folsom and Eleventh-152x100 n size, with L 20x68-for 10 years, at \$75 per month for 5 years and \$100 per month for the last 5.—The house No. 409 Dupont street, for 4 years, at \$100 per month. The two 2-story frame houses on the north side of Geary street, 107 feet west of Kearny-40x60 in size-for 15 years, at \$255 per mouth.—The store No. 911 Dupont, for 3 years, at \$70

Crushing our Commerce.

The Harbor Commissioners of this port apparently labor under the impression that the bulkhead is of more importance to our port than commerce. They have lately, much to the surprise of the public, been ruising the tolls on wharves. The excuse for this advance was the need of more money to continue the bulkhead. It never seems to have struck the Commissioners that if they carry their exactions much further, we will have no need of either bulkhead or wharves, for all the shipping will have fled to other ports around the bay. Of this fact the Harbor Commissioners must be quite as well aware as we; and as they must know it, we would like to know why they are so plainly trying to crush the commerce of the port.

Oakland and San Francisco.

It is claimed by the Alta that a mile and a quarter of the westerly end of the Oakhuid wharf and a third of a mile of the Alameda wharf are actually located in San Francisco county. This news is not at all acceptable to Oaklanders. We regard the question as of very little importance, however. Oakland is simply the crumbs which fall from San Francisco's table. Its attempts to set up for itself are about as laughably impudent as that of the fast youth of eighteen, who, when taken into his rich old father's counting-house in a subordinate capacity, wished the time-worn old sign of Smith & Co. to be changed to Smith, Jr., & Father.

Western Addition-Grent Bargains.

We have now for sale three corner 50-vara lots in the southern portion of the Western Addition, east of Pierce street. One of the lots fronts on a public square. None of them are on hilly ground, and all of the streets are graded and macadamized. Price for the three, only \$12,000. At this price they offer one of the very best real estate investments to be found in the city.

SALES BECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY FROM OCTOBER 26th TILL NOVEMBER 25th, INCLUSIVE. North of Market Street. Frame house and lot, northeast corner Montgomery and Wash-south 46x110; was previously sold, in December, 1869, for \$25,000, and now resold for..... was previously sold, in March last, for \$900, and in April son, south 21% x78%, subject to a mortgage.. ... Frame house and lot, northwest corner Powell and Vandewater, north 20x68%.... Northeast corner Jones and Bay, north 137%x275 on Bay ; also, southeast corner Jones and North Point, 50 vara, half interest in three 50 varas..... Frame house and lot, northeast corner Francisco and Dupont, east 23x3436.... Lot north side Filbert, 187½ feet east of Hyde, east 25x13736.... South side Filbert, 77% feet east of Dupont, east 20x60, a half interest, subject to a mortgage of \$2,950, with frame house Frame house and lot, north side Union, 195 west of Kearny, east west 21x68%; sale made in May last, but the deed was only west-41%x137%..... Frame house and lot, south side Green, 203 feet west of Kearny, west 16%x137%... Brick house and lot, south side Broadway, 85 feet east of Stockon, east 23x60; Sheriff's sale.... Frame house and lot, south side Pacific, 25 feet east of Hyde, Leavenworth, west 30x87%; sale made in May last and the deed only recorded last month.... and Louisians, north 433x100 feet... Frame house and lot, north side Geary, 30 feet east of Larkin. east 30x80; was previously sold in August, 1867, for \$5,500 Frame house and lot, southeast corner O'Farrell and Mason, east Lots 301, 302, 303 and 304, Gift Man : Frame house and lot, south side Turk, 90 feet east of Taylor, east 47 1/2 x137 1/2; was previously sold in February, 1869, for \$15,000, and now resold for north of Bush, north 23% x60. Frame house and lot, north side Tark, 84 1-6 feet west of Taylor, Lot 45, block 291, O'Neil and Haley Tract. Taylor, northeast 25, northwest 60 2-3, south 15%, west southeast 59%; also, northwest side of Market 177 1-6 northeast of Tyler, northeast 25, northwest 95 2-3, south 42 11-12, southeast 60%..... West side Stevenson, 160 feet north of Twentieth, north 25x80. South of Market and East of Ninth. Hyde, west 20x60. East side of First, 179% feet south of Folsom, south 30x137% ... Frame house and lot, south side Howard, 253 feet west of Fifth, west 22x80..... Lot north side Folsom, 125 feet east of Ninth, east 25x90...... Mission Addition and beyond. Lot southwest side Eleventh, 35 feet southeast of Mission, south-Frame house and lot, south side Twentieth, 155 feet west of Dolores, west 50x114.

Frame house and lot north side Twenty-first, 60 feet west of Har-Sociation.

Lots 382, 383 and 384, Gift Map 4.

East side Folsom Avenue (between Seventh and Eighth), 175 feet south of Folsom, south 25x62½.

Lot 1,496, Gift Map 4; sold in June last, but-the deed was only previously sold in November, 1868, for \$1,000, and now re-Lot 1,470, Gift Map 3.. lot was previously sold, in February, 1869, for \$350, frame house and lot now sold for.... Lot north side Twenty-sixth, 135 feet west of Sanchez, west 25x114.... Frame house and lot, east side Mission, 243 feet south of Twentythird, south 43%x122%..... Lot west side Mission, 185 feet north of Eighteenth, north 85x160, 23x100, Precita Valley lands... to Jessie, on which it also fronts; Wiliow's land sale....... 12.775 Lot northwest side Mission, 1132% feet northeast of Dale, or ots 44 and 45, block 293, O'Neil and Haley Tract Twenty-ninth, northeast 20x132 to Tiffany Avenue. Lot east side Mission, 130 feet south of Twenty-fifth, south 50x115; was previously sold, in 1867, for 1,100, and now resold for Lot 14, block 211, O'Netl and Haley Tract. Northwest side Folsom, 70 feet southwest of Tenth, southwest Frame house and lot, east side Folsom, 135 feet south of Precita Lots 8, 9 and 10, block 17, West End Map 1... South 20x122%....Lot west side Bryant, 156 feet north of Twenty-third, north One half the above described lot was resold for Lot west side Bryant, 130 north of Twenty-fifth, north 26x100; was previously sold, in August, 1867, for \$950, in September last for \$1,000, and now resold for the same price..... Lot west side Valencia, 126% feet north of Twentieth, north Sale at Auction. Maurice Dore & Co. sold on the 16th ult. the lot on the Lot east side Valencia, 35 feet north of Eighteenth, north 100x80; Lot east side Valencia, 135 feet north of Nineteenth, north 25x80; Willow's land sale..... Lot northwest corner Guerrero and Twenty-first, north 50x92%; this lot and 50 feet adjoining was previously sold, in May, 1869, for \$8,250, the corner lot now sold for..... Frame house and lot west side Guerrero, 77 feet north of Eight-Lot northwest corner Church and Jersey, north 114x75 Western Addition. Lot northeast corner Van Ness Avenue and Pacific, north 91% x82%; an undivided one-third interest, subject to a

this lot is a portion of a block upon which houses have been erected and sold with the lots upon the installment Fast side Webster, 102 feet north of Washington, north 25x80; new house and lot sold on the installment plan... East side of Webster, 204 feet north of Washington, north 25x80; new house and lot sold on the installment plan... Southeast corner Webster and Jackson, south 25 1/2 x80; new house front by 50% in rear, and 120 deep..... South side Jackson, 80 feet east of Webster, east 50%x127%; new house and lot sold on the installment plan.... South side Jackson, 181 feet west of Buchanan, west 25 ½ x127½; new house and lot sold on the installment plan. South side Jackson, 130 1/2 feet east of Webster, east 50 1/2 x127 1/3; new house and lot sold on the installment plan Frame house and lot, south Jackson, 282 feet east of Webster. 25%x127%; new house and lot sold on the installment North side Washington, 80 feet west of Buchanan, west 25 1/4 x 127 3: new house and lot sold on the installment plan.... North side Washington, 1051/4 feet west of Buchanan, west 251/4 x

127 %; new house and lot sold on the installment plan....

Frame house and lot north side Sacramento, 1371/2 feet west of

Pierce, west 68%x127%.....

Same as above described resold the same day, and for the same Lot south side Pine, 91% feet east of Van Ness Avenue, east Frame house and lot, north side Pine, 92½ feet west of Brod erick, west 27 k x 137 k Frame house and lot north side Turk, 192 k feet east of Frank

for \$1,300, now resold for.... Miscellancons Sales. Portion of block 3, lot 309, Pleasant View Homestead Associa South side Clementina, 105 feet west of Ecker, west 25x75, feet north of Green, north 23, west 60, south 17, east 28

south 6, east 32... South side Duncan, 240 feet east of Noc, east 80x114; also, north side Vale, or Twenty-eighth, 240 feet east of Noe, east 28 % x orthwest corner Sierra and Louisiana, north 423x100, an undivided two-third; also, certain interest to the Dellaro

outh side Jersey, 215 feet east of Diamond, east 25x114. 138% feet east of Dupont, and 75 south of Green, south 7 %x33... Lots 10, 11 and 12, City Centre Homestead Association. ortion of let 23, block 27, Fairmount Homestead Association. East side Gunnison Avenue, 250 feet south of Precita Place, south Block 224, O'Neil and Haley Tract; also, northwest corner Sierra

North side Shipley, 250 feet east of Ninth, east 25x75. Lot 21, block 843, Presidio View Homestead Association... Lot 143, block 97, Central Park Homestead Association... Portion of lot 31, block 139, Central Park Homestead Association orth corner Clementina and Ecker, northeast 50x80?... East side Chatham Place (between Dupont and Stockton), 90 feet

Lot 24, block 123, Central Park Homestead Association. North side Jessie, 412 feet east of Sixth, east 23x80...... East side Tehama, 75 feet north of Prospect Place (Precita Valley Landa), north 25x80; sale made in August last, but the deed was not recorded until now

North side Russell (between Union and Green), 20 feet west of Portion of lot 12, block 191, South San Francisco. West side Douglass, 110 feet north of Eighteenth, north 150x136. Southwest corner Seventh Avenue and N street, west 50, sout 100, east 37%, northeast 39, north 63-1-6, O'Neil and Haley

North side Tehania, 225 feet west of Fifth, west 25x75... South side Harrietto (between Sixth and Seventh), 100 feet north of Folsom, north 25x75..... Lot 583, Gift Map 3. Lot 5, block 188, and lot 8, block 440, Golden City Homestead As-

West side Miller Place (between Fourth and Fifth), 141 feet outh side Stevenson, 435 feet west of First, west 25v80 South side Precita Place, 147 feet west of Columbia Place, west West side Columbia Place, 250 feet south of Precita Place, south

Lot 26, block 113, and lot 6, block 117, University Homestead Aside Homestead Association.... Lot 7, block 29, City Land Association..... Vest side Columbia Place; 375 feet south of Precita Place, south

East side Gunnison Avenue, 375 feet south of Precita Place, south 75x110.....

southeast corner of Seventh and Bryant streets--30 feet on Seventh by 80 on Bryant-for \$4,000. The same lot was sold in February, 1867, for \$2,750. Two years ago there was much speculation in Seventh street property, as there was in lots on all the numbered streets between Fourth and Ninth. The above lot would then have sold for at least \$6,000. In THE CIRCULAR for December, 1868, we spoke of inflated prices on Seventh street, and made the following remarks thereon: "There is yet no good reason why land on such a street as Seventh should sell for \$75 to \$100 per foot more than lots on Mission or Howard in the same vicinity." The justice of the above will now be seen, from the fact that land on Seyenth brings only 25 per cent. more than lots on Mission and Howard, between Sixth and Seventh. This charge has been caused by the dying out of the excitement which prevailed on the latter street two years ago. We quote the remarks made

in THE CIRCULAR then, simply to show that our views, which

were widely combatted at the time, have since been endorsed

by actual events.

daily in New York City.

Full Descriptions of Property Sold, "As will be noticed in our list of sales made last mouth upon prominent streets, we have taken the trouble to go out and examine each piece of property sold, and are thus enabled to report whether the same was a lot or house and lot. By consulting THE CIRCULAR, parties interested can now keep themselves fully posted in all matters relating to sales. As a vehicle of real estate information, we think we have now brought The Circular to a point that leaves little more to be

It is estimated that 50,000,000 gallons of water are wasted

The Change in the Business Centre of Chicago. We have often referred to the fact that both the wholesa

and retail business portions of San Francisco are movin south. The same change is going on at Chicago. The par ticulars of these changes have been furnished us by a gentle man from that city who was here-lately on a visit, and w is well posted on real estate matters there. He says:

Three years ago the business centre of Chicago was about the junction of Clark and Lake streets, and something over two years ago the northwest corner of those streets was sold for the highest price yet obtained for any business property in that city, viz: \$3,000 per front foot, which included a three story brick building. The value of the building deducted would leave the price obtained for the ground at about \$2.50 per front foot. Since that time, however, business has made a great stride southward and eastward, and while the property above mentioned would not sell to-day for any more than did over two years ago, other property south of it and in the di rection that business is moving has increased largely in value, and in some instances has doubled in value. Retail business property on State street, for instance, between Madison and Van Buren, which now sells at from \$1,200 to \$1,500 per front foot, could have been bought for half as much three years ago. On Washington street, where the banks and insurance companies are concentrating, values have increased in three years from \$500 to \$600 per front foot for ground, to \$1,500 and \$1,800 per front foot. The wholesale trades of Chiengo have moved eastward from the old centre of basi. ness and are concentrating on Wabash and Michigan avenues, and the splendid business block recently burnt down there was built on ground that one year ago was occupied by three or four wooden dwelling houses. In that locality ground is now worth about \$2,000 per front foot. The tiet that this block was occupied by several of the heaviest wholesals houses in the city, shows the character of the movement of business southward and eastward.

The effect upon residence property, of this change of business locations, has been to turn Wabash avenue, from Adam street to Twenty-second, into a boarding-house street. Michigan avenue has been affected in the same way for a few blocks. The choicest residence quarter of the city now is in the district bounded by Michigan avenue on the west Eighteenth street on the north, Twenty-third or Twenty fourth street on the south, and on the east by the lake. I this district lots sell at from \$300 to \$350 per front foot, and here are the finest residences in the city.

The great South Parks, containing over 1,000 acres, which are now being improved, begin at Fifty-first street and these help to draw the residence quarters southward along the lake shore. This part of the city is rapidly growing into a long strip of fine improvements that reach out to Hyde Park, seven miles from the business centre, while in other directions, on the north and west, the limits of improvements are being extended very little.

The Injustice of Wholesale Street Contracts.

The system of putting a number of blocks together in contracts for grading and macadamizing, is most unfair, where the work on all the blocks is not equal or nearly so. Twelve blocks on California street were thus let out to one contractor. In this case a very heavy grade was encountered between Gough and Fillmore streets, while nearly all the rest of the work was very light. Nevertheless the owners of lots fronting on the easy work are compelled to pay as much as those

who own where the work was very heavy and expensive. The defence in these cases is, that the filling in of a swamp or the cutting down of a heavy hill benefits all the street, and that therefore all contiguous owners, being benefited, ought to pay their full share of the cost. This argument is true in a limited sense; but it should be remembered that, when the property in the swamp or on the hill was sold, the purchaser got it for half or two-thirds price, because of its bad location, while the property beyond, because it was seen or known to be near the grade, brought full price. The purchaser on a hill or in a hollow therefore had a deduction made to him when he bought. This deduction is generally sufficient to cover the heavy cost of grading or filling, which the buyer perceived he would at some time have to sustain. Under these circumstances, is there any justice in allowing him to have his street improved at the expense of an owner who is near the grade, and who in consequence paid full price for his land? We certainly think not, and believe that the Board of Supervisors should cease to let out a number of blocks under one contract and at one price, unless it is clearly proven that the work to be done on each block is equal or nearly so.

The Rent Question.

Several of the daily papers, in discussing the rent question, express the opinion that rents must come down. The present dullness may bring rents down for a short time in a few localties, but we may rest assured that, as a rule, rents will rise rather than fall. No one doubts that our real estate is destined, and that at no distant day, to reach much higher prices than those which it now brings; and higher prices for land of course mean higher rents for houses. In fact, increase, growth of all kinds means increase of rents. Rents in New York are about four times as high as they are here, and the same is measurably true of all the great cities of the East. We are only deluding the people of this city when we promiso them a general reduction in rents. If the city is to grow and real estate values increase, rents will also certainly increase. The way to escape this evil is for each head of a family to own his own house and lot. We know that many a workingman finds it impossible to do more than keep his head above water in supporting his family, but we also know that many of them do not feel how really necessary it is for them to secure a homestead lot, while such a possession can be purchased for \$800 to \$1,500. They think there is time enough, but they will find their mistake in a few years. The city is aggressive and the State is growing, and material progress means high prices for city land. There is no way of escape from high rents but by householders purchasing a homestead of their own. Now is the time for them to do this, for lots at the outskirts can be purchased cheap.

Credit Auction Sales.

We have repeatedly said that large credit auction sales are the very dearest possible way to buy real estate. The small amount of money to be paid down seduces buyers into purchasing beyond their means, and the large crowd always in attendance becomes excited as one bayer bids against another Land has frequently been sold at such sales for just double what it was worth. Credit auction sules, by over-supplying the market, and by causing inflation, did more than any one other thing to cause the present real estate depression. Land at auction used to be sold with a rush, but now nothing can be sold in that way at all. New York real estate was injured by credit auction sales, just as ours was here. On this sub ject the World lately remarked:

The season two years ago was marked for its activity in real estate sales at auction. They were stimulated to an absurd extent, and were very injurious to the true interests of property holders. Speculative sales of large tracts of vacant property were advertised, and were pushed upon the market in the hope of exciting and enticing purchasers. It became the fashion, because money was plenty for a season, to advertise and puff property in the most extravagant manner; to use all the craft and legerdemain of the trade in exciting speculative madness and gathering large crowds of impress ble people in the auction room. Property of little real value was put up and scrabbled for by people excited by their own competition and by under-bidders, and struck off, in many cases, to men who had but little to lose, and who have since resold at large reductions in price. These men lost-their money, and a depression of prices followed from which we have not yet recovered. A great deal of the property was sold on mortgage for two or three years. These mortgages have filled the market, for sale at heavy rates of discount, and will be the seed for a large crop of foreclosure sales and secrifices of property for two years to come. In all such peculative sales it must be manifest to every purchaser who reflects a little that he is buying at every disadvantage, thathe is bidding against the owner, and that in his excitement, stimulated by such unfair means, he is necessarily paying more for property than he could buy at in the vicinity at pri-

New Cometery Needed.

We are sure that no one in this city desires to see the sacred resting-place of the dead disturbed; and that even those who had no relatives interred in Yerba Buena Cemetery were sorry that public necessity compelled a disturbance of the bones of the pioneers resting there. We are, despite these feelings, now paying the way for another desecration of the dead. Lone Mountain and the cemeteries adjoining it are only three miles from the City Hall. Nearly all the streets of the Westem Addition are now opened, two lines of horse cars connect the cemeteries with town, and within the past two years about five hundred new houses have been erected out that way. The cemeteries used to be in the country; they are now, however, in the city. The public health, therefore, and respect for the dead and their living friends, all require that we should have a new cemetery, or cemeteries, in a location much more distant from the aggressive city than Lone Mountsin is. The probabilities are very strong that, within twenty rears at the farthest, the dend in Lone Mountain and adjoining cemeteries will be removed. We feel satisfied that a law will be passed, within-ten years, prohibiting further burials in them. The city has already a new cemetery, which is about two and a half times as large as Lone Mountain. It is situated near Point Lobos and the ocean, at the northwesterncorner of the county. No provision has yet been made for ay interments there, save for the burial of the indigent dead The intention, we believe, is to have this cemetery opened to the public, and the price of lots placed at low cost, all that he city will require being enough to pay current expenses and the cost of ornamenting the grounds. A law of the Legislature will be requisite before this can be done, however, and it will, we trust, be passed at the next session. The high nices charged for graves in Lone Mountain have always been a subject of just complaint. If the city cemetery were opened, humanity's last home here would be made cheap. We think the remains of the dead would be safe from future listurbance there, while we know that they are not so safe in Lone Mountain. All who have watched, as we have carefully, the rapid growth of the city westward within two years, must be convinced of this fact.

Horace Hawes has deeded the block of land bounded by Harrison, Bryant, Ninth and Tenth streets-450 feet by 550 feet in size-to five persons in this city, in trust, the object being to endow an institution which is to be established here for the prevention of want and the promotion of industry. This gift is not, as many think, a movement of late origin in Mr. Hawes' mind, for he spoke to us of his intention to make it about five years ago. We trust that the example set by him will cause other rich men here to do likewise. There is not, probably, another place in the world where there are so many rich persons in proportion to the total population as we have here, yet we feel sure there is no other place where riches are so generally used for purely personal and animal ends. Fast horses, fine houses, rich carpets, ornamental grounds and other attendants upon wealth we have, but that large-hearted charity which looks to higher and nobler ends than mere indulgence of the grosser bodily tastes, is yet generally wanting among us. An Eastern visitor recently stated in print that the rich San Franciscan's ideas of enjoyment were bounded by the narrow circle of having a good living. There is but too much truth in this; at present the majority of our rich men live but for themselves alone. We trust that Mr. Hawes' donation will have the good effect of causing emulation among them as to which will do most for the public good.

Sale on Filbert Street.

The vacant lot on the north side of Filbert street, 187; feet east of Hyde street—25 by 1371/2 feet in size—was sold on the 12th ult. for \$1,000—\$40 per front foot. The street is Debt and Speculation.

When a married man goes in debt for a part of the purchase noney of a homestead for his family, or when a lot owner borrows money to erect houses on land which he already owns, they both engage in enterprises which are perfectly justifiable because the saving in rent will soon pay off the debt; but when a man with a few hundreds or thousands of dollars risks his. bird in the hand for the sake of securing the control of a vacant and unproductive lot, in a neighborhood where improvements lag and speculation has run wild, he does a very foolish and unjustifiable thing. If the wave of speculation breaks before he can sell out at an advantage to a greater fool than himself, he is likely to lose all he invested in the unproductive lot, and to injure his credit besides. The present depression in real estate has had the effect of causing a very decided and proper decline in speculative property on the numbered and other streets. Those who bought lots there, on which they only paid part cash, have since, in many cases, lost the whole or a part of the money they invested. The lesson is an old, but still a good one, warning those who have a little, not to risk that little in speculation. It is a common regret that the day for what are known as "big strikes" are past. We recognize the fact that they are past, at least in speculative enterprises, and we rejoice that it is so. Those who made 'big strikes' by speculations which differed in no material respect from gambling, are now among the most numerous business wrecks which are to be found in the What was made easy went as easy with them, and with the loss they became men of one idea, and that a grievance against the world in general.

If the change which is passing over our affairs has the effect of changing us from a community of jack-knife traders into one of producers, and changes our feverish appetite for large and immediate profits, into a normal one for moderate profits and permanent tains, it will prove, in a business and social sense, one of the greatest blessings that we could desire.

Defective Sewerage South of Market Street.

We have repeatedly called public attention to the fact that the grades of Fourth, Fifth, Sixth, Seventh and Eighth streets from Howard to the bay; of Ninth from Harrison to Mission Creek; of Howard from Third to Sixth; of Folsom from Third to Seventh; of Harrison, Bryant, Brannan and Townsend from Third to Ninth, all require to be raised. The fall for sewerage is now only an average of about 1 foot in 150, which is altogether too near a level for health, especially in a city where rain falls for only half the year. Three-fourths of the sickness in the city occurs between First, Ninth, Market street and the bay. Any one who will stand on the hills north of Market street, on a clear morning, will see that the flat region spoken of is covered with a thick mantle of what appears to be fog, but what is in reality a minematic exhalati the sewers, which cannot discharge their contents for want of requisite fall.

Dr. Bates, the Health Officer, lately called attention to this subject, to which we have so often referred. He asserts, which is a self-evident proposition, that the longer we defer raising these grades the more it will finally east and the more the public health will suffer. Already the odor in many places is alnost insufferable. Work is now scarce and laborers are plenty and cheap. The present would therefore be a good time to take at least the initiatory steps in raising the grades of the section described. This is undoubtedly a task from which our local government will shrink, but it must be undertaken sooner or later, and the sooner the better, both for pecuniary and sani-

The New Water Company.

We noted the fact in September last that the San Francisco Water Company—a new concern—had purchased 23 acres of land on the Bernsl Rancho, which was to have been used as a reservoir. The purchase money amounted to \$148,000, of which sum the company only paid \$1,000 down, the President giving his note, payable on demand, and a mortgage on the land to secure the balance. The company seems to have fizzled, on this transaction at least, as a deed of reconveyance from it to the seller of the land was recorded on the 11th ult. A release of the mortgage noted above was recorded at the same time. The old water company has since purchased a portion of the same tract of land.

Failure of an Auction Sale.

The 100-vara lot on the southeast corner of Second and Bryant streets was offered at credit auction sale on the 23d ult. None of it was sold, however; \$25,000 was offered for the corner of the streets named, having a frontage of 80 feet on Second by 100 on Bryant. There is a large buildingthe old "Lake House," which was moved there—on this lot. The owner would not sell at that price, and no more of the property was offered.

Hayes Valley Prices,

The lot on the north side of Fulton street, 110 feet west o Webster, 271/2 feet front by 110 feet in depth, which was sold in March last for \$900, and in April for \$1,300, changed hands a third time on the 14th ult., the last buyer paying \$1,413 for it, or at the rate of \$51 per front foot. The street and sidewalk are macadamized, and the lot itself is about ten feet below the grade.

Sale on O'Farrell and Mason Streets.

The property on the southeast corner of O'Farrell and Mason streets-fronting 55 feet on O'Farrell by a depth of 871/2 feet on Mason-changed owners on the 10th ult., the purchaser paying \$16,000 for it. There is a large two-story, box-like frame building on the lot, the erection of which cost \$5,000 about seven years ago. It is used as a school for girls, and rents for \$150 per month.

Sale on Howard Street.

The property on the south side of Howard street, 253 feet west of Fifth—the lot being 22 by 80 feet in size—was sold on the 12th ult. for \$7,000. The house rents, we are told, for \$70, and its erection cost \$4,500 two years ago.

The City Bank's Affairs. ____ If nidming my The fact has lately been made public though it has been well known in real estate circles for some months—that the City Bank is in an embarrassed condition. The President admitted, in a meeting of the depositors, that if the bank were pressed, it would be unable to meet all demands. With these facts the depositors more than the public have to do; but the Secretary of the bank, in a report which was intended to gloss over the condition of its finances, attempted to leave the impression that real estate was chargeable with the present state of its affairs. He stated that many of the mortgages were overdue; that times were hard, and that therefore the bank had been lenient with real estate borrowers.

This statement is calculated to do injury to real estate, which has enough to bear just now without being unjustly charged with causing embarrassment to any loan society. Loaning money too freely on notes of hand is the cause of the City Bank's present troubles, with which real estate has had nothing to do. For one dollar loaned by the institution on real estate, ten were let on notes, and parties were trusted who could not get accommodation elsewhere. Had the bank confined itself to loans on city property at reasonable rates of interest, it would not now be in its present position; but, as in the case of Mooney's bank, the desire to secure high rates of interest seduced the management into granting unsafe margins of

With one or two exceptions, all our savings banks persist in holding out for 12 to 15 per cent. per month, although it is patent to every thinking person that 10 per cent. is the very highest rate which can now be asked with safety, either to the oank or borrower.

We have more than once before expressed the opinion that the savings banks should not now charge more than 10 per cent. on real estate; and a change for the better in city property need not be expected until a permanent reduction to this figure is made.

Real Estate in New York-A Dead Market.

The New York World says: "The suspended animation of the real estate market continues, despite all the efforts of the speculative fraternity to galvanize it. It is devoid of all life, and, from present appearances, is likely to remain so. Nobody will buy at the rates that ruled last season, unless through ignorance of the market, and they must be green indeed if they do not know that a building can be erected at the present time for at least one-third less than last year's rates of cost. Unimproved property is a drug in the market, tor the reason that no speculator is willing to purchase it for an investment, and the prospect of turning it over at a profit is entirely out of the question. Those who are loaded down and there are many of them-will not-buy at any price, not even when they are offered something ridiculously low; yet they have a disposition to hold on to what they have. But taxes and interest are making them more sick every day, and, one by one, they are being sold out by foreclosure. Those who have purchased for an investment are all right; they can put their deeds in the safe and wait until the time arrives for a revival. The time has gone by for buying and selling real estate on small margins, and real estate as a business is dead for the present. There is no speculation in building at the present time; rents are lower, sales are few, taxes are high, and cash is very scarce, and it looks as though it would be more profitable for speculators in real estate to sell out at once for what they can get, seek other pursuits for the exercise of their wits and funds, and allow real estate to take its customary sleep, and all may yet be well."

Sale at a Very High Price.

The property on the north side of Market street, 182 feet east of Taylor, fronting 50 feet on Market by an average depth of only 70 feet; together with the lot in the rear on the south side of Turk street-471/2x1371/2 in size-were sold last month by different owners, to the executor of an estate, for a total of \$56,000. \$40,000 of this sum was paid for the Market street property, and \$16,500 for that on Turk street. The latter has some old frame houses upon it, which are worth about \$500. There are two cheap frame buildings on the Market street lot, the erection of which cost \$4,000 in the Spring of 1868. The lot itself was purchased in May, 1867, for \$11,500. \$17,500 would cover the entire amount which the Market street property cost the owner. He sold for \$40,000, and thus made a net profit of \$22,500-an unusual profit these times. He derived an income of nearly one per cent. per month, too, from the houses, during the time he held them. They now rent for \$185 when the stores are all occupied, which is very seldom. The Turk street property was previously sold in February, 1869, for \$15,000. The late sale of it was made at the rate of \$346. per front foot. Both the above pieces of property brought extremely high prices. Considering its location and shallow depth, the Market street piece brought a much higher price than was ever before obtained on that street.

---Prices on Montgomery and Washington Streets,

The property on the northeast corner of Montgomery and Washington streets-25 feet front on Montgomery by a depth of 62 feet on Washington-has been sold for \$45,000. The building on the lot was originally an old corrugated iron one, but the owner, under the name of repairs, really erected a new frame building, at a total cost of \$8,000. The various portions of the building are nearly all leased. The total rent: derived from it is \$520 per month. The same property was sold in March, 1868, before the building was altered, for

Death of Daniel Knight.

Mr. Daniel Knight, formerly of the Pacific Mail Company, and latterly of the real estate firm of Knight & Blanchard died on the 6th ult. of erysipelas of the brain. Mr. Knight was well known and as widely esteemed in this community for civility, liberality and honorable conduct in business. He was a credit to the real estate business, and was welcomed into it by all the older members of the profession.

THE inhabitants of Paris, Berlin, Vienna and St. Petersburg, added together, fall short of the population of London,

The Lumber Market.

With the exception of redwood, the lumber market is without special interest. Several lumber vessels have been lost the past month, and receipts are so light that the market has become quite bare of all kinds of redwood. This searcity will probably continue for sixty or ninety days, and manufac turers have, in consequence, advanced the price of redwood lumber for the ensuing year.

We quote ruling rates as follows: By the cargo, dressed redwood, \$28 per thousand; rough, \$16; Puget Sound pine flooring and stepping, \$22@\$24; planks, for street work, \$14@\$16; assorted scantling and other building material, \$13 @\$15; timber, \$16@\$18; fencing, \$14@\$16.

At retail, dressed redwood sells for \$30; rough, \$18@ \$20 Puget Sound pine flooring, \$28@\$30; street planks, \$16; assorted scantling and other building material, \$17; fencing, \$18. Laths are selling at \$3 by the quantity, and \$31/2 at retail: shingles at \$21/4@\$21/4 for large lots, and \$21/4 at retail.

Real Estate Investment Companies.

Immediately the old dodges of humbugs to raise the wind get threadbare, their inventive faculties are set to work to devise new plans for fleecing the unwary. The latest dodge is that of real estate investment companies, a number of which, with high-sounding names and unlimited promises on paper, are now endeavoring to have verdant people entrust them with their money. Sensible persons need no warning to avoid these companies. Those who are not posted should either put their money in a good savings bank or invest it themselves in lots. Nothing will pay so well, in connection with the majority of real estate-investment companies, as tolet them severely alone.

The Chicago Landowner.

The above is the name of the largest and most elegantive getten up real estate monthly journal in the United States. It is full of information of a general and interesting character, relating to city real estate and land generally. It is the official organ of the National Board of Real Estate Agents, and as such commends itself to every legitimate country land and city real estate agent on the Pacific coast. Its subscription price is only \$3 per year.

Homesteads on a New Plan.

The Real Estate Associates offer for sale new houses and lots, on a well-located block in the Western Addition, only one block distant from horse cars. They only require 25 per cent. cash, and will accept the balance in monthly instalments of \$50, without interest. We have seen the plans of the houses proposed to be erected, and, so far as we can judge, they are cheap. The lots certainly are, especially when the easy mode of payment is taken into account.

During the month ending November 26th, 16 land sales were made in and around San Leandro, the total value of which was \$41,301. The demand for real estate, particu larly for building lots in the town of San Leandro, has been quite active lately, we are informed.

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THE PACIFIC PNEUMATIC GAS COMPANY, (INcorporated 1869,) to meet the requirements of its rapidly increasing business; has determined to enlarge its working capital by the sale of a limited amount of its Capital Stock. Those seeking a perfectly safe and very profitable investment, will find this a rare opportunity. For further particulars apply to either of the undersigned. By order of the Trustees, J. W. STOW, President. A. D. BELL, Secretary. November 10, 1870.

Special Notice.

THE STOW FOUNDATION PAVEMENT .- It is now admitted on all hands that the Stow Foundation Pavement answers all the requirements of a first-class wooden navement.

That it is lasting, and capable of succeasfully bearing great wear and where it has for two years borne the pressure of the largest and heaviest teaming traffic in the city.

That it is as nearly noiseless as a pavement can, possibly be, all those who have lived on streets where it is laid can fully testify.

That it is a pavement which is almost entirely free from the greatest curse of San Francisco Summers (dust) is within the knowledge of all our

And finally, that the laying of the Stow Foundation Pavement on a street increases the value of the property at least three times what the pavement costs, competent real estate agents will agree in asserting. Houses in front of which the Stow Pavement is laid do not long lie

idle, and they bring their owners, in better rents than where the abominabla egg-shaped cobbles or rotten and shaky planks are laid. To sum up, the Stow Foundation is the Pavement for this city. It is

cheap, lasting, noiseless, even, solid, easily lifted when street pipes are

H. F. Williams & Co., Room 20, Stevenson's Building, southwest corner of California and Montgomery streets, are the owners of the Stow Foundation Pavement patent.

THE REAL ESTATE ASSOCIATES

OFFER FOR SALE AN ENTIRE BLOCK OF HOUSES and lots, bounded by Sacramento, Clay, Steiner and Fillmore streets,

UPON PAYMENT OF A SMALL SUM IN CASH, and the remainder in monthly installments. The Houses are within one block of the MAIN LINE of the Sutter Street Railroad; are 20x30 feet, contain seven rooms of artistic finish; are two stories high, with double Bay Windows, and will be provided with all the modern improvements.

Every facility will be afforded to persons desiring to produce a HOME. The Houses will be sold for a less price than the cost of ercetion of a single building, and a fair cash value for the Lot added. After ten houses are subscribed for, no other subscriber will be accepted unless satisfactory to all previous subscribers. Plans and specifications are now ready at the office of THE REAL ESTATE ASSOCIATES, No. 418 Californis street, where full particulars can be obtained.

RANKER'S NOTICE. ON AND AFTER JANUARY 1, 1871, the Banking House of Parrott and Company will be consolidated with the London and San Francisco Bank Limited, where all claims dated with the Lohdon and San Francisco Bank Limited, where all Claims against said Parrott and Company will be paid. The Capital of the London and San Francisco Bank Limited will, on and after that day, be \$3,000,000, and the remaining \$2,000,000 will be called in so soon as the business warrants. PARROTT & CO., MILTON S. LATHAM, Manager-

EVERY LAND OWNER AND REAL ESTATE AGENT should subscribe for The Land Owner, a journal of Real Estate, devoted to the landed interests of the country. THE MOST ELEGANT AND VALUABLE LAND PAPER IN THE WORLD, Every number contains cartoon plats of lands in the market all over the country, engravings of buildings, etc., while its editorials are able and fearin advance. Address THE LAND OWNER, Chicago, III.

DACIFIC MAIL STEAMSHIP CO. - Hereafter tickets will be sold, bills of lading signed, and all other business transacted only at the new office on the wharf, corner of First and Brannan streets. Eldridge

IBERNIA SAVINGS AND LOAN SOCIETY - Office, northeast cor mer Montgomery and Market streets. Officers: 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, 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 passoon will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upward. Office hours from 9 to 3.

NOTICE.—The undersigned having completed arrangements through one of the first "promoters" in Europe, for placing California Mining securities on the London Market, is now able to offer superior facilities for disposing of reliable mines of gold, silver or other minerals, as above stated. All properties given in my charge will be placed direct. liable-party, long resident and entirely familiar with the busi vances made and ample security given when required. Geo. W. Smiley, 424 Montgomery street, San Francisco.

GRAY & HAVEN, Law Office, 420 California St., northeast corner of California and Leidesdorff Streets (Pacific Insurance Company's building', San Francisco. EUGENE KELLY

DONOHOE, KELLY & CO., BANKERS, SOUTHwest corner of Sacramento and Montgomery streets, San Francisco. Exchange for sale on Eugene Kelly & Co., New York, on St. Louis, Chicago Also, on Messrs. Smith, Payne & Smith, London; the Consolidated Bank (Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co.,

Exchange on the Bank of Ireland, Dublin, is payable at all the Branches, PRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Directors Loans made on real estate and other collateral securities at current rate.

J SELIGMAN & CO., BANKERS, No. 412 CALIFOR-• nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-IFAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout this United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Brenien,— Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

EBMAN SAVINGS AND LOAN-SOCIETY,-GUARANtee Capital, \$200,000. Office, 513 California St. Office hours from 9 to 3. Extra hours on Saturdays from 8 to 9 P. M., for receiving of deposits Loans made on Real Estate and other collateral securities. Directona; L. Gottig, G. H. Eggers, F. Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officens: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Attorney.

ARMING LANDS IN LOS ANGELES COUNTY LANDS.

PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourih cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to HENRY D. POLHEMUS, Analicim,

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000. Amount in hand in excess of capital, available to pay losses and dividends, \$639,928.00. All losses paid in United States gold coin. Fire and Marine dent; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

PIRE AND MARINE INSURANCE,—UNION INSUR-ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS, Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; prompt set tlement of losses; solid security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

MERCHANTS' MUTUAL MARINE INSURANCE Company. Office 406 California street. Capital, \$500,000. Losses paid promptly. Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Wm. Scholle, J. B. Scotchler, President; Jahez Howes, Vice President; E. W. Bournz, Secretary. This company is engaged exclusively in Maune Insurance.

FIRE AND MAKINE INSURANCE. THE FIREMAN'S FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Lesses promptly paid in U.S. gold coin. D. J. STAPLES, President, CHAS. It. BOND, Secretary. HENRY DUTTON, Vice President.

NORTH BRITISH AND MERCANTILE INSUK-ANCE COMPANY, of London and Edinburgh, established in 1809. Capital \$10,000,000. Accumulated and invested funds, March 23d, 1866, \$12,247,422.18. Deposit in California (according to law), \$75,000; Deposited in Oregon, \$50,000; Limit on single risks, \$100,000. San Francisco Bankers, Messrs. Tallant & Co. General office, S. E. corner Sansomo and California streets, San Francisco. Losses paid here in gold coin. WM. H. TILLINGHAST, General Agent for the Pacific States and Territories.

W. H. J. BROOKS, LATE OF BROOKS & ROD-LEAU, Searcher, &c. Titles examined in every county of the State. 316 California street San Francisco.

MICHAEL MEAGHER. NOTARY PUBLIC, OFFICE 439 California street, south side, two doors below Montgomery, Sau Francisco. Loans negotiated.

EDWARD JACKSON, COMMISSION AGENT, STOCK.

PROPERTY FOR SALE BY CHARLES D. CARTER

(All Property placed in my hunds for sule is advertised grati-

in the numered list.) Inside Property . . First class house of 12 rooms, marble mantels, bath room and Post street near Taylor, both streets sewered, renting for Over 1 per cent. per month.

Lôt 25x137% on Filbert street...

Choice and first-class paying property on Front street—cheap...

Handsome residence property on Bush street; lot 31x137%, with

L 23x37%, and rear entrance; well—improved grounds, Dwelling house and lot, 30 % x75, to rear street, centrally located on Powell street.

Lot 25x137½, on Post street; street sewered and planked.

\$ 50-Vars on Bush street, on grade; first class neighborhood Two brick houses, 9 rooms each and corner lot, on Dupont street; Lots each 25x1021/2 on Taylor street; very desirable, each 50-Vara corner lot on Sansome street, with three buildings, Corner lot on Frencisco, 45 1/4 x 50, fronting on three streets 36 50-Vara on Green street.

House and lot 27 1/2 137 15, on Geory street.

Lot 46 1/2 137 15, on Green street; brick building in front, frame

ilding in the rear..... Elegant house and lot on Leavenworth street, near Ellis Corner lot on Jones street, 175x13716; on grade..... Lot 25136 on Sharp Piace... House and lot on Greenwich and Church streets.... Lot 50x137%, on Filbert street..... Handsome residence on Eddy street Residence property on Powell street; lot 197 &x137 %, fronting on three streets; grounds handsomely improved ... South of Market Street.

House and lot 34%x137%, on First street..... Nice 2-story house and lot on Bryant street near Third, lot 25x80. 3,600 ouse and let on Stuart street, renting for \$50 per month. Well finished house and lot on Silver street..... improved business lot on Fourth street..... t 45 %x137 %, on Berny street..... Mission Property. Lot on southeast side of Howard street, 25x140 .

New honse and lot, 26x100, on Alabaica street, well with water &c Corner lot, 135x167, on Nineteenth street.

Lot 55x250 on Castro and Sherman streets. ot 2834x70 on Courtland avenue..... New house and lot, 26x115, on Howard street..... Cottage house and lot, 27x103, on Twenty-fourth street... Lot on Guerrero street; lot and street graded ndsome lot, 25x140, on Howard street.... Lot 26x100, on York street; on grade..... Lot 50 %x114, on Hill street. Corner lot, 115x135, on Noe street..... Corner lot, 55x90, northwest corner of Twenty-fourth and Shotwell

Western Addition. J of the choicest corner 50 varas in the Western Addition; only., 12,000 Lot 207x112, corner of Octavia and Lombard, with valuable improvements.
Four 50 varas, with two corners..... Large and handsomely finished house and lot on Grove street; very cheap..... Cottage house and lot, 27 ½x137 ½, on Turk street..... House and lot, 32%x68%, on Fillmore street...... Magnificent corner property on Pierce street; lot 286x148; beautiful grounds, fue view 25,000 2,

House and 14 50-vara on Cleary; extremely cheap..... House and 14 50-vars on Geary; extremely cheer to corner 50-vars on Turk; lot and streets graded..... Corner lot, 77%x120, on Eddy.... % Block on Devisadero: view magnificent; very cheap..... Corner lot on Fell, 27 %x120; on grade; streets macadamized and

3 50-Vara on Pine street; on grade. 3,500 Lot on O'Farrell, 25x120, to rear avenue; street and avenue graded 1,000 House and lot, 25x137%, on California. 3,500 Outside Property. Block near new Butchertown; Corner lot on Kentucky street, 100x100 2 Blocks on the Potrero; Choice lots, 75x123, in South San Francisco, at half-price; Lots in Gift Maps 1, 2 and 3; Land by the acre in Menlo Park; 8 Acres near Mayfield; 25 Acres in Seal Rock Ranch; House and lot, 25x110, on Columbia avenue; Cottage house and lot 50x100, on Iowa street; ½ Block near Cliff House Road; Acre lots is

Homestead, Pleasant View Homestead, San Miguel Homestead, and Fairmount Homestead Association property..... MPERIAL FIRE INSURANCE COMPANY OF LONdon. Established in 1803.-Capital, \$8,000,000.—Losses paid here in immediately on adjustment, in United States Gold Coin. FALK NER, BE' L & CO., Agents for California, No. 430 California street.

Visitacion Valley: Lots in Central Park Homestead, University

NIGHT & BLANCHARD, 320 MONTGOMERY street, in connection with Dam & Gladding, Real Estate bought and sold, loans negotiated, especial attention given to Renting Houses and collecting rents.

THE HEAL ESTATE ASSOCIATES. - INCORPORATED September, 1866. Office 418 California street, over Union Ins. Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business and westlands. ness and residence property in the city and county of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS,

REMOVAL.—HENRY F. WILLIAMS & CO., REAL ESTATE Agents, have removed to Room 20, Stevenson's Building, southwest corner Montgomery and California. Prompt attention given to every department of the Real Estate Invainage. department of the Real Estate business.

Printed by Joseph Winterburn & Co., 417 Clay street.

Chas P. Carter's Real Estate Circular

ONE DOLLAR PER YEAR,]

FOR THE MONTH OF DECEMBER, 1870.

rificast curner Francisco and Polk, 50-vara.

house and lot sold on the investment plan.

feet south of Seventeenth, south 60x96%....

& Haley Tract

Miscellaneous Sales.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

No. 2.

First Message of the Mayor of Oakland. In a conversation lately held with Mayor Felton of Oakland, we asked him why it was that, although he had been twice chosen as the head of the government of that town, he had never sent a message to the Board of Common Council. We also told him that complaints were being made by Oaklanders about the matter. He acknowledged that perhaps he had been somewhat neglectful, which neglect he said he would now atone

for, by sending a message to the Oaklanders by an illustration.

'In a tragedy written by a German playwright," said he, one of the scenes represents a dimly-lighted room. In the room is a table, around which eight cut-throat looking rascals are seated, in a waiting attitude. The door slowly opens, and another conspirator—notable for his rubicund countenance, light-red hair, stubby beard and very seedy hat, of the 'plug' persuasion-stealthily enters the room. Dagger in hand, and with slowly measured and suspicious steps, he advances to the table, at which the expectant yillains are seated. He lays down his dark lantern, and glancing suspiciously around, as though the avenger of blood were at his heels, he leans forward, and in a hoarse whisper and with hand at mouth, utters these mysterious words to his dark companions: 'I have been hiding for three days! . There is nothing new, and I have come out of my hiding-place to consult with you about it!""

"This last sentence," said Mr. Felton, "is my message to the Oaklanders, and I want you to publish it in The Circu-LAR," which we hereby do.

Secure a Homestead Lot Now.

Hundreds of single mechanics, clerks and others in this city have money deposited in the savings banks which they ought to invest in building lots, because many of them intend at some time to get married and to possess a homestead of their own. They think, however, it will be time enough to invest in real estate when they are settled in life. They overlook the fact that, by the time the most of them are thus settled. lots which can now be purchased for \$1,000 or \$2,000 each will have gone up to \$3,000, \$4,000, or \$5,000, and will there fore be beyond the reach of the majority of them. While seasons of temporary depression, such as the present, occasionally occur in real estate, it is well known that the general tendency of prices is to increase, and that very rapidly. The single man who expects to be ever married and to live here, should therefore lose no time in securing a good homestead lot, while the ruling prices of such property are yet within the reach of his means. The ownership of such a lot is a recommendation to a young man before marriage, and is a home anchor after that event.

Planting Trees at Decoto.

A contract was given out last month for planting 30,000 evergreen trees at the new and beautiful town of Decoto. adjoining the Central Pacific Railroad line in Alameda valley. The cost of the trees will be \$20,000. The planting of these evergreens with other improvements contemplated, combined with its beautiful location, will soon make Decoto one of the most picturesque and desirable places of residence in the vicinity of San Francisco.

Will Make Them More Careful. .

The failure of Mooney's and the City Banks will have the effect of making newspapers more careful in endorsing new and irresponsible institutions which seek to get control of other people's money. Many persons who know nothing about a bank except what they read of it in the papers, are frequently led to deposit their money in it on the strength of newspaper endorsement. For this reason all respectable papers can not be too careful in excluding notices of adventurers.

The City Rank.

We lately stated that the City Bank had been involved in its present troubles through reckless note-shaving and careless management, and that it had lost nothing through loans on real estate. That we were correct in this, was lately shown by the testimony, before the Register in Bankruptoy, of Mr. Daniel Murphy, the late President of the bank; his statement being "that the bank has never lost one dollar on its mort-

How High Dividends are Paid.

The savings bank which pays more than 10 per cent. divi dends now, is doing an unsafe business. That rate can not be paid except by note-shaving or lending unsafe margins on unproductive property. We are very well aware that each depositor wants the largest dividend possible; but he wants only the largest compatible with the safety of his principal, and safety and one per cent. can not now go together. Let this fact be remembered.

Uncle'Sam a Delinquent.

We always thought that the politicians would make Uncle Sam poor yet, and it appears as though our worst fears are now likely to be realized. Our Uncle's name is down on the delinquent tax list of this city, he having failed to pay the taxes on his mint lot on Mission and Fifth streets. His children ought not to see the old man going to the bad this way, and therefore we suggest that a hat be passed round for his benefit,

The Valuation of Chicago Real Estate.

The assessed valuation of the Chicago is now \$223,643,600, on which sum the total tax to be paid is \$3,754,654. So says the Chicago Real Estate Journal.

SALES RECORDED ON ALL THE PRENCIPAL STELETS West side Buchanan, 25% [feet south of Jackson, south 25%x80; OF FAN FRANCISCO FROM NOVEMBER 26th TILL west side Buchanan, 25% (feet south of Jackson, south 25%x80; new house and lot sold on the investment plan.

Lot (ast side Devisadero, 110 feet south of Geary, south 27%x100; was previously sold in March, 1869, for \$900; and in April, 1870, for \$800; now resold for.

Lot east side Devisadero, 102% feet south of Clay, south 50x81%. East side Baker, 77% feet south of Sacramento, south 55x82%; was previously sold in October, 1867, for \$520; and now resold for. DECEMBER 26th, INCLUSIVE. North of Market Street. Frame sheds and lot west side Davis, 40 feet north of Sacramento, outh 55% x120, half interest sold in March last for \$12,000, Lot north side Vallejo, 23% feet east of Gough, east 24x137%; sold in June last, but the deed was only recorded now.

Lot northwest corner Pacific and Franklin, west on Pacific 275 by Lot west side Montgomery, 261 feet south of Union, south 23%x70
East side Dupont, 23 feet south of Filbert, south 23%x60. 197 % on Franklin; this property was sold in 1867, but the deed was only recorded last month.

South side Jackson, 181 feet east of Webster, east 25 % x127 %; new rame house and lot east side Powell, 100 feet north of Clay, north North side Washington, 231 % feet east of Buchanan, west 50 %x-127 %; new house and lot sold on the investment plan. North side Washington, 282 feet west of Buchanan, west 50½x 127½; new house and lot sold on the investment plan.....

Lot south side Sacramento, 1283; feet east of Pierce, east 25½x Frame house and lot north side Green, Ioo feet west of Kearny Frame house and lot north side of Green, 20 feet west of Kearny, Frams house and lot south side Jackson, 75 feet east of Montgom-North side Sutter, 137% feet west of Laguna, west 68% x137%. Lot south side Post, 206% feet west of Laguna, west 68%x137%...

South side O'Farrell, 110 feet east of Polk, east 27%x137%...

Lot south side Turk, 156% feet east of Pierce, east 25x137%.... ery, east 25x50; was previously sold in July, 1868 for \$3,000. west 37% x68%; was previously sold in September, 1869 for \$7,000, and now resold for the same price. Lot south side Clay, 117 % feet west of Hyde, west 20x137 %; was previously sold in June, 1868, for \$1,000, and now resold for Lot south side California, 165 feet east of Hyde, east 27 %x132%... Northeast side Fifteenth Avenue, 75 feet northwest of K, northwest 100x100. South San Francisco...
North side Sixteenth Avenue, 175 feet east of Q, east 25x92, O'Neil Frame house and lot southwest corner Sutter and Mason, west onth side Post. 114 feet west of Powell, west 22 11-12x61... Lots 18 to 35, City Land Association South side Post, 137 % feet east of Taylor, east 33 % x137 %. (This East side Jersey, 250 feet south of Twenty-second, south 25x100.

South side Fifteenth Avenue, 125 feet east of Q, east 25x925;

O'Neil & Haley Tract... property and 35x137% adjoining was sold in May, 1867, for Three frame flouses and lot north side i) Farrell, 137 1/2 feet west Lots 23, 24, 25, and 26, block 302, O'Neil & Haley Tract..... of Hyde, west 68% x157%..... South of Market and East of Ninth. Three-story frame house and lot south side Market, 56 feet west of Sixth, west 25x85. The lot was previously sold in in Jan-West side Columbia Place, 200 feet south of Precita Place, south 50x115..... outh side Natoma, 175 feet west of Seventh, west 24½x75... West side Baldwin Court (between First and Fremont) 80 feet Lot southeast corner Seventh and Bryant, south 30x80; was pre-viously sold in February, 1867 for \$2,750, now resold for ... Lot north side Howard, 225 feet east of Ninth, east 50x90; was previously sold in September, 1868, for \$6,000, and in September, 1870, for the same price—lot and three frame houses. entina, north 40x80.

Lot 5, block 113, University Mound Frame house and lot north side Harrison, 30 feet east of Fourth Frame house and lot south side Harrison, 50 feet west of Rincon East side Park Avenue (between Fifth and Sixth) 125 feet south of was previously sold in June, 1868, for \$30,000. (This is the Lent Lettery Mansion) now resold for...... Harrison, south 25x80.

Portion of lot 117, block 121, Central Park Homestead frame house and lot north aide Harrison, 100 feet southwest of South side Oregon (between Washington and Jackson) 75 feet South side Oregon (between 1881) 1881 1882 1884 of Davis, west 44x) 55.

Same as last deteribed resold for the same price.

South side Natoma, 225 feet east of Sixth, cast 25x75.

Lot 34 Gardenville Homestead Association. Missian Addition and hevond. Lot southwest side Eleventh, 115 feet east of Folsom, southeast Lot 19, block 133, Terminus Homestead Association;..... 48x79..... Lot southwest side Eleventh, 70 feet southeast of Folsom, south-Lot 687, Orft Map 2.... Lots 234 and 252, Cobb Tract Portion lot 191, block 164, Central Park Homestead Lot 13, block 296, lot 11, block 364, lot 6, block 366, lots 9 and 10, Lot south side Fifteenth, 250 feet east of Cartro, east 25x115. Lot northwest corner 24th and Shortwele, west 55x90, was pre-viously sold in October, 1884 fee & 4th, and the outside land Lot south side Twenty-fifth, 2543; feet west of Church, west 50%; South side Minns, 80 seet east of Seventh, east 22%x80, subject Lot north side Twenty-fifth, 75 feet west of Church, west 50x114; West side Twenty-sixth Avenue, 60 feet south of A, south 40x90 North side Twenty-sixth, 135 feet west of Sanchez, west 25x114... Lot east side Mission, 140 feet south of Twenty-fifth, south 30x115 Lot west side Mission, 1:10 feet north of Twenty-sixth, north 25 Lot west side Mission, 155 feet-north of Twenty-sixth, north 30x Lot west side Howard, 173 feet north of Twenty-fourth, north 60 x122 %.
Lot east side Folsom, 260 feet south of Twenty-second, north 15x north 45%, west 17%, northeast 76, west 108%, south on Fair Oaks, 122 feet front... Lot west sidelCas :0 89 feet north of Twenty-fifth, north 25x80, was previoud, sold in February, 1868, for \$350, and now resold for.... Western Addition. Lot northwest corner Larkin and Clay, north 47% x114%. The full 50-vara in which this property is, was sold in February, 1869, for \$12,000; corner now sold for.... Lot northeast corner Van Ness and Elm Avenues (between Turk and Tyler streets) north 70x100 1; was previously sold in

July, 1867, for \$3,025; in September, 1868, for \$7,000; i

March, 1869, for \$7,200; and resold in April last, but the deed was only recorded last month, for.

Lot east side Webster, 55 feet south of California, south 41 \(\times \) x81 \(\times \); was previously sold in March last for \$1,509; and now resold only in the standard of the sold only in the sold on the sold only in the sold on the sold only in the sold on the sold on the sold only in the sold only in the sold on the sol

was previously sold in March last for \$1,509; and now resold, subject to a mortgage of \$1,700, for.

Fast side Webster, 25½ feet north of Washington, north 25½x80; new house and lot sold on the investment plan.

East side Webster, 51 feet north of Washington, north 25½x80; new house and lot sold on the investment plan.

West side Buchanan, 25½ feet north of Washington, north 25½x 80; new house and lot sold on the investment plan.

Northwest corner Buchanan and Washington, north 25½x80; new house and lot sold on the investment plan.

house and lot sold on the investment plan....
West side Buchanan, 153 feet south of Jackson, south 25%x80;

new house and lot sold on the investment plan

Lote 95, 96, 97, and 99, Gift Map 3..... East side Tehama, 50 feet north of Prospect Place, north 25x80, Precita Valley Survey.

Lots 204 and 205 Precita Valley. Lot 16, block 227, O'Neil & Haley Tract..... Doing a Great Deal of Good. A lady of fashion, in writing to her son, thus referred to

religious matters in the fashionable church of which she was a member: "Our minister is now preaching a series of sermons on the various kinds of wood used in Solomon's temple: and he makes such nice, wavy gestures, uses such nice fanguage, and talks so sweet, that I am sure he is doing a great deal of good." It is just so with the Commissioners appointed for the open-

block 472, lot 8, block 438, and lot 5, block 74, Golden City

ing of Montgomery avenue. The walls of their office are adorned with such nicely colored plans, showing where the new street is to be; the office itself is so nicely carpeted, the chairs so comfortable, the coal fire so cheery this cold weather, the location so contiguous to the Bank Exchange, where nice brandy punches are to be had; and above all, the Commissioners draw their \$500 per month each so regularly, that we have no doubt they are doing North Beach property a great deal of good.

Pacific File Works.

We have been requested to state that a company for the manufacture of files has been incorporated in this city. It is claimed that the best quality of files can be made here, at a saving of 25 to 75 per cent. on the imported prices. There are some reliable names among the trustees of the company. If the representations made are all truthful, the public ought to encourage this enterprise. We have always favored home manufacture, and are prepared to call attention in The Circular to every new project of this kind, provided we are satisfied it is in the hands of practical, honest men; whose object is to create work in good faith.

TABLE SHOWING THE TOTAL SALES OF REAL ESTATE

Made in all Sections of the City and County during the year 1870; also the Total Sales made during the years 1869, 1868, 1867 and 1866.

MONTHS.	50	VARAS.	0 100)-VARAS.	CITY	S. AND W. L.	sour	H-BEACH.	P	OTRERO.	MIS	SION ADD.	WES	TERN ADD.	SOUTE	I BAN F'CO.	номе	BT'D ASSOC	OUTS	IPE LANDS.	TAX A	ND D'K MAIL	TOT	AL FOR RAC
1870.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales	Amount.	No. Sales.	Amount.	No. Sales.	Amount.	No. Sales	Amount.	No. Salés	Amount.	No. Sales	Amount.	No. Sales.	Amount.	No. Salea.	Amount.	No. Sales.	Amount.		MONTH.
January	79	\$ 468,561	19	\$ 96,918	. 6	8 40,500	.4	\$ 21,050	21	\$ 34,750	30	\$ 68,365	52	\$ 238,575	20	\$ 79,561	12	\$ 23,803	56	\$ 90,583	4	\$ 300	333	3 31,163,26
February,	- 50	416,600	14	71,019	5	34,350	7	31,600	17	36,990	56	177,772	77	175,101	8.	24,120	57	49,108	41	61,947	1	350	1.	
March	62	383,142	33	131,253	10	84,600	. 3	13,000	15	163,687	98	242,211	83	202,601	26	16,729	28	98,549	12	47,005	0	1,029	406	1
April,	. 77	398,644	42	244,738	7-	262,057	1	_ 2,000	26	55,138	106	285,536	-100	357,672	14	7,549	- 76	47,186	65	71,323	-15	- 890	531	
May	76	597,017	. 25	98,428	4	28,500	3	15,500	33	168,825	109	525,911	125	407,012	18	18,797	34	10,358	51	68,760	14	185	482	
June	38	265,253	19	108,459	6	32,770	• • • •	,	26	56,041	51	107,290	59	146,435	11	8,215	27	11,019	43	714,721	13	1,545	293	
July	44	188,133	16	60,644	6	47,985	7	34,683	25	176,527	48	216,690	60	172,437		22,250		-16,116	28	64,421	8	~ 870	290	5
Auguet	45	286,800	52	285,510	-6-	6,000	2	10,800	27	61,102	- 62	184,280	54	328,367	7	15,885		40,847	18	113,698	18	2,537	479	1,835,83
September	36	271,655	27	-181,382	1-	2,600	4	11,250	22	30,915	69	240,483	50	253,750	6	15,480	2	33,043	26	198,990	. 18	1,858	403	1,941,400
November	50 46	268,750	17	53,284 54,550	-	81,200		£1 000	53	63,930	44 = 78	122,720	46	169,497	11	12,900	. 4	50,808	-36	165,270	, = 1	731	381	925,130
December	35	135,845	25	132,328	10	70,875	1	2,50.1	19	95,345	71	296,642	55	98,638		7,000 21,888	156	+	17	161,770	8 -	1,025		1,211,229
_ '			20	102,028			_	2,50.7		20,140		200,110	99	101,315		21,000	, 108	82,643	- 16	947,285	10	6,242	357	1,166,180
[Grand Totals	644	\$3,885,195	306	\$1,518,513	74	\$839,895	.35	\$193,683	313	\$959,390	817	\$2,701,019	802	\$2,712,400	142	\$250,374	-1.92	\$446,526	438	\$2,105,775	111	\$17,502	(677	\$15,630,27
Total for 1869.	914	\$6,715,647	583	\$6,104,860	102	\$1,892,286	46	\$277,305	596	\$1,717,405	1478	\$4,662,764	1131	\$1,769,469	W		666	\$174,474	1288	₽ 3,400,378	104	\$13,129	6908	\$29,987,111
Total for 1868	1073	7,227,212	1035	6,719,125	146	2,479,805	91	396,238	545	1,156,860	1600	3,482,000	1155	3,940,296		rine Po-	370	273,538	413	1,449,668	296			27,217,0%
Total for 1867	917	5,107,009	845	3,583,843	172	5,567,847	41	82,103	223	390,704	1071	1,804,562	864	2,418,579		rero.	853	462,017	251	1,017,469	319	206,134		1 .
Total for 1866	991	4,868,719	753	2,630,270	202	2,491,392	90	167,899	254	264,578	824	1,028,323	615	979,050			787	417,264	172	461,122	474	358,071		13,666,686

Real Estate Summary for the Year 1870.

San Francisco, January 1st, 1871. The real estate sales effected in San Francisco in 1870 show a reduction of 32 per cent. in number and nearly 50 per cent. in value as compared with those made in 1869. This great reduction was mostly due to the fact that we have not yet fully recovered from the depression which followed the two years of speculation and inflation of 1868-'9. Nearly all of the interior merchants who went to the Atlantic States to make their purchases when the railroad was finished, have since, we are glad to say, come back to San Francisco for their supplies. This fact is conclusively proven by the testimony of our merchants and by the great increase of freights sent over the Central Pacific Railroad this year to Utah, Idaho, Nevada and Montana. But though we overcame Atlantic competition in the interior, we had other drawbacks to contend with last year, the chief one of which was a general failure of the crops in the Southern counties of the State through drought, and a partial failure in nearly all the other counties from the same cause. We also had another drawback, in the high price of money, which precluded a general extension of home manufactories. The increase of these is a link in the chain of our progress that must be supplied ere we can hope to become fully independent.

These and minor obstacles kept real estate dull last year, and caused the number and value of the sales to be much smaller than the transfers of 1868 or 1869. The large sales of those years were mainly caused by speculation and inflation, however; by an era of excitement which no one having the good of the city at heart can wish to see occur again. For one person who bought then with the object of improvement or for a permanent investment for money, two or three bought with the intention of reselling immediately at an advance. Those who purchased last year, however, did so with the legitimate object of owning a homestead or of safely investing their money, and we need hardly say that, as between the two periods, the transactions of 1870 were much the most healthy and desirable. Public confidence in San Francisco real estate has not been in the least shaken by the trial through which it has passed since the Summer of 1869. We have discovered that the city can not run ahead of the country and expect prosperity to attend the race; that is all. When a survey of the past two years is taken, there is far more reason for wonder that real estate has been so firm than

that prices yielded so much as they have done. All outside property was dull of sale in 1870, and prices had a continuously downward tendency. Good business property held-its-own, but the instances were rare in which prices of such real estate advanced. Lots between Gough street and Lone Mountain Cemetery and Ninth and Twentysixth streets, in the Mission and Western Additions respectively, were all dull of sale in 1870. Where owners were compelled to realize quickly, they did so at an average loss of about 20 per cent. Of course few sold at such a decline, but when necessity drove them to an immediate sale, buyers were determined to have the advantage. Lots at the outskirts brought much better prices than houses and lots. It is an old proverb in real estate that a seller never makes anything by the sale of a house; that it is from the land the profit comes. Many owners realized the truth of this saying last year, especially in the suburbs. Buyers were quite prepared to admit that the houses were neat, costly and useful, but they always declined paying the owner anything like what they cost. Within the past three years lot owners have been too aggressive in pushing improvements beyond where there was a demand for dwellings to rent, and it has frequently happened that their houses lay idle month after month, until they became disgusted and offered the property for sale. When they succeeded in finding a purchaser, the price obtained was generally 25 to 30 per cent. less than they originally expected to receive.

Nine hundred and eight sales were made of property on the main streets of the city, inside of Lone Mountain Cemetery and Twenty-sixth street, during the year 1870, of which number 147 were made at an advance on the prices of someformer sale made since January, 1867; 91 were made at a decline, and 670 sales were made at stationary prices. The following table shows the sections where these advances and reductions occurred.

	Atana	dva	nce	At a dec	cline.
North of Market and east of	Ninth	45	sales.	12	sales.
South of "" "		13	-4.6	22	
Mission Addition		30	6.6	45 28	9.6
Western		59	8+	29	8.6
•		_		_	
Total	1	47	s 8	91	6.6

It will thus be seen that property north of Market held its own well last year; 45 sales having been made at an advance against 12 at a decline. Property even at North Beach, which is the least progressive portion of the city, maintained itself well. It escaped the excitement of 1868-'9, speculators not having confidence in it as a locality where large and quick profits might be made. Those who own North Leach water lots feel confident that they must much more rapidly appreciate in value in the future than they have in the past. There is deeper water and a much stronger current there than are found at the South Beach water front. North Beach has the disadvantage of exposure to strong northwesterly winds, but it is thought that this drawback is outweighed by the two advantages recounted.

It will be noticed that, of the sales effected south of Market and east of Ninth, only 13 were made at an advance against-22 at a decline. Prices of property in that locality have not generally held their own, and more houses have been idle here this year than in any other single section of the city. It is now evident that the chief wholesale business portion of the city will be located between First, Second, Market and Folsom within five to ten years, and it is equally evident that our chief future tenement house district will be on the narrow

streets south of Market. No noticeable improvements were made on Montgomery street last year, and prices there are at best no more than stationary. Several fine buildings were erected on Kearny street in 1870, and prices of property there tended upward. A lot on the west side, near Post, with a depth of 1071/2 feet, was lately sold for \$1,540 per front foot. \$1,200 per foot was about the highest price obtainable in 1869.

Many new improvements were erected on Market street, between Third and Sixth, last year. Prices of property on that portion of the street have somewhat advanced. Owners on Market feel confident that it is destined to be the future Broadway of the city, an opinion, however, in which we do not concur. The preparatory work on the new City Hall is making satisfactory progress.

No notable improvements were made either on Second Third, Fourth, Fifth, or Sixth streets last year. Prices, even on the three first named, barely held their own. -We noted two sales of property on Third street, a few months ago, both of which were made at a decline on the prices which might have been obtained in 1869.

Prices on Seventh, Eighth, and Ninth streets are now al lower than they were a year ago, the decline, as shown by the sales, ranging from 10 to 25 per cent.

In connection with business streets south of Market street. one fact has lately become noticeable, viz: that many portions of Mission, Howard, and Folsom streets, between Third and Sixth, are becoming business property. This is especially the case on Folsom street. Of course the stores are very small ones, and the business done in them likewise-very small, but this is to be expected, since a beginning only has been made. It is now much more certain than it was a year ago that Bush, Sutter, Post, Geary, and O'Farrell, as far west as Stock-

ton, will become really good business streets within five years. What the southern portion of the city is gaining in business, the northern end-north of Sacramento and below Sansomeis losing. Rents in that locality declined still further last year, as did prices also. Southward is the watchword of busness, and westward that of fine private residences.

All of the stores in the Grand Hotel Building on Montgomery

street South are now occupied by good tenants, at fair rent The remainder of the unoccupied ground, to Howard street, will all be covered with first-class buildings this year, while the extension of the street to Townsend is an assured fact, so soon as concerted arrangements are made for the removal of Rincon Hill.

Three years ago land south of Twentieth street was more sought after for residence purposes by small buyers than any other portion of the city, and building was much more active there than anywhere else; but within the last eighteen month the Western Addition has progressed more than the Mission. Between Clay, Turk, Gough und Broderick streets, there is a basin-like valley, in which at least two hundred and fife new houses have gone up within a year. All late signs tend to confirm the belief, more than once before expressed by us, that the Western Addition is destined to contain the finest residences of the city. The hill lying between Polk, Gough, Clay and Ellis streets, is already dotted with many of our most costly houses. Some persons think that our choicest residence quarter will be located between Jackson, Greenwich, Polk and Devisadero-on what is generally but indefinite known as Pacific Street Hill. That hill has a northern slope and commands a beautiful view of the bay.

Land on the Potrero, at South Beach, South San Francis and on the O'Neill & Haley truct, was all dull of sale in 1870, and prices generally declined, in some cases showing a reduction of 50 per cent. The steam paddy and several long lines of grading cars were kept busy last year in filling in South Beach property. Many new manufactories have been epened there, and there is now no doubt but that South Beach and the Potrero will become our most lively manufacturing quarter within five years. The grades at South Beach are too low, and if they are not raised, that locality will soon become one

If we have an abundant rain fall this Winter, we will undoubtedly raise more grain, wool, wine, butter, beef and other agricultural products—and are likely also to get a better price for them all than we ever did before. Beal estate-and indeed we might add all our industrial prospect for the year 1871-depend upon the amount of rain which falls between this time and the close of April.

It is certain that we will make great progress this year it upplying the State with increased railroad facilities. The fon for the first twenty miles extension of the Southern Pacific Railroad beyond Gilroy is now, we learn, all at sea on the way to this port. All the leading points of the route to be followed to the southern border of the State have been selected, and it but remains to fix certain minor details, especially the best route through the Diablo range of mountains. We are assured that the Southern Pacific road will be built rapidly southward this year, the intention not being, as some imagine to build only the short section above alluded to. While railrow extension southward progresses, it is equally or even more certain that like progress northward toward Cregon will b made, on the California and Oregon branch of the Central Pacific road. That branch is now near Tehama, 122 mile north of Sacramento, and the road has lately been built the rate of half a mile a day. The San Joaquin Valley road is now at the Tuolumne-river, and will be extended up the great valley of the same name in the Spring. If we have sul ficient rain, these railroad lines will this year have all the freight business they can attend to in the carriage of wheat, fruit wool, butter, cheese, etc., etc. The railroad from Stockton k the copper mines of Copperopolis is under way; a railroad from the Central Pacific Railroad line to the rich quartz mines of Grass Valley and Nevadu is agitated, and the most of the requisite subscriptions have been obtained, while several local railrouds are either progressing or soon will be in the counties north of San Francisco. All of these roads, but especially the Southern Pacific and the California and Oregon branch, will create extensive employment for laborers and others, and will set a great deal of money in circulation. If cheaper money, and consequent increase of home manufactories, accompanies agricultural prosperity and the extension of railroads, the year 187 will be the best which the State ever experienced.

MORTGAGES AND RELEASES OF 1870.

nulle showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the year 1870; also the total transactions for 1869, 1868 and 1867.

By whom taken or released.	M	ORTGAGES.	RELEASES.				
рј жиот	No.	Amount.	No.	Amount.			
Private Individuals	1127	\$5.017.309	878	\$3,933,834			
Hibernia Sav and Loan So.	520	2,247,765	309	1,795,115			
Clay St. do. do.	422	1,685,017	184	1,051,902			
French do. do.	61	1,419,307	38	377,030			
German do. do.	200	771,325		167,720			
Odd Fellows' do.	194	801,250		252,550			
Masonie do.	66	122,984	1	402,000			
Hamboldt do.	63	180,189	8	-16,950			
Building and Loan Society	134	126,693		100,685			
San Francisco Sav. Union.	172	549,155	93	343,475			
Fireman's Fund Ins Co	17	112,700		87,800			
Pacific do.	29	136,800	31	171,330			
Occidental do.	23	68,200	- 11	30,300			
Union - do.	7	43,000	20	99,900			
People's do.	24	70,300	7				
City B'k of S. L. and Dis't	30	20,920	57	10,120 60,930			
Grand Totals	3089	\$13,372,914	1961	\$8,499,641			
Total for 1869	3037	13,288,568	1771	\$5,921,044			
Total for 1868	3084	11,451,707	1996	5,392,422			
	2808	9,994,188	1489	5,767.524			

Summary of Mortgages and Heleases for 1870. Our savings banks loaned \$1,391,410 more money on real estate in the city and county of San Francisco in 1870 than they did in 1869. The semi-annual statement of these banks, made in July last, showed that their deposits had increased \$3,207,589 in six months, and for this reason they were in a position to lend much more money in 1870 than they did in 1869. They undoubtedly would have loaned much more than they did, too, but for the run on the Hibernia and the failure of Mooney's and the City Banks, all of which occurrences had a tendency to decrease the deposits. We therefore expect that the next report from these institutions will show a reduction in the amount of money on hand.

We are glad to say that more money was loaned on country farms last year than ever before. The savings banks did not favor the farmers because they thought the country should be aided, but simply because farmers were willing to pay higher rates for money.

Private individuals loaned \$1,307,064 less on city real estate in 1870 than they did in 1869, and \$1,545,170 more than they loaned or took inortgages for in 1868. The Hibernia Bank loaned \$2,247,765 last year on city real estate, of which sum \$1,717,100 were let at 10 per cent per annum. The French Loan Society loaned a total, in round figures, of one million dollars and a half in 1870, of which amount \$556,500 was let in large sums at 10 per cent. No money was let by any of the savings banks in January or February of last year at 10 per cent., money having been scarce then; but in March and April the Hibernia let a large amount at the latter-rate, in soms as low as \$500. That bank raised the rate again in the middle of April to 1 per cent., and permanently reduced it in July to 10 per cent. on all loans of \$3,000 and upward. The other loan societies, in the great majority of cases, charged 12 per cent. last year. The most of them take deeds of trust, and it is impossible to tell from such instruments what rate of interest really is charged. We estimate that the Savings and Loan Society, the Savings Union, the German, and the Odd Fellows' banks did not let more then about 15 per cent. of their funds on city real estate at 10 per cent. last year. This of course is only an estimate, and may be too low one. If it is, we shall be glad to correct the mistake. We applied to each of them for a statement of the amount let at 10 per cent. in 1870, but were unable to get the figures. We believe our estimate of the amount let by those banks at ten per cent. is rather over than under the mark; and we feel certain that such an exhibit is not calculated either to strengthen real estate prices or lead us to expect that the savings banks are disposed to do much to make times etter. We are well aware that all of the savings banks claim they are willing to loan money at 10 per cent.; this, however, is but a promise to the ear. The most of them will only loan at that rute in large sums and on first-class inside property, and of course not one real estate owner in twenty can offer such property, nor does more than on in ten want to borrow a larger sum than \$2,500 or \$3,500.

We are glad to announce, through private information, that the leading savings banks are endeavoring to unite in declaring an uniform and reasonable dividend rate from the earnngs of the last six months. This is a desirable step toward the abolishment of the old custom of competition, which led to the payment of extreme profits, and the necessary

exaction of exorbitant rates of interest from borrowers. The savings banks were more than ordinarily cautious with their funds last year, their rule being not to loan more than an average of about 35 per cent. of the value of productive inside property, while they generally refused to loan on vacant land in the suburbs at all. 'This refusal had a decided tendency to lower the prices of such property, but the safety of the depositors seemed to require the step, and therefore it was taken. So far as we can judge, our savings banks—especially the older ones—are now managed with the utmost care that can be exercised for the security of the depositors, and in closing our remarks relative to the business done by them, we can but reiterate the opinion before expressed—that if money is not safe in their care, the United States fails to offer any safe place for monetary deposits.

The U. S. Railroad and Mining Register says the Courts decide that all railroad tickets are good until used, the condi-tion "good for this day only" being of no value, according to judicial decisions.

Number of Houses Erected in San Francisco in 1870. An Oakland paper not long since published a table showing that five hundred new houses had been built there within a year; and the Bulletin of November 16th stated that more dwellings had been built there within a gradual built built and a gilly stated that more dwellings had been built and a gilly stated that more dwellings had been built and a gilly stated that more dwellings had been built and a gilly stated that more dwellings had been built and a gilly stated that more dwellings had been built and a gilly stated that more dwellings had been built and a gilly stated that more dwellings had been built there within a gilly stated that more dwellings had been built there within a gradual stated that more dwellings had been built there within a stated that more dwellings had been built there will be the stated that more dwellings had been built there will be the stated that more dwellings had been built there will be the stated that more dwellings had been built there will be the stated that more dwellings had been built there will be the stated that more dwellings had been built there will be the stated that more dwellings had been built there will be the stated that more dwellings had been built there will be the stated that more dwellings had been built be the stated that more dwellings had been built between the stated that more dwellings had been built between the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that more dwellings had been built belong the stated that the stated that the stated that the stated that we will be the stated that the stated that the stated that the s dwellings had been erected last year in Oakland—a city of 11,000 inhabitants—than were erected in San Franstated that more house-earpenters had been employed in Oakland than found work in this city. We are glad to say, and no doubt the Rulletin will be glad to know that it erred in both no doubt the Bulletin will be glad to know, that it erred in both these statements. The books of the Spring Valley Water Company show that, during the past twelve months, the following number of houses were supplied with new water pipes: in January, 53; February, 55; March, 90; April, 95; May, 106; June, 109; July, 99; August, 111; September, 85; October, 95; November, 98; December, 85. Total, 1,081. It is possible, but not at all probable, that 10 per cent. of the above houses may have been old ones, which were last year supplied with water for the first time, but that reduction would be far more than made up by adding the small town erected at new Butch-ertown and the dozens of new houses erected elsewhere in the suburbs last year, to none of which the water company's pipes have yet been extended. Many persons of small means erect houses, too, who dig wells, and thus avoid paying water taxes. This is especially true of the level ground between Seventeenth, Twenty-sixth, Valencia street and Potrero Avenue. Good water is found there at a depth of 10 to 20 feet, and fifty per cent. of the householders have therefore sunk their own wells. At least 100 new houses were erected in that locality in 1870, during which, we feel fully satisfied, at least 1,300 new houses were creeted in this city, although the year was one of great depression

The building of the new horse car line on the Telegraph-Road and the vast amount of work oreated by the Central l'acific Railroad Company, were the main, and we may add were special causes, why so many houses were erected in Oakland last year. Not even a pretense has yet been made to supply Oakland with a proper system of sewerage; and the flat surface of the most of the ground there will always render it difficult, if not impossible, to keep the place clean in this respect. For these reasons Oakland is rapidly getting to be one of the worst smelling towns in the State. One of the special idvantages always claimed for it was its freedom from San Francisco winds. Lack of sewerage and increase of population have turned the tables, and now render this a great disadvantage. Oaklanders will soon—indeed we know they now wish-they had our cleansing and health-giving winds.

The following were the chief leases recorded between Dec. 1st and 28th: The building on the northeast corner of Clay and Pike streets; also the premises 30, 32 and 34 Pike street, for 5 years, at \$210 per month.—All the second story of the building, Nos. 10, 12 and 14 Montgomery street, for 11 years, at \$150 per month for five years, and \$175 per month for the remainder of the term.—The saloon, No. 200 First street, for 5 years, at \$100 per month.—The Eureka Theatre, east side Montgomery between California and Pine, for three years from April last, at \$375 per month for the first year, and \$400 for the last two years. — The property on the southwest eorner of Gough and Ash streets (near McAllister), 95x71 in size, for 5 years, at \$70 per month.—The store, No. 744 Market, for 4 years from April last, at \$100 per month for first year, \$105 for the second, \$110 for the third, and \$115 per month for the fourth.—The premises 508 Dupont, for 2 years at \$65 per month, and 504 Dupont for 3 years, at \$65 per month for the first half of the term, and \$70 for the last half.—The second and third stories of the building on the southeast corner of Kearny and Commercial, for 3 years, at \$120 per month.—Store 541 Market, for 5 years, at \$400 per

Sale by a Chinaman.

Li Po Tai, the Chinese "doctor," who has managed to make so much money out of white fools bere, and who is the first Chinaman on the continent who has sought real estate as an investment, sold one of his pieces of property last month. It is situated on the west side of Dupont street, the southern end of it being directly opposite Commercial. It has a frontage of 46 feet by a depth of 110 feet, and is covered with improvements. The Chinaman purchased the property in December 1869 for \$25,000, and resold it last month for \$30,000 -he therefore cleared \$5,000 by the transaction. Between his profits from verdant white patients and real estate investnents, the doctor" will soon be among our millionaires.

Genry Street Prices.

\$20,000 have been offered and refused for the vacant lot on the north side of Geary, 40 feet east of Dupont, the frontage being 40 feet and the depth 60 feet. \$15,300 have been offered and refused for the property—271/2x1371/2 in size—on the south side of Geary, 110 feet west of Dupont. The improvements consist of old frame buildings. The same property was sold in April, 1868, for \$10,000. These offers indicate decided advances in the value of property on Geary street between Kearny and Stockton.

One Per Cent a Mouth.

"Interest allowed at the rate of one per cent. per month free of Federal tax," was the trap with which Mooney used to eatch the money of gudgeons, until, having bagged all he wanted, he disappeared. At least three other pretended banks are now holding out like gilded inducements to the verdant. "Will you walk into my parlor, said the spider to

Two very large mortgages were recorded last month, one of which amounted to \$310,797, and the other to \$65,300. Both were made to one party, and were based on past monetary transactions. They were both made by way of assignment, and not for money loaned in the ordinary way. For this reason we do not include either in our mortgage table.

Sad End of a Great Real Estate Speculator.

The Chicago Landowner lately contained a sketch of Andrew J. Wilson, Jr., whose active real estate life and melanchol end are subject of wonder and regret. Mr. Wilson's great-idea was to secure at least 2,000 acres of land for a grand suburban park. This he secured in Westchester county, near New York city. He first secured 600 acres, and gra bought up the remaining 1,400 acres. Engineers and a host of laborers were put on the work; dams were torn down, swamps-filled, trenches dug, avenues and roads laid out, and, almost before the neighbors were aware of it, the park began to assume an appearance of probability. Mr. Wilson now invited his friends from the West to examine into his scheme and estimate his prospects, and after doing so, they freely responded to his demands for money, and the neighborhood began to recognize Grand Park as the great real estate vitalizer of Westchester. At the first credit auction sales 84 lots were sold for \$119,000; at the second, 103 lots were sold for \$79,680. But the public, who admired Mr. Wilson's power, and envied his success, were not aware of the terrible cost. It was not known to any but his friends that he had not secured titles to the principal property, and the impending crisis, when he should be called upon to pay large sums of money, was a spectre in his path calling for exertions and achievements far beyond anything yet realized. To continue his improvements he was compelled to raise money at fearful sacrifices, and in his desperate but sanguine hope of realizing in a third and grand sale enough to clear off all his embarrassments, he was compelled to mortgage not only the two first subdivisions, so as to preclude him from making titles, but to raise means from almost every available asset within but to raise means from almost every available asset within his reach; yet his energy never faltered, but rather seemed to be redoubled. His whole mind was given to the third grand sale of the choicest lots. Health, sleep, food, friends—everything—was made subservient to it. The sale was a partial success, but the bow had been too long kept tightly strung. Mr. Wilson became a mental wreck and helpless as a child. His hope and energy succumbed to timidity and doubt, and even after his friends had arranged the programme, since consummated, he never recovered sufficient tone and elasticity of body or mind to be able to comprehend the situation. In of body or mind to be able to comprehend the situation. this extreme irritability of brain and weakness of body, the clamor of small creditors, riot of unpaid laborers, harrassed and wore upon him until in a fatal moment the cord snapped. He committed suicide a few weeks ago, and thus the great speculator passed away from his speculations, trials and load of arritation. of auxietie

Human Packing.

The island of Manhattan, on which New York is built, contains, excluding the land used for streets, but 23 square miles or about 15,000 acres of land. Three square miles of this ground are laid out in public parks and five are used for commercial and manufacturing purposes; thus less than 15 square miles of land remain available for dwellings. Into this space about 850,000 persons are crowded, more than half of whom live in the tenement districts, lying between Tenth street, the East River and Broadway. In two districts, 3½ square miles in extent, nearly 415,000 wretched and poverty stricken human beings are packed, in many cases in as filthy and demoralizing a condition as though they were swine. 1,300 unfortunate are crowded into one vast tenement den alone.

Build Your Walls Hollow.

Bricks and many kinds of building stone will absorb mois ture. These materials are not only very porous, but have a great affinity for water, absorb it eagerly, and often pass it over to the inside of the building, so as to produce damp spots, or even to cause water to trickle down on the inside of rooms. The best plan of guarding against damnpess is to build the wall hollow, or rather to build two walls of less thickness, and properly connected. By doing so, not only is the advantage gained of allowing the moisture penetrating from the o run down and to disappear before it can reach the inside, but there is also more strength obtained with the least possible amount of building material.

Important Transfer on California Street.

We learn, from a private source, that Friedlander's fine iron-front building, on the northeast corner of California and Sansome, has been sold to John Parrott for \$300,000, Mr. Friedlander taking Mr. Parrott's lot and building—northwest corner of California and Leidesdorff streets in part payment. This transaction proves, what we have often asserted, that first-class business property, so far from falling, has actually increased in value during the past twelve months, despite the dullness of times. We further understand that Mr. Parrott will turn the property over to the London and San Francisco Bank, which institution will exchange offices with Mr. Fried-lander's chief tenants (the Bank of British North America): The London and San Francisco Bank will then have premi better suited to their increasing business. - The total cost of the Friedlander lot and building was about \$220,000, leaving a margin of \$80,000—besides rentals, on a purchase made only a little over two years ago.

Our Trade Showing.

According to Friedlander's Grain Circular, we exported 4,254,014 centals of wheat, worth about \$8,100,000, in 1870; 132,321 bbls. of flour, worth three-quarters of a million; and barley and oats of the value of \$201,050; making a total export value, for the above commodities alone, of over nine millions of dollars. Our wool crop, Mr. McLennan lately stated, will amount to 20,000,000 lbs. Kohler & Frohling estimate the wine crop of 1870 at seven millions of gallons. The gold and silver product of the Pacific coast for the year 1870 will be about \$41,500,000.

Dividend Notice.

THE GERMAN SAVINOS AND LOAN SOCIETY. -At a meeting of the Board of Directors of the above society, held on the 31st ult., a dividend was declared of eleven (11) per cent. per annum on term, and nine and one-sixth (9 1-6) per cent. per annum on ordinary deposits, free of Federal tax, payable on and after January 14th, 1871, at the Society's office, 513 California street.

Car Conductors' Cribbing.

Detectives were lately set privately to work on the Seventh avenue Railroad, New York, with the object of "spotting" the conductors. The result showed that an average of \$700per day was stolen from the company by the latter officials, some of them stealing at the rate of \$8 per day. It is claimed by the various street railroad presidents of New York that the conductors make more money than the companies. The president of the Third avenue line lately stated that all the conductors on that road soon became rich. The same complaint of the dishonesty of car conductors is made in San Francisco. A superintendent of one of the lines lately informed us that the conductors had a system of private signals, by means of which they telegraphed to each other, as their cars passed, the movements of the superintendent, and whether they were being watched, etc. If street car conductors were all honest, there is no doubt but that the companies could afford to carry passengers at a less price. How far inadequate compensation, exhaustive and most trying work and long hours have to do with this dishonesty of conductors, we cannot say. There is no doubt, however, but that these act as a conscience palliator to those who have enough honor left to feel uncomfortable when they steal, but who have not enough to keep them within the bounds of honesty.

Reported Sale to Chinamen.

It is reported that the property on the northwest corner of Dupont and California—165 feet square—has been sold to Chinamen for \$70,000, which is a very high price. If the salegoes through, we will be sorry for it. We do not desire to see Chinamen coming so far south as California street, for they are like the plague in certain poor districts of Londonif they once get in they never can be got out.

GAS.—THE PACIFIC PNEUMATIC GAS COMPANY BEGS to call the attention of the public to its gas works—which are mitable alike for domestic, manufacturing, and general uses. Their apparatus is the only one worthy of the confidence of those who desire an

economical and brilliant light, with perfect safety from accident.

These works are in successful use in the following private residences: Gov. Haight, the Encinal, Alameda: H. F. Williams, Esq., South San Fran-Gov. Haight, the Encinal, Alameda: H. F. Williams, Esq., South Sau Francisco; J. R. Arguello, Esq., Santa Clara; A. P. Brayton, Esq., Oakland; O. W. Childs, Esq., Los Angeles; Mrs. Brayton, Oakland; Capt. Wilcox, San Diego; J. P. Jones, Esq., Gold Hill, Nevadd: W. B. Isaacs, Esq., Post St., San Francisco; Jos. A. Donohoe, Esq. Menlo Park; M. Schallenberger, Esq. San Jose; Capt. Kidd, Stockton; John Parrott, Esq., San Mateo; Ool. J. C. Hays, Oakland; A. A. Cohen, Esq., Alameda; A. D. Bell, Taylor street, San Francisco; J. S. Emery, Oakland, and Isaac Requa, Esq., Virginia City. Nevada.

Also in the following public institutions: the City and County Almshouse, San Francisco; the County Hospital, Sacramento; the Industrial School San Francisco; the State Institute for the Deaf, Dumb and Blind,

Berkely,
Also, the following private institutions: The College of Santa Ciara,
Santa Clara; the Alameda Insane Asylum, Alameda; and the New Hall
and Theatre, Petaluma.

Also, in the following Mining and Mannfacturing works. The Pacific Iron Works, San Francisco; the Chollor-Potosi Hoisting Works, Virginia City; the Eureka Gold Mining Company's Hoisting works and Mill, Grass Valley, California; the Crown Point Mining Co.'s Mill (the Rhode Island), Gold Hill, Nevada.

Also, in the following stores: E. Cohn & Co., Marysville; Gibson & Cross' (saloon). Gold Hill, Nevada: P. Brown & Bro., Marysville; Win. Klein, Marysville; and N. Wagner & Bro., Marysville; Win. Also, in the following hotels: Horton's New Hotel, South San Diego; the International Hotel, Virginia City, and the 8t. Charles Hotel, Carson City.

Also, in large works adapted for town purposes: in the Workshops, Streets and Officers' Residences, at the United States Navy Department,

Pacific Pneumatic Gas Company: office 206 Sansome street, San Fran-Send for Illustrated Pamphlet and Price List.
STOW, President.
A. D. BEEL, Secretary.

Pacific Insurance Company.

Safety should be the first requisite of a fire insurance company. Promsafety should be the first requisite of a fire insurance company. Fromises are easily made and as, easily broken. What people require in the
business of underwriting is, that the Company with which they deal
should, in return for their money, give them solid indemnity. Unlessthere is something more than a mere promise to pay, there is a distrust
in the substantiability of the concern offering to give that protection to property which is the necessary adjunct of commercial success. Individual responsibility is the security with those who patronize local Insurance Companies, and to them do so many look for that shield, which covers them from the hard blows of adversity. It was a keen foresight which passed the law making the directors of a moneyed institution in California responsible for its obligations. Where it is known that the men who announce that they assume the risk in placing their underwriting security before the world, mean to abide by the result under any circumstances, confidence is reposed in the institution they manage, and the result is progress, prosperity and success. These bave characterized the Pacific Insurance Company, from its organization down to the present. This state of affairs will continue so long as the same management distinguishes it as that which has had charge of its business for many years. The Pacific has become a standard institution on this coast. The security it gives its patrons, and the promptitude which marks every detail of its extensive business relations, have given it a name and reputation of the highest character. Its individual responsibility places the institution on a rock foundation. The capital stock of the Pacific is \$1,000,000 in gold, all paid in; and the amount it has on hand, in excess of capital available to pay losses and dividends, is \$740,065.11. Its total assets, therefore, amount to \$1,740,065.11. Its receipts from all sources during the last fiscal year amounted to \$1,251,850.17; and its disbursements; including a dividend of \$140,000, amounted to \$1,174,932.06. Its business has always been of the very best description, and its risks of a character capable of bearing the closest inspection. The Company stands character capable of bearing the closest inspection. The Company stands at the very head of insurance business on this coast, and its status may be judged by the class of men who compose its officers and Directors, which are as follows: President, Jonathan Hunt; Vice-President, W. Alvord; Secretary, A. J. Ralston; Marine Secretary, Andrew Baird; Directors—San Francisco: W. C. Ralston, A. L. Tubbs, Wm. Alvord, Jonathan Hunt, A. B. Forbes, A. G. Stiles, A. Seligman, L. B. Benchley, Wm. Sherman, L. Sachs, James De Fremery, John G. Bray, David Stern, D. O. Mills, I. Friedlander, Moses Heller, Oliver Eldridge, J. B. Roberts, J. C. Wilmerding, P. L. Weaver, Wm. Hooper, A. Hayward, T. L. Barker, H. M. Newhall, G. T. Lawton, Myles D. Sweeney, Chas. Mayne, E. L. Goldstein, John O. Earl, Lloyd Tevis, Thos. H. Selby, Adam Grant, Alpheus Bull, S. M. Wilson, D. J. Oliver, Milton S. Latham, Wm. Scholle, J. D. Fry. S. M. Wilson, D. J. Oliver, Milton S. Latham, Wm. Scholle, J. D. Fry, Chas. R. Peters, C. Meyer, Chas. E. McLane, M. Rosenbaum, Thos. R. Hayes, A. J. Ralston, T. Lemmen Meyer, Geo. C. Hickox, Alex. Weill, New York: Louis McLane, Frederick Billings, James Lees, J. G. Kellogg. Sacramento: Edgar Mills, J. H. Carroll, C. T. Wheeler. Marysville: J. H. Jewett, San Jose, E. McLaughlan, Napa; James H. Goodwin, Portland, Oregon: W. S. Ladd, Jacob Kamm. Virginia, Nevada: Wm. Sharon, 2

WISE LAW EXEMPLIFIED. THE FOLLOWING EX A amples of lapsed policies paid by the NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY of Boston conclusively show the great beneficence of Massachusetts' non-forfeiture law. Had these three policies been in any other Company on this coast, they would have been forfeited:

A. C. E. Miller, of Portland, Oregon; amount of policy, \$5,000; premium past due at time of death over six months. J. W. Jones, of Colusa, Cal.; amount of policy, \$10,000; premium past due at time of death over four months. "J." W. Baldwin, of Colusa, Cal.; amount of policy, \$1,000; premium past due at time of death over three months. The New Trederick Matters is the only Company on this cast governed by this law England Mutual is the only Company on this coast governed by this law. EVERSON & MIDDLEMISS, General Agents. Pacific Branch Office-Northeast corner of California and Sansome streets.

THE HARTFORD FIRE INSURANCE COMPANY.—CASH ASSETS, July 1, 1870, \$2,670,418,89. Seasoned by the perils of 60 years! More than eleven millions of losses paid! Strengthened by accumulated experience and resources. Its shares command a premium of 160 per cent. in open market. Fire Insurance exclusively, fair rates, liberal terms, sixty years honest success! Cheap rates, vicious systems, and unsound unsertices yield only benkenitery to both insurance with the period. practices yield only bankruptey to both insurer and insured. Present and future solvency, conservative practices and honest principles should be the ruling considerations in judging of the character of indemnity. be the ruling considerations in judging of the character of indeninty. Risks accepted at commensurate rates only. Business conducted on principles of commercial honor. Agencies everywhere. Insure with "the Old Hartford!" Pacific Department—Embracing the State of California, Oregon, Nevada, and Territories of Maho, Montana, Wyoming and Utah. Under the management of HEYWOOD & FLINT, Managers, 313 California street, San Francisco.

HOME MUTUAL INSURANCE COMPANY, OF CALIFORNIA.— Office, 433 California street, Merchant's Exchange Building, San Francisco. Fire and Marine Insurance. Capital, \$600,000. John H. Redington, President; Geo. H. Howard, Vice-President; Charles R. Story, Secretary; N. B. Eddy, Marine Secretary; J. E. Bigelow, Special Agent; H. H. Bigelow, General Manager, Directors: Geo. H. Howard, H. F. Teschemacher, C. S. Hobbs, D. Conrad, G. S. Johnson, J. M. Millken, Jno. H. Redington, A. W. Bowman, Chas. Clayton, Jos. P. Hale, Geo. S. Mann, Cyrus Wilson, H. P. Livermore, Jos. Galloway, W. T. Garratt, H. N. Tilden, Chas. K. Story.

PACIFIC FIRE AND MARINE INSURANCE COM-pany, San San Francisco, California.—Capital Stock, \$1,000.000. Amount in hand in excess of capital, available to pay losses and dividends. \$630,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; Wm. Alvord, Vice-President; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

THE AND MARINE INSURANCE,—UNION INSURANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS, Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates: prompt settlement of losses; solid security—GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

MERCHANTS' MUTUAL MARINE INSURANCE promptly. Directors: C. L. Taylor, F. Roeding, Isaao E. Davis, J. B. Scotchler, A. M. Simpson, James Inc. Roeding, Isaao E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Wm. Scholle; J. B. Scotchler, President; Jabez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in MARINE INSURANCE.

FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin. Fire, Marlne, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies.

Lessea promptly paid in U.S. gold coin.

CHAS. R. BOND, Secretary.

D. J. STAPLES, President,
HENRY DUTTON, Vice President.

BANKER'S NOTICE. ON AND AFTER JANUARY 1, 1871, the Banking House of Parrott and Company will be consoli-dated with the London and San Francisco Bank Limited, where all claims against said Parrott and Company will be paid. The Capital of the London and San Francisco Bank Limited will, on and after that day, be \$3,000,000, and the remaining \$2,000,000 will be called in 50 5001 as the business warrants: PARROTT & CO., MILTON S. LATHAM, Manager London and San Francisco Bank Limited.

GERMAN SAVINGS AND LOAN SOCIETY.-GUARANtee Capital, \$200,000. Office, 513 California St. Office bours from 9 to 3. Extra hours on Saturdays from 8 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities. DIRECTORS: L. Gottig, G. H. Eggers, F. Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendhelm. Officers: L. Gottig, Deposits of the Control of the Scanting P. Josho. President; Geo. Lette, Secretary; John R. Jarboe, Attorney.

IBERNIA SAVINGS AND LOAN SOCIETY - Office, northeast corner Montgomery and Market streets. Officers: President, M. D. Sweeny; Vice-President, C. D. O'Sullivan. Trustees: M. D. Sweeny, C. D. O'Sullivan, M. J. O'Counor, P. McAran. Gust. Touchard, Peter Donahue, Jos. A. Donohoe. Treasurer, Edward Martin; Attorney, Richard Tobin. Itemittances 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 upward. Office hours from 9 to 3.

INFORTH, KELLOGG & CO., (SUCCESSORS TO L. B. BENCHLEY & CO.) importers and wholesale dealers in American, English and German II ware, Agricultural Implements and Mining Tools. Sole agents for this coast for the World Mower and Resper, Tornado Thresher, Gerrish Submerged Force Pump, Allen's Babbit Metal, Enterprise Manufacturing Co., Patent Tap Borers and Self-Measuring Molasses Gates, American Peach Stoner. 3 and 5 Front St., San Francisco.

VESTERN UNION TELEGRAPH COMPANY.-TELEGRAPH MONey orders. This Company is prepared to transmit money by telegraph to all points on the Pacific Coast, and to all the principal Atlantic cities. The charges consist of the cost of the Telegram and a small premium on the amount. Apply to local agents. GEO, H. MUMFORD, General Agent, 522 Culifornia street.

ONEY TO LOAN ON REAL ESTATE COLLATERALS AND APproved business paper. T. C. BANKS, (late Banks & Co., Bankers,) Bill Broker, 13 Merchant's Exchange.

DACIFIC FILE WORKS.—A PRACTICAL FILE MAKER SHOWS BY comparison of the cost of importing standard files from abroad and manufacturing an equally good article at home, that a saving of at least 50 per cent, can be effected. To manufacture 14-inch flat bastard files here costs but \$4.81 per doz., while the imported article costs \$6.50; the saving therefore is \$1.66 per dozen. Imported 14-inch horse rasps cost \$10.56 per doz., while they can be made here for \$7.31 per doz. And so of other kinds of files, the manufacture of which here is attended with still larger profits. The trustees of the Pacific File Works are Thomas Nelson, Jas. Linforth, C. J. Pilsbury, J. G. Thwing and J. W. Shanklin. Subscriptions to the stock are solicited at the office, 53 Beale street. here costs but \$4.81 per doz., while the imported article costs \$6.50; the

HOMESTEAD LOTS

ON FIVE YEARS' CREDIT, WITHOUT INTEREST.— LEWIS HOMESTEAD ASSOCIATION. 400 shares. \$600 each. Pay. able in monthly installments of Ten Dollars. A magnificent suburban residence, with lot 125 by 240 feet, for six hundred dollars. Distribution, residence, with lot 125 by 240 leet, for six numered donars. Distribution, by drawing for order of choice. No "premiums" to pay. Each shareholder selects his own lot. The property of this Association is located in the choicest portions of the University Mound Survey, the most pleasant the choicest portions of the University Mound Survey, the most pleasant the choicest portions of the University Mound Survey, the most pleasant the choicest portions of the University Mound Survey. in the choicest portions of the University Mound Survey, the most pleasant and picturesque location for suburban residences in the city. It commands a magnificent view of the Bay, and every lot is good, 4,000—evergreen trees will be set out on the property. Every lot will thus be improved and improving in value, without additional cost to the purchaser. The "University Mound" College, under the charge of Rev. Dr. Burrows, is located upon the Tract. A public school is also near. Railroad communication with the business center of the city at an early day, is certain. Title, a confirmed Mexican Grant. Some shareholder must receive the house and lot in block 128, valued at fifty thousand dollors. Possession of all lots will be given immediately after the distribulors. Possession of all lots will be given immediately after the distribulors. Possession of all lots will be given immediately after the distribution. In order to avoid the usual complaints against the mode frequently adopted of distributing lots by selling them at auction to the shareholders to the highest bidder, it has been provided that the distribution shall be by drawing. This drawing is to determine the order of choice; after which the shareholder selects his own lot without payment of any "pre mium." This places all shares upon an equal footing. Certificates of stock issued on payment of the first installment of Ten Dollars. The Subscription Book is now open, and Maps of the property may be had at the office of the Secretary, 306 Montgomery street.

PROPERTY FOR SALE BY CHARLES D. CARTER

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

Business Property.

On Market near Montgomery.
Good investment on Stewart and Mission
Large lot on Post, opposite the Square. Large lot on Market, near Fifth........ Store property on Stockton, renting for \$225..... Property on Dupont, near Post.
Building and lot on Commercial Store Property on Clay
Factory building and lot on Fourth.
Corner lot on Howard, suitable for a grocery. Between Bush, Market, Powell and Larkin.

Elegant new house of 8 rooms on Hyds, near Ellis.

Beautiful residence on north side of Bush, near Taylor, with large lot in rear for stable, and rear entrance for carriage.

2 first-class 3 story houses on Post.
Front house on Post and rear house on small street near Taylor.

The front house is one of the best built in the city; rent 385 Desirable 25 teet lots on Taylor, near Geary, each. Elegant brick property opposite Union Square; cheap.....Lot 27% xt37% with 2-story house of 7 rooms on Geary, near Learenworth

Miscellanrous Houses and Lots.

Good paying property on Silver, near Third..... A bargain on Powell near Clay.

Spacious house and Garden and half fifty-vara lot on Clay, near Van Ness avenue.

Neat house and lot on Stockton, near Greenwich.

3-story house and lot, sunny side Greenwich, near Stockton.
Bargain on north side of Bryant, near Third, good 1-story house,

only.

Small house and lot 30x12214 with well, on Capp. near 18th.

New and spacious house and lot on west side Howard, near 24th.

Cottage of 5 rooms and lot 27x104 on 24th near Columbia.

Turk street house and lot, near Scott.

Old house and lot 32 14 feet front on Fillmore street, where the Old house and lot 32% feet front on Fillmore street, where the

a good investment.

Lot 112x207 corner of Lombard and Octavia with improvements. 34 50-vars and house on Geary. Lot 25x137 34 and old house on California, near Polk; cheap.....

Vacant Lots.

Lot 77 1/2 x102 % on Taylor, near O'Farreli.... Cheap Lot corner Taylor and Francisco..... Water Lot on Beale.
Water lot on Berry, near 7th.
Lot on Castro, Sherman and 19th. Lot 25x140 on Howard, near 12th..... Large Lot on Mission, near 22d..... Lot 25x85 on 20th, near Mission.

Lot 27x100 on York, between 2 rd and 24th.

Lot 245x80 on 17th and to Guerrero - 2 corners and 3 fronts.....

Frontage of a whole block on Church and 27th, with two corners.

50-vara corner Pacific and Steiner..... Lot on Pacific near Laguna.... 50 vara on O'Farrell Lot 25x120 on O'Farrell, near Octavia

JOS. A. DONOHOE,

DONOHOE, KELLY & CO., BANKERS, SOUR west corner of Sacramento and Montgoinery streets, San Francisco. Exchange for sale on Eugene Kelly & Co., New York, on St. Louis, Chin and Cincinnati. Also, on Messrs, Smith, Payne & Smith, London; the Consolidated

u) London; the Bank of Ireland, Dublin; Mesers. Hottinguer & Exchange on the Bank of Ireland, Dublin, is payable at all the be and in every county town in Ireland.

PRENCH SAVINGS AND LOAN SOCIE.
No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Du
Loans made on real estate and other collateral securities at current

J. SELIGMAN & CO., BANKERS, No. 412 CALL ma street.—Exchange and Telegraphic Transfers for sale, par Gold or Currency, in sums to suit, on all principal cities of the States. Also, Bills of Exchange on the principal cities of Europe.

THE BANK OF CALIFORNIA, SAN FRANCISCO.

ITAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, ier. Agents: In New York, Messrs. LEE & WALLER; in Bostom MONT NATIONAL BANK; in London, OMENTAL BANK COST TION. Letters of Credit issued, available for the purchase of mer throughout the United States, Europe, India, China, Japan, Australia. Exchange for sale on the Atlantia Cities. Draw diversity of the Condon, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hamburg, Frankfort on the Main.

PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, sections and quarter sections, at reasonable prices and on second dating termis—cay, one-fourth cash, and balance in one, two and years, with interest at 10 per cent., payable annually. Apply at the No. 432 Montgomery street (adjoining the banking house of Don Kelley & Co.), San Francisco, or to TIMOTHY LYNCH, Los Angeles County.

KNIGHT & BLANCHARD, 320 MONTGOMES street, in connection with Dam & Gladding, Real Estate bounts sold, loans negotiated, especial attention given to Reuting Houses

THE REAL ESTATE ASSOCIATES.—INCORPORA September, 1866. Office 418 California street, over Union Inc. Capital Stock, \$480,000. Buy and sell improved and unimproved ness and residence property in the city and county of San Francisco Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. Hollis. Secretary and Manager.

MPERIAL FIRE INSURANCE COMPANY OF don. Established in 1803.—Capital, \$8,000,000.—Losses paid here cash, immediately on sdjustment, in United States Gold Coin. NER, BELL & CO., Agents for California, No. 430 California street.

Printed by Joseph Winterburn & Co., 417 Clay street.



ELECHINE LR VATE EX HANGE 7

San Francisco, Yov. 17, 1905.

W. E. Palmer, Esq.,

Humboldt Cavings Cank,

626 Market street,

Tam Trancisco, Cal.

Dear 'r. Palmer:-

Herewith I send you bound volume of the Can Francisco

Real Estate Circular from 1871 to 1905 with the compliments of

Thomas Magee & Sons. I regret that it has been impossible for us

to rive you the earlier numbers of the Circular from 1866 to 1871.

Thope you will find this volume useful along the lines which we discussed several weeks ago.

With kind regards, I am,

WAT-H

Yours very truly,

Resent n to Sutrancera clear State Borres.

5/20/53

The Reserved Colomor

SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE BOOK

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Chas D. Carter's Real Estate C

ONE DOLLAR PER YEAR.]

SALES FOR THE MONTH OF JANUARY.

Table showing the Number and Value of Sales of Real Estate

sale, either of inside or outside property.

We begin to think—though the evidences are not yet full

enough to warrant the prediction—that real estate has now touched the lowest point of depression, so far at least as prices are concerned, while the number and value of the sales can hardly fall much below the figures of last month. The sales made in January in the fifty and one hundred vara sections of the city, at the Mission Addition and of outside lands, were

all extremely small. Very few sales of business property were made, and to this fact the reduction in the value of the

total transactions is largely due. Of the total transactions, 38 were part cash sales, by which mortgages of the value of \$251,796 were created.

The demand for lumber by the cargo and at retail has improved, both for local and country trade. Several large car-

stock city and interior yards. This lumber was mostly sent

to Sacramento, Stockton and Napa.

The weather last month was unfavorable for building ope-

rations, and builders purchased only as required. We have now prospects of a good crop, consequently dealers hope for a large business this season.

Annexed are ruling market rates for lumber: By the cargo, dressed redwood, \$28 per thousand; rough, \$14; Puget Sound pine flooring and atepping, \$22@\$24; planks, for street work, \$14@\$16; assorted scantling and other building material, \$13@\$15; timber, \$16@\$18.

At retail, dressed redwood sells for \$30; rough, \$18@\$20; Puget Sound pine flooring, \$28@\$30; street planks, \$16; assorted scantling and other building material, \$17; fencing, \$20. Laths are calling at \$23.4@\$3 by the quantity and \$31.4

\$20. Laths are selling at \$23/@\$3 by the quantity, and \$31/4 at retail; shingles at \$21/@\$21/4 for large lots, and \$25/@\$3

With the object of showing the difference in the prices of the various kinds of lumber now, as compared with those which

ruled a year ago, we append the rates of January, 1870:

By the cargo, dressed redwood lumber, \$26@\$28 per thousand; rough, \$16@\$18; Puget Sound pine flooring and step-

ping, \$26@\$28; planks for street work, \$15@\$16; assorted scantling and other building material, \$16, depending upon kind of lumber; fencing, \$16@\$18. At retail, redwood lumber dressed \$35 per thousand

rough, \$20; Puget Sound pine flooring, \$30@\$35; street-planks, \$18; assorted scantling and other building material,

A large auction sale of Broadway property was lately made in New York. We annex descriptions and prices: Northeast corner of Broadway and Twenty-first street, four-story brick

store, and lot 221/2x96, renting for \$6,000 per annum, \$136,000.

Four-story brick store, adjoining above on Broadway, lot 20x102½, renting for \$5,000 per annum, \$110,000. Four-story brick store, 930 Broadway, near above, lot 20x118½,

The Lumber Market.

at retail.

\$20; fencing, \$20@\$22.50.

Prices on Broadway, N. Y.

renting for \$5,100, \$124,500.

made in all Sections of the City and County, in Jan., 1871.

FOR THE MONTH OF JANUARY, 1871.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the month of January, 1871.

No Sales.	Amount.					
	\$165,840	By whom taken or released.	M	ORTGAGES.	RI	ELEASES.
	95,275		No.	Amount.	No.	Amount.
ts 5	96,000	The same and the s			1100	Amount.
4	15,271	Private Individuals	91	\$296,867	61	\$255,11
	35,599	Hibernia Savand Loan So.	6	17,500		74,78
62	73,965	Clay St. do. do.	32	- 65,050		18,00
49	187,886	French do. do.	4	117,400		7
6	3,768	German do. do	14	50,600	2	3.0
3 128	67,040	Odd Falland		27,600		
	341,585	Masonic do. Humboldt do.	6	15,750		6,5
eton Titles 7	1,925	Humboldt do	6 7			4 6
55011 2111108	1,525	Building and Loan Society	-	16,650		4,50
362	1,084,154	- San Francisco Say Union	- 7	17 480	28	32,96
1 .002	1,004,104	Red Men's Bank.	0	17,450		18,10
SAN FRANCISCO, February	1et 1871	Fireman's Fund Ins Co	1	4,750		1 2000
		People's do.	4	3,000		,-
estate business effected	last month		4	4,050		2,5
rally is at the opening	of the year.	Pacific do.	1	30,000		, 10,0
first half of the month	had a very	City B'k of S. L. and Dis't	3	6,500	3	23,5
estate, which has since b	een removed	City D k of S. 11. and Dist	3 - 1-	*****	1	, 7-4, 8
general and copions.	he moisture	Totale	100	. 5000		
drooping hopes of our revived confidence gene	farmers and	Totals	190	\$673,167	141	\$461,7
still further depression is still further depression is evitably have followed a vade in January were small higher than those paid Any one who is posted on the transactions of bargains in the present one's mouth that the real end case; yet, when a buyet ment, he finds that the no means plenty. Of carred, but they do not yet still further than they do not yet at the still further than they do not yet at the still further than they do not yet at the still further than those paid than the still further than those paid that the still further than those paid that the still further than the still	nected with n prices and vant of rain. ll, the prices during any n real estate f last month state of the state market es certainly er is thus in- sacrifices he ourse many t bear a pro-	lighter than for two month	eal es etween 392. loanin nty wirally cl ang try pro- ank have late is now lemana.	tate debt in the mortg	mone mone mone and in not I mone easing ten p	d was like and releasely, and the ciety. Te the demandaning are you have governed to be a second
no means plenty. Of c	ourse many bear a pro- y offered for		desirable property. The desirable property. The desirable property of two months on country farms, from	desirable property. The demandighter than for two months. To on country farms, from when	desirable property. The demand for money lighter than for two months. The German on country farms, from whence more as	idly than ever before. It is now losning at ten a desirable property. The demand for money from lighter than for two months. The German country farms, from whence more applica been made than the bank could accommodate.

demand is light.

Money is moderately plenty with the French Society. Ten per cent, is the price generally charged by it, and the demand has consequently been strong. This bank is not loaning any money at present on country property.

The German Savings Bank has plenty of money on hand, and the deposits with it have lately been increasing more rapidly than ever before. It is now looning at tan mer cent. and the deposits with it have lately been increasing more rapidly than ever before. It is now loaning at ten per cent. on desirable property. The demand for money from it has been lighter than for two months. The German continues to loan on country farms, from whence more applications have been made than the bank could accommodate.

Money is also plenty at the Odd Tellows Savings Bank. None is let at 10 per cent. except on demand loans. The general demand for money was brisker at this bank last month than it was in November and December. Eleven per cent. is now charged by it for two year's loans on first-class property. The Savings Union has also plenty of money on hand. The demand was light until near the close of the month. This society is not loaning any money at 10 per cent. at all, but is

society is not loaning any money at 10 per cent. at all, but is doing so at 11 per cent. The Savings Union receives applications for loans on country property, but grants accomoda-

tions there on much lower margins.

The Savings and Loan Society is not now leaning any money at 10 per cent. except in very large sums. Money is plenty with this bank and the demand is light.

goes of Puget Sound lumber are being loaded for South American ports. One of our dealers sold 900,000 feet yesterday to

Taaffe's store, in the Lick House Block, having a frontage of 24 feet by a depth of 162 feet, rents for \$500 per month. The most northerly of the new stores now being completed on the corner of Kearny and Post, was leased last month for five years at \$350 per month. The store has a frontage of only 15 feet and two inches by a depth of 107 feet. Thirty feet back from the front it is larger, being 21½ feet wide there. The basement was included in this lease. The lessee has since sub-let the store alone for three years at \$350 per month, and thus has the basement free. This is a high rent for Kearny street, and is doubtless largely due to the fine building.

The Balance of Trade.

The reported balance of trade against us in the fiscal year ending with June, 1869, says the N. Y. Tribune, "was about seventy-five millions of dollars; in that ending with June. 1870, it was hardly twenty-five millions. The prevailing rates of exchange and other indications leave no room to doubt that we are still increasing our heavy indebtedness to the bankers and capitalists of the Old World."

The amount of debt run up by us in Europe would no doubt have been much greater but for the war in France, which has checked the export of fashionable goods to the

Our Great Sand Park.

The Park Commissioners report that they have had a minute topographical survey made of the Park, and they are now having maps on a large scale prepared, after which the laying out and improvement of the Park and avenue will be commenced. A keeper of the grounds has been appointed at \$75 per month. What he is to keep is a mystery that has not yet been solved. Only \$15,000 worth of the Park bonds have been sold.

Sale of the Beatty Estate.

The Beatty White House property is to be sold at auction on the 1st of March next. It is situated on Mission and Bartlett streets, between Twenty-third and Twenty-fourth. Particulars elsewhere.

The semi-annual reports of our ten savings banks have appeared, from which we learn that the total number of depositors is now 36,862, and the total depositor. Contrary to expectation, the returns of these banks show an increase for the past six months of 2,000 in the number of depositors, and of 34,655,000 in the amount to their credit. The total gross earnings of all the banks for the half year were \$1,772,872, of which amount \$1,490,019 were paid out in dividends. The semi-annual spenses of the ten banks amounted to \$138,918. They had \$2,003,641 cash on hand when their reports were made. The Hibernia Bank's deposits amount to \$11,191,181; the Savings and Loan Society's to \$7,464,706; the French Society's to \$4,476,721; the Savings Union's to \$3,500,196, and those of the German Society to \$1,585,365.

During the past year, we have several times referred approximations.

the German Society to \$1,585,365.

During the past year, we have several times referred approxingly to the operations of our largest savings bank—the Hibernia—and need not, therefore, again speak of it hard. The limited space of The Chegalas will not permit of our referring to the operations and prospects of all our savings banks in this issue, and we will therefore content ourselves at present with a brief reference to the operations of two of the leading ones, the French and German Societies.

The French Savings and Loan Society was incorporated in January, 1860. Its deposits, as we have shown above, now amount to the large sum of \$4,476,721; its earnings, for the past six months, to \$250,184; its expenses for the same period to \$21,361, and its dividends to the large sum of \$217,802. The managers of the French Bank have the entire confidence of the depositors. The bank generally lets its money in large sums, and is especially careful to accept none but the best real estate securities. Large loans are the most easily handled, and involve much smaller book and clerk expenses than small loans. The French Society enters upon the year 1871 with the best prospects, and with its affairs on the most stable monetary basis.

The German Savings and Loan Society was not incorpo-

monetary basis.

The German Savings and Loan Society was not incorporated until March, 1868—less than three years ago—yet it ha already 2,701 depositors, and deposits amounting to \$1,585,365 and the latter are now increasing very rapidly. The semi annual report of this Society states that the loans have albeen made on real estate. Loans are granted on countrarms in good neighborhoods, where prices are even less liable to fluctuate than in the city. We have always advocated the policy of average banks looking to the

security offered first, and making the rate of interest masses able and secondary. This policy, the report of the Garant Society shows, is the one adopted by its directors, and wregard the bank which pursues it as resting on the mo

The dividends paid by our savings banks ranged from 9 1 to 12 per cent. per annum.

The following were the most important leases recorded from January 1st to 25th inclusive: The premises. No. 7 Waverly Place, for 2 years, at \$90 per month.—The premises on the south side of Jackson, 95 feet west of Davis, for 5 years, at \$115 per month.—No. 618 Pacific street, for 1 year, at \$57% per month.—The second and third stories of the new buildings of the process of the new buildings. ing on the west side of Kearny, 72½ feet north of Post, having a frontage of 65 feet by a depth of 107½ feet, for 5 years, at \$400 per month.—Store southeast corner of Second and Stevenson, for 5 years, at \$65 per month.—All the upper stories of the building Nos. 30 and 32 Kearny street, for 2 years, at \$225 per month.—The store southwest corner of Stockton and O'Farrell, for 5 years, at \$70 per month.—The store as basement on west side Kearny, \$112½ feet north of Post, for 5 years, at \$350 per month.—The property on the west side of Fremont, 229 1-6 feet south of Market, having a frontag of 45.10-12 feet by a depth of 137½ feet, for 5 years, at \$12

The Presidio Reservation:

The Presidio Reservation:

The first patent ever issued under a School Land Warrant in the State of California was granted in 1852 to Felix Argenti by Gov. Bigler. Argenti located his grant on the Presidio Military Reservation in this county, and attempted to take possession of 320 acres there. He was driven off by the military authorities, and is now dead, but certain parties here have possession of what they have the impudence to term Argenti's claim to a portion of the Presidio. They are now endeavoring to have Congress pass a bill to reliaquish the Reserve and grant to them, all the land at the Presidio which Argenti attempted to take possession of in 1852. Our representatives at Washington must see that this impudent scheme is defeated. The people of this city do not want the Government to part with its title to the Presidio Reservation; all they ask is the right to use it for a public park, subject to the control of the Government, and re-entry by the military authorities, in case of war or other necessity.

Large Yield of Corn.

From a private letter received in this city, we learn that a farmer on the Bolsas Rancho, in the Stearns Grant, near Los Angeles, lately raised 700 bushels of corn on five acres of land, or at the rate of 140 bushels to the acre? We think this yield has never been surpassed in the State.

Pittsburg Real Estate.

According to the Real Estate Register, the real estate asken in Pittsburg for the past four months have had a ville of one million to a million and a quarter dollars per month.

77 66

	SALES RECORDED ON ALL THE PRINCIPAL ST	REETS	
	JANUARY 26th, INCLUSIVE.		
	North of Market Street. Southwest corner Battery and Greenwich, west on Greenwich 275	,	
	feet, south 137%, east 275, north on Battery 137%; an undivided half interest, subject to a mortgage of \$70,000,	\$22,000	
	Frame house and lot east side Powell, 137½ feet south of California, south 44x12½, less L in rear 1x18.	6,300	
	Frame house and let west side Powell, 45% feet north of Clay, north 22 11-12x60.	4,285	4
	Frame house and lot west side Mason, 137% feet north of Union, north 28x102%, with property in the rear on Kent street, 40x56 in size: administrator's sale. The lot was previously	•	
	sold in July, 1868, for 1,600. House and lot now sold for Lot east side Taylor, 27 % feet south of Broadway, south 63 %x120	5,000	
	to a rear alley. This lot was sold in two pieces in June and September, 1867, for \$4,20 and now resold for	9,000	
	Frame house and lot east side Taylor, 92 feet north of Sacramento, north 23x80; was previously sold in August, 1808, for \$3,500,		
	and now resold for the same price	3,500	
1-	rell, south 22½x87½; the lot was sold in November, 1868, for \$2,200, and in April, 1870, for 2,250; the house and lot were sold in August last for \$6,000, and now resold for	6 500	
*	Lot northwest corner Francisco and Dupont, west 45% x88%, with	6,500	
	Frame house and lot south side Greenwich, 254 feet west of Powell, west 21x1371; was previously sold in September, 1867,		-
	for \$2,300, and now resold for	2,500	
	west 28 % x90	1,100 700	
	South side Washington, 128% feet east of Battery, east 17%x120 Frame house and lot north side Sacramento, 206% feet west of	2,500	
	Hyde, west 22 11-12x120	1,200	
	east 20x137½; the lot was previously sold in January, 1868, for \$1,850; house and lot now sold for	7,450	-
	east 21 %x115; was previously sold in March, 1869, for \$8,650, and now resold for	9,000	
	Frame house and lot north side Eddy, 111½ feet west of Leavenworth, west 26x137½; was previously sold in August, 1867,		
	for \$6,800; and was again sold in April, 1870, for \$11,000, but the deed was only recorded last month	11,000	
	South of Market and East of Ninth. Frame house and lot northwest corner Third and Brannan, north	,	
	40x30	8,000 12,000	
	Frame house and lot north side Harrison, 100 feet west of Fifth, west 25x85; subject to mortgage	9,000	
	Mission Addition and Beyond.		
-9	South side Eighteenth, 230 feet west of Sanchez, west 25x114 Frame house and lot north side Nineteenth, 30 feet east of Capp,	500	l
	east 30x90	2,000	
	South side Twenty-fourth, 100 feet west of Church, west 25x114 Southwest corner Twenty-fourth and Alabama, west 25x104 Lot southeast corner Twenty-fifth and Douglas, east 160x114	550 2,338	
	Lots 8 and 9, block T, Pacific Homestead Association. The corner lot was previously sold in March, 1869, for \$1,050,		
	and lot 9, adjoining, was sold in April, 1869, for \$1,050, also; both now resold for	1,800	1
	East side Howard, 190 feet south of Eighteenth, south 60x122½; subject to a mortgage; was previously sold in April, 1869,	-,	İ
	for \$5,600; now resold for the same price	5,600	
	west side Bryant, 208 feet north of Twenty-fourth, north 25x100. Northwest corner Valencia and Columbia, north 25x100.	2,000 925 2,500	
	West side Guerrero, 175% feet south of Sixteenth, south 28x90; the lot was previously sold in June, 1867, for \$560, and now	2,000	l
	sold with frame house	2,200	
	lot previously sold in March, 1868, for \$1,000; now sold, with frame house and stable, for	2,050	
	Lot east side Chattanooga, 106 feet south of Tweniy-second, south 25x125	900	
	West side Church, 233% feet north of Seventeenth, north 12 1-6, west 100, south 25, northeast 101; the purchaser to straighten	F00	1
	lines Lot west side Noe, 27 feet north of Twenty-fourth, north 37 ½ x105	500 600	
	Western Addition. Frame house and lot northeast corner Van Ness Avenue and Geary,		
	north 40x109	11,000	
	48x108 Lot east side Franklin, 150 feet south of Oak, south 25x75¾; was	6,250	
	previously sold in April, 1867, for \$980, and new resold for West side Buchanan, 76% feet south of Jackson, south 25%x80;	2,350	
	portion of block of new houses and lots sold upon the in- stallment plan	2,800	
	Northeast corner Webster and Washington, north 25 % x80; new house and lot sold on the installment plan. Frame house and lot northwest corner Webster and Wildey (be-	-3,347 -	-
	tween Pine and Bush) north 27 1/2 1814; also, north side Wildey, 814 feet west of Webster, west 27 2127 1/2	3 000	-
	East side Webster, 78% feet feet north of Washington, north 25% x80; new house and lot sold on the installment plan	3,000 2,930	1
•	East side Webster, 1271/2 feet north of Washington, north 251/2 x80; new house and lot sold on the installment plan	2,930	
	Southeast corner Steiner and Kate, south on Steiner 22, southeast 90, north 42 1-12 to Kate, west on Kate 90	1,500	
	Lot east side Pierce, 87% feet south of Turk, south 25x106% Lot southeast corner Pacific and Devisadero, east 412 %x127%	1,250 11,500	
	Frame house and lot northeast corner Jackson and Buchanan, east	6,500	
	Lot southeast corner Jackson and Buchanan, east 275x127% Frame house and lot southeast corner Washington and Filimore.	12,500	
	east 137 1/2 x 127 1/3	5,(88	
	sold for	850	
	Lot north side Pine, 187% feet east of Van Ness Avenue, east	2,700	
	\$2 \(\) 137 \(\); was previously sold in February, 1868, for \$2.050, and now resold for	3,500	
	Lot south side Pine, 137 1/2 feet west of Buchanan, west 27 1/2 x120; was previously sold in October, 1869, for \$1,000, and now		
	resold forLot south side Geary, 109 feet east of Van Ness Avenue, east 65v190	1,300 7,000	
	South side Geary, 160 feet west of Larkin, west 40x120; was pre- viously sold in February, 1869, for \$4,100, and now resold for South side Fills 77 k feet west of Larkin, west 51 k-100	5,000	
	South side Ellis, 77% feet west of Laguna, west 51% x120	2,500 4,375	
	120; was previously sold in February, 1868, for \$3,000, and now sold at executor's sale, with frame house for	5.000	
1	Same property as last described resold for	5,000 6,000	
	ecutor's sale	1,440	
1	Lot. 84 block 208. Central Park Homestead Association	1,000	
1	North side Jessie, 422 feet east of Fourth, east 23x80	2,500	
	(Gift Map 3)	1,300	

		-
4 07 00	875	-1
West side Stevenson, 210 feet north of Twentieth, north 25x80		
Lots 5 and 6, block 204, South San Francisco Homestead Associn. East side Ritter (between Seventh and Eighth), 178 feet south of	500	
Harrison. south 25x80; subject to mortgage	1,500	н
West side Leroy Pisce (between Jones and Leavenworth), 70%		
feet south of Sacramento, south 23x58%	1,025	4
Lots 20 and 21, block 8, tract A, People's Homestead Association.	500	1
Lots 22, 24, 26 and 28, Gift Map 3	1,600	1
East side Cook, 77% feet north of Townsend, north 110% x20	2,000	ı
Lot 15, block 227, O'Neil and Haley Tract	500	3
An undivided half of lots 204 and 205, Precita Valley-Lands	5,500	1
All the interest of L. L. Robinson and John Middleton in the	0	ı
Rancho Laguna de la Merced	44.500	П
Southeast side Tehama, 72 feet southwest of Fifth, southwest 27,		ł
southeast 80, northeast 25, northwest 55, northeast 2, north-		I
west 25	3,000	1
Lots 1308 and 1309, Gift Map 3	233	H
Lote 1308 and 1309, that Mail of Sixth northeast 4534	9	L
South side Berry, 320% feet northeast of Sixth, northeast 45%x	6,500	Н
240; subject to mortgage	1.200	П
Undivided 2 acres in Outside Lands	9,000	L
Undivided 3-50 of 250 acres Ontside Lands to Giant-Powder Co	2,000	1
South side Precita Piace, 98 feet west Columbia Piace, south 100	500	L
x24	500	Ł
Lots 232, 250, 251, Cobb Tract	1,200	L
Lot 64, block 209, Central Park Hotel.	1,200	П
Lots 332, 333, and 713 to 720, inclusive, Gift Map 2; also, lots 333	1,500	ł
and 335, Gift Map 1	1,000	1
East side Monroe (between Bush, Pine, Stockton and Powell,		L
commencing at the intersection of 50-vara lot No. 310, east	4,832	L
70x23 Lot west side Diamond, 110 feet north of Twentieth, north 110	Zjena	T
Lot west side Diamond, 110 feet north of I wentleth, north 110	1,300	F
x125	2,300	Ł
North side Shipley, 225 feet east of Ninth, east 25x15	4,000	ı
Lots 12, 13, 14 and 15, Gift Map 3	100	L
Lot 128, Gift Map 1	500	Н
Lot 5, block 29, Railroad Avenue Homestead Associatiou Lot 7, block 541, California Homestead Association	500	Ł
Lot 7, block 541, Cantornia Homesteau Association	600_	Ļ
Lot 5, block 302, Haley Tract	450	1
Lot 1470, Gift Map 3	200	L
West side Kentucky, 275 feet from northwest corner Kentucky	1,600	-
and Solano, north 50x100 South side Clementina, 105 feet west of Fourth, west 25x80	4,500	
South side Clementina, 100 feet west of Fourth, west 20100	350	
Lots 540 and 542, Gift Map 1	250	
Lots 231 and 249, Cobb Tract	2170	
Commencing at intersection of south line of Santa Clara and		
centre of York streets, south to Mariposa, west to Mission	23,000	
Creek, north to Santa Clara, east to beginning	900	
South side Henry, 105 feet east of Castro, east 25x115	800	
Lot 11, block 135, Terminus Homestead Association	600	
Lot 7, block 94, University Homestead Association	900	
Lots 14, 15, 16, block D, Ontside Lands	2.100	
South side Clementina, 105 feet west of Ecker, west 25x75	2,100	

Real Estate Brokers. The Supreme Court of Cincinnati recently delivered an important opinion upon the right of a real estate broker to recover his commissions, although he had deviated from the instructions of the person offering the real estate for sale. The facts of the case were as follows: The owner of a house entrusted it to a broker, directing it to be sold for \$6,500, and not to be advertised. The broker was to receive one per cent, commission, but no commission was to be paid in case the owner sold the property. The broker afterwards, through a misunderstanding, lowered the price to \$6,000 without the consent of the owner, and advertised the property. While matters were in this position, a gentleman who was looking for a house for a friend saw the advertisement, called to see the broker, got the price as \$6,000, and reported to the friend. Communications were then opened directly between the owner of the property and the person desirous of buying a dwelling, and the house changed hands at \$6,500. The Supreme Court held that the broker was entitled to his commission, as through his efforts the parties had been brought together and the sale finally effected.

Heavy Plumbing Bills. Bills for plumbing work are by far the heaviest, proportionately, that house owners are required to pay, and they come the oftenest, because the gas or water pipes are constantly leaking, or the waste pipes becoming choked, all of which frequently comes of originally defective workmanship. When a plumber is brought for twenty minutes to a house to repair some slight defect, a bill comes to the owner for two or three hours' time of a plumber and helper. The helper part is generally a swindle, for where a pipe only is to be cleared, or a small leak stopped, one man ought certainly to be enough to do the work. The helper in such cases does nothing that we are aware of but hel charges. Plumbers are hated of housekeepers for the confusion and dirt they create, and are dreaded of house owners for the prices they charge.

Bound Volumes of The Circular for Two Years.

We have now on hand and for sale a few full files of THE CIRCULAR for 1869 and 1870. They are neatly bound in one volume, and will be found of especial value to all loan societies and insurance companies loaning money on San Francisco real estate. They contain full descriptions of the property sold during the period named; tabular lists of the money paid monthly for real estate in each section of the city; the amount of money loaned by each savings bank and insurance company, and varied information on every subject connected with real estate. The price of the two years' files in the

Taxation in Eastern Cities.

The average city tax to each inhabitant in New York is \$25.38; in Boston, \$34.41; in Philadelphia, \$13.78; in Brooklyn, \$19.02. Boston has a debt of \$26,000,000; Chicago of \$16,000,000; New York, \$38,000,000, with unfunded and mixed liabilities, not well defined.

According to the census, San Francisco has a population of 150,351 persons. We paid \$2,133,750 last year in taxes on city and county real estate, which is at the rate of \$14.19 to each inhabitant.

+401 A Park at the Presidio.

A resolution was lately unanimously passed by the Board of Supervisors, requesting our national Senators and Representatives to unite in asking Congress to grant the city the use of the Presidio Military Reservation - which contains about 1,700 acres of land-for the purposes of a public park. It is claimed that this tract is the most attractive spot for a park on the peninsula, and that much of the land is well watered and susceptible of cultivation.

Our Rule for Real Estate Valuations,

Persons who are about to buy or sell real estate are con. stantly calling upon us to value it for them, in which occups. tion we are expected to spend half our time without remuneration of any kind. Dozens of persons engage in the purchase or sale of real estate on the street, thus avoiding all office expenses, who, when they think they have found a cheap piece of property, or a good chance to sell, come in for our judgment in the matter, expecting that we will give them the benefit of our knowledge, the use of our sale and man books, transcripts, stationery and time, free of charge. The make hundreds or thousands of dollars from their trades, of which we receive not one cent. Our experience in this matter is that of three or four other real estate agents in this city,

The opening of the year is a good time to announce that we have entirely closed out our business of doing work for nothing Twenty years have been spent by us in attaining a knowledge of real estate here; we have expended thousands of dollars in keeping books of city sales, and in the purchase of city and county map books, transcripts, maps, etc., etc., and it is simply dishonest to ask us to part gratuitously with information which has come into our possession at such outlay.

We have adopted a reasonable scale of charges for real estate valuations, which will be found below:

On property worth \$1,000 to \$5,000......\$5 " \$29,000 to \$50,000....... 25 \$50,000 and upwards...... 50

The above terms apply to one piece of property only. Where there is

more than one, an advance of 33% per cent. will be charged." We mean to adhere rigidly to the above scale. We have found that each person who gets work of this kind done thinks it perfectly just that it should be paid for, but he thinks he ought to be an exception; either because he has known us for years; because he came round the Horn with us in '49; he cause he once sold a lot through us; because he once took a drink with us; because he has known us since we were a boy; because he accompanied the Pioneers on their Eastern trip in 1869; because he borrowed \$20 from us once, or for a dozen other like valid reasons. Outside of our business, we will recognize the validity of these pressing claims of friendship; but in future they will not pass current in our office. Those who believe in paying a fair price for real estate valuations, upon which they expect us to bestow the necessary time to make a thorough report, must pay for the same. All who do not believe in paying, must have their real estate valued elsewhere. A large proportion of our time has been consumed in this unprofitable business within the past two years, and we have determined either to drop it, or be paid for it.

French Champagnes and their Quality.

Champagne baths were one of the novelties of the French capital before the present war. When Americans go abroad they like to see all the sights and test everything that is new, so one of them tried a Champagne bath. After indulging it the luxury, he got into conversation with the attendant who waited on the bathers. Said the American: "I suppose you throw the Champagne away after it is used here for bathing?" 'Oh, no, we don't," said the attendant; "we send it to an other part of the city, where it is used for second-class baths.' "Well, you throw it out after that, don't you?" said the American. "No, we then use it for cheaper baths, of the third class." "And then you have no further use for it, have you?" said the American. "Oh, yes," said the attendant; our greatest profit comes after that. We then bottle it up and send it to your country for the best French Champague. Your people don't know any better. - It costs us nothing to give it the name, and so long as it has that, Americans are

This, of course, is a burlesque on our folly in paying extertionate prices for articles that have a foreign name. For the past seven years we have been draining the very life-blood of the country to pay for French, German and Italian wines, silks, ribbons, bonnets, and a hundred other gewgaws.-Wherethe home article is as good, every person who takes an interest in the country ought to use it.

We of California have reason to congratulate ourselves that, so far at least as wine is concerned, we are rapidly becoming independent of Europe. The native port, champagne, and light table wines sold by our large dealers—Kohler & Frohling, the Buena Vista Vinicultural Association, N. B. Bugbey, the Anaheim Wine Growers' Association, P. Sninsevain and others -are far superior, in flavor, strength and age, to the most of the adulterated wines which we import from abroad. Of course, some good foreign wine comes here; but, as compared with the bad, it is like Falstaff's penn'orth of bread to an in-tolerable quantity of sack. Of course, too, there is much poor stuff in the native wine market; but the leading wine nouses here do not sell it. What they sell is prepared properly, and is pure and of sufficient age to be mellow and aromatic. If any one, for instance, will taste Kohler's port of 1855, some of Bugbey's light wines or Sainsevain's champagnes, he will be likely to cease the use of foreign liquors, and to drink only those pure and elevating juices of the grape which are produced on our own hill-sides.

Mooney's Bank, It is said that the depositors in the above bank will soon be paid 25 per cent. of the full amount due them. \$63,508 were paid back to the bank by borrowers from December 1st to January 25th. The expectation is that the depositors will receive at least eighty cents on the dollar. It is even claimed by some that they will get all their dues.

Josh Billinga' Property for Sale. Within the past fifteen years several schemes for the colo-

The Lower California Colonization Scheme.

on sailing vessels.

down to settle there.

nization of Lower California have been brought before the people of this State, and certificates and prospectuses of the most florid character, relative to the richness of the

most north the beauty and mildness of its climate, the wealth of

its mines and the abundance of its game, have been indus-

triously circulated here. A number of families were induced

to go down and settle in Lower-California in the year 1862. They were provided with every requisite, yet they failed to make a living in that sterile and arid country. They came

back here much poorer than when they started; so poor, indeed, in some cases, that they were brought back by charity

Another attempt is now being made to colonize Lower Cali-

formia from this city and State, the same means being used to

puff its resources and prove its attractions that were brought

forward in 1862. We have no reason to doubt that the same

result utter failure will attend the present movement. It

gain and nothing to lose by inducing emigration from this state. If California were an over-crowded State, in which all

chances for the industrious man of small means were already

monopolized, we would still doubt the wisdom of such person

taking the chances of settling in Lower California at present

but when it is recollected that California is one of the most

sparsely settled of all the States, and that the chances for the industrious in it are certainly as good as those offered by any

State in the Union, a sufficient argument is advanced against

this Magdalena land scheine. Those who cannot make a

living in Upper California will certainly never succeed in

Lover California, which is in every respect an inferior country.

The descriptions given of it on paper by land speculators, and the reality will prove to be two different things, we feel

very certain. There is still plenty of Government land in the foothills of the Sierra Nevada, ready to be taken up; and

there is likewise plenty of public land in Humboldt, Del Norte, Siskiyou and adjoining counties. The land in the foot-

hills is the best in the State for the culture of truit and grapes,

while that in the other counties is especially adapted for

dairying, and cattle and sheep raising. All of these occupa-tions are even now much more profitable than wheat raising, and are every year becoming more reliable and desirable. We

would rather have an 160-acre tract in California than a square

this will soon be the views of all who are seduced into going

Will that troublesome ghost-the Odd Fellows' College and

Home-never be laid? We had hoped that we were to be

spared further newspaper inflictions about it, after Napa was

chosen as its site; but a new trouble has arisen. It seems

that one of the land owners in the vicinity of the place selected

objects to making a transfer of his property to the Committee

in accordance with the terms first proposed. This land owner ought, at any price, to be bought into obedience. If he is not, we may have half the towns in the State making fools of

themselves again, by offering immense tracts of land for the

location of an institution that will not be productive of half

the local benefit that would flow from the opening of a large

manufacturing establishment, such as a big woolen mill, planing, sash and blind mill, or shoemaking factory. Why do not some of the towns offer a large slice of their sur-

plus acres to whoever will start a new industry in them, and

thus bring dozens of workmen, with their wives and children,

into their midst. We imagine there would be money in this,

Almarin B. Paul, who is afflicted with mining on the brain,

and who is noted for looking only at one side of anything he

stempts to discuss, lately had a communication in the Scien-

places the sales and the mortgages together, and then deducts

favor of the sales for the year, of only \$1,808,000. This

surface examination will-not-do, however. Of the total

mortgages recorded in 1870 only 476, of the value of \$2,594,084,

were given by parties who purchased in that year. The total

cash sales of 1870 really amounted to 4,501 in number and to

\$13,036,188 in value. The remaining mortgages—reaching

2,613 in number and \$10,678,830 in value—were given by

owners who purchased previous to 1870. The total cash value

of the real estate of this city and county is at least \$250,000,000.

We went in debt on real estate to the amount of only

\$13,372,914 in 1870, while we paid \$8,500,000 on account of

latter from the former, which leaves a cash sur

if there is profit at all in offering such premiums. Let the

Bed Estate Sales and Mortgages in 1870.

disappointed towns think of this.

league in Lower California, and we feel quite confident that

The Odd Fellows' College and Home Once More.

is in the hands of unknown parties, who have everything to

I kan sell for eighteen hundred and thirty-nine dollars a pallas, a neat and pensive retirement, lokated on the virgin banks of the Hudson, kontaining 85 akers. The land is luxuriously divided by the hand of natur and art into pastur and tillage, into plain and declivity, into stern abruptness and the dalliance of moss-tufted-medder; streams of sparkling gladness (thick with trout) danse thro the wilderness of buty tew the low musik of the kricket and grasshopper. The ever-green sighs as the evening zefer flirts thru its shadowy buzzum. Fruits of the tropics in golden buty melt on the bows, and the bees go heavy and sweet from the fields to the garnering hives. The manshun is of Parian marble; the porch is a single diamond set in rubies and the mother of pearls; the floor is ox-roseweod, and ceilins are more butiful than the starry vaults of heavin. Hot and cold water squirts and bubbles in every direction, and nothin is wantin that a poet could pra for or art could portra. The stables are worthy of the steeds of Nimrod or the studs of Akilles, and its henery was built expressly for the birds of paradise, while sombre in the distance, like the cave of a hermit, glimpses are caught of the dorg-house. Here poets have cum and warbled their laze; here sculptors have sculpt; here painters have robbed the scene uv of dreary land scapes; and here the filosofer discovered the study which made him the alkemist of natur. Next, to the northward of this thing of buty, sleeps the residence and domain of Duke John Smith; while southward, and nearer the spice-breathing tropiks, may be seen the baronial villy of Earl Brown and Duchess Widder Betsy Jones. Walls of primitive rock, lade in Roman sement, bound the estate, while upward and downward the eye catches far away the slow grandeur of the Hudson. As the young morn hangs like a curtain of silver from the blu brest of the sky, an angel may be seen each night dancing with golden tiptoes on the green.
N. B.—This angel goes with the place.

Diagrams kan be sene at the office of the broker. Terms flattering. None but principals dealt with. Title as pure as the birth of a white male infant, and possession given with the lark.

Decline in Real Estate Sales in 1870.

The following table shows the value of the real estate sales made in four of the largest cities of the United States in the years 1869 and 1870:

New York \$148,308,878 \$105,283,383 37,558,455 11.073.426 San Francisco..... 29,937,717 15,630,272

Referring to the above figures, the financial editor of the Chicago Tribune makes the following remarks in that paper: "As long as a city is a mere experiment, and its commercial future is problematic, a general decline in the price of its real estate is possible, but after its destiny is assured, as it is in the case of New York, Chicago, San Francisco, and some other cities, a general decline is scarcely possible. The small proportion of such property that is forced upon the market may sell for lower prices, but real estate is not a commodity for which there is any general market price, and, as we see in the cases of the above cities, some prices may be lower, but some will also be higher, and those who look for any general decline in prices of property in such cities mistake the nature of the real estate trade, and overlook the necessity which exists for means of investing the vast accumulations of wealth of the great cities in something that is less liable to loss or depreciation than any kind of stocks, or even government

Chigago Real Estate.

Notwithstanding that this is the dull season of the year, when nobody expects to do much in selling real estate, there is a moderate activity, and more is being done than at this time last year. Prices are firm, and nobody seems anxious to sell, says the Chicago Tribune.

The Chicago Landowner says that a greater number of costly buildings were erected in Chicago in 1870 than in any one previous year of its history. The park system, it says, which mainly caused real estate activity, has been fully inar and has become a tangible and certain thing. The great boulevards have been surveyed, and work has been commenced upon most of them. Miles of sunken and muddy streets have been raised to grade, and paved with wood. Trees have been planted, the fire department has been extended, and the general prosperity of the city has been promoted. The average value of weekly sales was \$750,000.

From the Loire to the Gironde, the shore, continuing low

Nine hundred and ninety-seven real estate sales were re-

corded in Portland, Oregon, during the year 1870, having a

total each value of \$2,000,000, or an average of \$2,000 each.

The total mortgages for the whole year numbered 394, and

represented a total money consideration of \$894,451, or an

average of a little more than \$2,000 to each. The sales made

during the last half of 1870 showed an increase of nearly 300

The receipts of wheat at Chicago in 1870 were 17,351,575

bushels; at Milwaukee, Wisconsin; 19,060,991 bushels; at St.

per cent. over those of the first half of the year.

Wheat Beccipts of Western Cities.

Louis, 13,709,903 bushels.

How Sand Drifts are Checked in France.

Sales in Portland, Oregon.

old real estate liabilities. This, we think, is a first-class showing for a year of such general depression as 1870 was.

and sandy, is indented by several bays, generally protected by islands, and presents the two seaports of La Rochelle and Rochefort. From the mouth of the Gironde to the foot of the Pyrenees, the coast is but an unbroken line of sandy downs, Something out of Nothing-the De Haro Title. interspersed with marshes, the only opening to vessels being Said a disgusted cooper, in relating the annoyances to which he was subjected in his business: "My temper was often the basin of Arcachou. Drifting sands have invaded large tracts of good soil, and within the last two centuries a numsorely tried by mean and unreasonable people, but the last ber of scattered cabins, private residence, convents, and even whole villages, have been thus completely buried. Of late straw was put on me one day by a man who brought me in an old bung-hole, out of which he wanted me to make a new cask years such ravages have been partially stopped by the planting of beach grass, broom and pine trees: at half price. This so riled me, that I quit the business in

The experience of the cooper is that of certain San Francisco lawyers. The DeHaro claim was brought to them, and they are expected out of it (i. e. out of nothing), to build up a title to the Potrero. They have not, like the cooper, however, quit their profession in disgust, but are busy in our courts, with briefs and arguments, endeavoring to prove up a claim that never had any existence.

The statute declaring that the homestead right shall not be claimed against a debt due for the purchase money of the premises, has reference to a debt created in the purchase of the land. the land, and does not embrace a debt created by borrowing money from a third person, which may have been applied by the borrower in the purchase of the land.

Debts of the Towns of Massachusetts.

We are rather surprised to find the debt of the smaller cities of Massachusetts so great. Here are the official figures: Cambridge, \$1,300,400; Charlestown, \$1,539,079; Chelsea, \$531, 000; Lowell, \$442,500; Lawrence, \$435,814; Lynn, \$788,500; Worcester, \$329,725; Springfield, \$439,500; Fall River, \$316,-342; New Bedford, \$688,000; Taunton, \$221,000. Of course these cities have ample means to pay all these debts, and the sooner they set about it the better. But, somehow, chartered municipalities are rarely economical. It took the old-fashioned town meetings to keep down the town debts. Nor is large and still cularging Boston behind her smaller companions. Mayor Shurtleff recommended in his inaugural an expenditure of over \$6,000,000 for various new projects. The Boston Journal is alarmed, and says: "Having increased our gross debt in two years ten millions of dollars, and our net debt over seven milli of dollars, and having reached, as the Mayor says, a point where real estate is receding from the speculative value placed upon it by the assessors, it is very apparent that unless the growth of Boston is somewhat miraculous, and there is economy in our public expenditures, we shall have a rate of taxation which wilt not be pleasant to tax-payers, or encouraging to the towns adjoining, which the Mayor says are seeking admittance to our municipal fold. Our present debt, compared with our valuation, is very small, but it is important that our public debt should be reduced to the lowest possible amount, consistent with the vital necessities of the city." This is sound doctrine. The doctrine which is not sound is that when a city is very rich it can afford to be very extravagant.

Exorbitant Lawyers' Fees.

We have heard much lately of the necessity of a reduction of the wages paid to mechanics and house servants; but, to be just, reductions ought to be made all around. No class of men in the community—we speak from experience—charge such high prices for their services as lawyers. For examining an abstract and reporting upon the same—a task involving but half an hour to two hours time—our lawyers charge \$20 to \$40. Without any disposition to give offense, we must say that such charges, and many more like charges made by lawyers here, look very much like extortion. Property owners may have been able to pay such prices in the flush times of '49, but they are not able, nor should they be asked, to pay them now, when all the expenses of life have been brought down to the lowest figure. It is as necessary to the small property owner to have a lawyer see that the title to the land he pro-poses to purchase is good, as it is to the large buyer. The hundreds of the one are valued as much as the thousands of the other, since they frequently constitute his all; but many small buyers have to take the risk of title, because lawyers charge such high prices for the few minutes' work bestowed upon looking over the abstract. There is no valid reason why clerks and mechanics should have their wages reduced, while lawyers charge three or four prices. Let justice rule all

It is said that water to the depth of an inch, falling on an acre of ground, measures 27,154 gallons, or about 100 tons in weight. According to the last National Land Report of Commissioner Wilson, there are 120,947,840 acres of land in Caliifornia. When our Winter rain fall amounts to a fair average (twenty inches) its weight, according to the above estimate would be two hundred and forty-one billions, eight hundred and ninety-five millions, six hundred and eighty thousand tons! What an idea this gives us of the power and vastness of the silent forces of nature. This world of water comes manner. We may judge, from its weight alone, why the fields, the cattle, the people and commerce all ery out if the supply is withheld. down upon the thirsty earth in the most gentle and silent

Sickness from Wall Paper.

The London Lancet reprehends the filthy custom of pasting one wall-paper over another till a thickness of an eighth of an inch or more is accumulated; it is too common, and is attended with the worst_consequences. This was the cause of the puzzling offensive smell at Knightsbridge Barracks, London, that recently threatened the whole establishment with fever. The examination of the drains and taking up of the floors revealed nothing, while the introduction of increased means of ventilation left the evil as it was. At last an examination was made of the wall-papering, when it was found that one paper was pasted over another till a thickness was accumulated amounting in one case to fourteen layers. Between these layers there was rotten paste, in which fungi and even maggots germinated; while, the wall being hollow, the stench spread into the passage and over the establishment.

"SideShow" Real Estate Agents.

The present will be a hard winter for the side-show real estate agents, who group in back-alley and sky-parlor offices. So many well-clad travelers with full pockets will not pass their way as formerly. We therefore advise the whole crowd of dead-beat agents in this city and elsewhere, to get out. The Land Owner will lend its private undertaker for the occasion, and the public will place compressed digits upon their uasal organs, with manifest pleasure.—Chicago Land Owner.

Good and Bad Examples.

The tendency to engage in gambling has been general since the example set by the Mercantile Library. Now, let us see if a good example is equally catching. Horace Hawes has given a block of land for a benevolent purpose. Who will come forward in some equally good way and do as well, and thus at once do a good thing and redeem human nature from the charge of following a bad example only?

The Fund Exhausted.

We are informed that the Contingent Fund-from which payment is drawn for repairs upon streets accepted by the city—was exhausted by the late superintendent of streets, consequently no further repairs upon such streets can be made by the new incumbent of that office until after the close of the present fiscal year, which ends in July, 1871.

The Pacific Mail Company and its Land Here,

The Pacific Mail Company offers to sell or lease its property on the northwest corner of Sacramento and Leidesdorff, (40 feet on the former by 60 on the latter) on account of the Company removing to the corner of First and Brannan. The company has occupied the building on Sacramento street since 1849. It is an iron one, and was constructed of that material to guard against the sweeping fires of early days.
In addition to this real estate, the Mail Company owns the most of the block bounded by Brannan, Bluxome, Townsend, First and Japan streets. Its land there is worth about \$750,000, and with the improvements, wharves and franchises is worth at least a million of dollars, with the probability of being worth three times that sum within a few years. The property was purchased before any grading was done, and was obtained at very cheap rates. A portion of the land was sold early in 1869, the immense profits from which sale almost gave the

for two years past the tendency of shipping and the ferries, as well as of wholesale and retail business, is all southward. The Mail Company is about to withdraw its line via Panama, but within a few years the China and Japan line will more than make up what has been lost on the old route. Its real estate investments here have been most profitable and

company its present property free of cost. The lots were purchased just before the shipping of the port began to move-from the northern to the southern end of the city. Now and

The Large Sale on California Street.

In our last issue we gave the particulars of a large sale involving the property on the northeast corner of Californi and Sansome, and that on the northwest corner of Californi and Leidesdorff. An obstacle to the consummation of thi transaction has since arisen. The chief tenant in the buildin on the Sansome street corner holds a lease, and has refused to move out of the offices which the buyer—the London and San Francisco Bank—wished to occupy. This obstacle renders it doubtful that the sale will be be made.

THE BORED OF SUPERVISORS-The people.

ant. They need only to be properly understood to be readily adopted. Good streets draw travel, and with it comes traffic. Then, as a consequence, increased values and enhanced rentals, thereby producing benefits which act and react alike upon landlord and tenant. The expenditure of the landlord is soon returned by increased rents, and the tenant can well afford to pay the advance; because of the increased traffic consequent upon increased travel, prompted by well improved thoroughfares. The City Paying Company have thoroughly tested all the various styles of street paving now in use, with the object of arriving at settled convictions as to the BEST, never losing sight of the fact that no pavenment can permanently secure public favor unless it combines COMFORT, ECONOMY and DURABILITY. After years of experience and close observation, our Company have arrived at the conclusion that the "STOW FOUNDATION PAVEMENT" when properly laid, with suitable materials, is preeminently the BEST, and, as a consequence of this conviction, we have entirely discarded all others, and have greatly increased our facilities to meet the growing demand for this particular pavement.

As many persons who are not familier with the radical difference in the mechanical construction of fithe Nicolson and Stow pavements sometimes mistake the one for the other, to the great detriment of the latter, in point of reputation; our Company have decided to place painted sign boards near the centre of each block paved with Stow Pavement, calling special attention to the fact. It is a matter, of the first importance, not only to municipalities, but also to every individual citizen and tax-payer, to ascertain the best style of street paving, to secure, Firstly, COMFORT; and Secondly, ECONOMY, and then favor its adoption; for there is no tax to which a property holder is subjected, which brings so large a return as that paid for securing well improved streets.

We are now laying pavements with selected Black Heart Red wood, which we confidently believe wil CACIS WORTH KNOWING TO LANDIORD AND TEN

of the Eastern cities. Now, were all our streets thus paved, they could be kept in repair and renewed, when necessary, by a small direct tax upon the horses and vehicles used for travel and traffic over them, and no owner would, I imagine, be likely to object to such a tax if he knew it would be thus applied, for he would readily see an indirect benefit greatly in excess of the direct tax. The sum which has been expended in this city in the construction of wooden Pavements has seemed large, because it was shown annually in the printed municipal reports. The continued inferior streets is unnoticed, because it is not in the way of being tabulated in the official statistics. I will endeavor to supply this much needed information, by estimating the destruction of horses and vehicles. From the best evidence obtained from Chicago and New York, it has been found that a wooden pavement will save \$15 per year on the shoeing of each horse; \$2 per annum on the life of each

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Francisco loses annually, in the destruction of horseflesh, and in the wear and tear of animals and vehicles, a sum greater by \$25,000 than the whole expenditure for new streets, for the four years ending July 1, 1870. Then, as to the item of repairs, I incline to the opinion that the mode-Then, as to the item of repairs, I meine to the opinion that the moderate sum of \$4 per annum on horses, and \$5 on vehicles, would create a fund amply sufficient for such a purpose; and no one can then deny that the damage occasioned annually by traveling over other pavements greatly exceeds said amounts. All of which is respectfully submitted.—PHILIP CADUC, General Superintendent City Paving Co., Office, 619 Montgomery

DACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; Wm. Alvord, Vice-President; A. J. Raleton, Secretary; A. Baird, Marine Secretary.

ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS, Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; prompt settlement of lesses solid geometry. GUSTAVE TOUCHARD Proceedings. tlement of losses; solid security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor. TWENTY-THIRD SEMI-ANNUAL REPORT OF THE HIBERNIA SAVINGS AND LOAN SOCIETY.—To the Board of Trustees of the Hibernia Savings and Loan Society—Gentlemen: The undersigned, your Financial Committee, having examined into the affrirs of

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Borrowers Interest from Borrowers		************************	849,071 18
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HOME MUTUAL INSURANCE COMPANY OF CALIFOR. nia.—Office, 433 California Street, Merchants' Exchange Building, San Francisco. Fire and Marine Insurance. Capital, \$650,0.0. John H. Redington, President; Geo. H. Howard, Vice-President; Charles R. Story; Secretary; N. B. Eddy, Marine Secretary; John E. Bigelow, Special Agent, H. H. Bigelow, General Manager.

Finance Committee.

Total Amount to Credit of Sinking Fund.....
GUSTAVE TOUCHARD,
C. D. O'SULLIVAN,

DIVIDEND NOTICE.—SAVINGS AND LAAN SOCIETY, 610 Clay street.—At a meeting of the Board of Directors, held this day, a dividend of ten per cent. per annum on all deposits, for the six months ending December 31st, 1870, was declared, payable on and after the 10th instant. CYRUS W CARMANY, Secretary. January 6th, 1871. INVIDEND NOTICE. - THE GERMAN SAVINGS AND

Loan Society.—At a meeting of the Board of Directors of the above society, held on the 31st ult., a dividend was declared of eleven (11) per society, held on the 31st ult., a dividend was declared of elevel (17) per cent. per annum on term, and nine and one-sixth (9 1-6) per cent. per annum on ordinary deposits, free of Federal tax, payable on and after January 14th, 1871, at the Society's office, 513 California street. Per order, GEO. LETTE, Secretary.

DIVIDEND NOTICE. - THE MASONIC SAVINGS AND Loan Bank, No. 6 Post street, Masonic Temple.—The Board of Directors of this Bank have declared a dividend for the half year ending rectors of this Bank have declared a dividend for the half year ending January 21st, 1871, at the rate of Twelve (12) per cent. per annum on term or permanent deposits, and Ten (10) per cent. per annum on ordinary deposits, payable on or after the 25th instant, free from Federal tax.

GEO. ROBINS, Secretary.

GEO. ROBINS, Secretary.

NRENCH MUTUAL PROVIDENT SAVINGS AND LOAN
Society.—Twenty-second Semi-annual Dividend.—A dividend of Ten
per cent. per annum, net (10 per cent.), upon the operations of the French
Savings and Loan Society, for the six months ending December 31, 1870,
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 17th inst.. The dividend
will be payable on and after the NINETEENTH inst., at the office of the
Society. 411 Bush street. GUSTAVE MAHE. Director of French Savings Society, 411 Bush street. GUSTAVE MAHE, Director of French Savings

DIVIDEND NOTICE. - OFFICE OF THE HIBERNIA Savings and Loan Society.—At a meeting of the Board of Directors held this day, a dividend of ten per cent. per annum was declared for the six months ending Jan. 21, 1871, payable on and after this date. EDWARD MARTIN, Treasurer. January 23, 1871.

FUND INSURANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin; surplus, \$267,115. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Losses promptly paid in U.S. gold coin.
D. J. STAPLES, President,

CHAS. R. BOND, Secretary. CAPT. G. T. LAWTON, Vice President. (LERMAN SAVINGS AND LOAN SOCIETY.-GUARANtee Capital, \$200,000. Office, 513 California St. Office hours from 9 to 3. Extra hours on Saturdays from 8 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities. Directors: L. Gottig, G. H. Eggers, F. Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendhelm. Officers: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Attorney.

Testdent, Geo. Lette, Secretary; John R. Japooe, Attorney.

MERCHANTS' MUTUAL MARINE INSURANCE Company. Office 406 California street. Capital, \$500,000. Losses paid promptly. Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Wm. Scholle; J. B. Scotchler, President; Jabez Howes, Vice President; E. W. Bourne, Secretary. This company is engaged exclusively in Marine Insurance.

SALE OF REAL ESTATE BY EXECUTORS.—FNTATE OF ROBERT BEATTY, DECEASED.—On the first of March, 1871, at noon, Maurice Dore & Co. will sell at public auction, at their rooms, No. 27 Montgomery street, in löts of 25x125 feet, the 100-vara lot situate on Mission and Bartlett streets, between Twenty-third and Twenty-fou streets, in the city and county of San Francisco, known as the "WHITE HOUSE," or "BEATTY'S HOTEL" property. A fine opportunity is here offered to purchasers of lots suitable for residences. No grading or other improvements necessary. The buildings situate upon the land will be gold with it.

REMOVAL.—HENRY F. WILLIAMS & CO., REAL FX-tate Agents, have removed to Room 20, Stevenson's Building, south-west corner Montgomery and California. Prompt attention given to every

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised gratis in the annexed list.)

	Fine house, stable, etc., with lot 50x160, on Sixth street, running	, 10
	DRCK TO TORP STROET	
	I IIII Mayara corner ruth and lowngend, filled in an i com	
	Lightso and lot-outez 6 -on Hyde, near Green	1000
	Double house, renting for \$52, and lot 25x80, on flora near tra-	2,400
	r160n	
	Lot 24x100, ironting on 13th and on Chinn street poor Wiester.	, ,2,800
	WILL COLLAGE HOUSE: Street lintroved: very cheen	
	Lot 25x140, on Howard, near 13th	2,500
	LOT 4DT 110 OD Walt Oaks	3,250
ı	Chest de on 17th st. Det Chipen and Sanchor	1,500
ı	Two nne houses of 7 rooms each: with lot for 190 k on Homen	1 10 000
ı	near 1stn - tiret-class natchborhood	10,000
ı	Lot 50x137 %, on Waller, near Webster	
	Lot 50x137%, on Waller, near Webster. Cheap lot on Cortland Avenue, near Mission; 29x70 in size	2,000
1	Diock bounded by bin and tin Avennes and P and () stroots	250
ı	Larve lot corner Solano and Kentucky	
I	LOL 27X100 on York, between 23rd and 94th	6,000
ı	Lot 243x80 on 17th and to Guerrero - 2 corners and 3 fronts	1,000
ł	Frontage of a whole block on Church and 27th, with two corners.	
1	for	
Ť	Bargain on north side of Bryant, near Third, good 2-story-house,	5,000
l	and lot 25x80	
l	Fine 2-story house and lot 30x75 on Silver, near Third	3,600
l	Large house of ten rooms, lot 34 %x137 %, on First, near Harrison:	6,000
L	onia	-
I	Only. Desirable 25 feet lots on Taylor, near Geary, each.	5,500
L	First class new and encolors residence and Mild.	5,000
ľ	First-class, new and spacious residence on Eddy	12,000
ŀ	First-class, new and spacious residence on Leavenworth	10,000
ı	Elegant brick property opposite Union Square; cheap	1
l	Lot 27 1/2 x 137 1/2 with 2-story house of 7 rooms on Geary, near Leav-	4
L,	enworth. Small house and lot 30x122 k with well, on Capp, near 18th	7,500
L	Small house and lot 30x122% with well, on Capp, near 18th	2,000
	New and spacious house and lot on west side Howard, near 24th.	4,000
	Cottage of 5 rooms and lot 27x104 on 24th near Columbia	2,000
	Turk street house and lot, near Scott.	3,500
	Old house and lot 32% leet front on Fillmore street, where the	
**	cara pasa; only	2,000
	New and large 2-atory and basement house near the new city hall;	
	a good investment	5,500
	Beautiful residence on north side of Bush, near Taylor, with large	
	lot in rear for stable, and rear entrance for carriage	11,000
	2 first-class 3 story houses on Post	12,000
	Front house on Post and rear house on small street near Taylor.	
	The front house is one of the best built in the city; rent \$85	7,500
	Good paying property on Silver, near Third	4,200
	A bargain on Powell near Clay.	2,750
	Spacious nouse and Garden and half hitv-vara lot on Clay near	
	Van Neas avenue	
	Neat house and lot on Stockton, near Greenwich	5,000
	Spacious mansion and large ornamental grounds on California, on	
	the hill	25,000
	2 neat cottages and 40 feet lot on Taylor, near Filberi, renting for	
	200	4,500
	Large Lot on Bush, near Hyde	12,500
	Lot on Filbert, opposite Washington Square.	
	ou-vara on U Farrell	6,500
	Large lot corner Haves and Filimore & 50 vars in front	2,500
	LOUZDX 120 On O'FRETell, near Octavia	1,000
ĺ	On Market near Montgomery	32,500
	Good investment on Stewart and Mission	
	LOUT 1720 X 10226 OD TAVIOF, Dear 1) Farrell	15,500
,	Chean Lot corner Taylor and Francisco	2,000
	ractory building and lot on Fourth	12,500
	Store property on Stockton, renting for \$925	17,000
	Lot 112x207 corner of Lombard and Octavia with improvements.	6,500
	The state of the s	0,000

EUGENE KELLY DONOHOE, KELLY & CO., BANKERS, SOUTHwest corner of Sacramento and Montgomery streets, San Francisco. Exchange for sale on Eugene Kelly & Co., New York, on St. Louis, Chicago

Also, on Messrs. Smith, Payne & Smith, London; the Consolidated Bank (Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co., aris. Exchange on the Bank of Ireland, Dublin, is payable at all the Branches.

and in every county town in Ireland. . IBERNIA SAVINGS AND LOAN SOCIETY - Office, northeast cor-BERNIA SAVINGS AND LOAN SOCIETY—Office, northeast corner more Montgomery and Market streets. Officers: President, M. D. Sweeny; Vice-President, C. D. O'Suilivan. Trustees: M. D. Sweeny, C. D. O'Suilivan, John Sullivan, R. J. Tobin, M. J. O'Connor, P. McAran, Gust. Touchard, Peter Donahue, Jos. A. Donohoe. 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 upward. Office hours from 9 to 3.

RENCH SAVINGS AND LOAN SOCIET
No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Direct Loans made on real estate and other collateral securities at current rat

SELIGMAN & CO., BANKERS, No. 412 CALIFOR-nia street.—Exchange and Telegraphic Transfers for sale, psyable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe. INFORTH, KELLOGG & CO., (SUCCESSORS TO L. B. BENCHLEY & CO.) importers and wholesaie dealers in American, English and German Hardware, Agricultural Inplements and Mining Tools. Sole agents for this coast for the World Mower and Reaper, Tornado Thresher, Gerrish Submerged Force Pump, Alien's Babbit Metal, Enterprise Manufacturing Co., Patent Tap Borers and Self-Measuring Molasses Gates, American Peach Stoner. 3 and 5 Front St., San Francisco.

LOS ANGELES COUNTY LANDS.

PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourih cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to TIMOTHY LYNCH, Los Angeles and Anahetm, Los Angeles County.

THE REAL ESTATE ASSOCIATES, -INCORPORATED September, 1866. Office 408 Montgomery st., opp. Wells, Fargo & Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Wm. Hollis. EDWARD BARRY, President: WM. HOLLIS, Secretary, and Manager. Secretary and Manager.

MPERIAL FIRE INSURANCE COMPANY OF LONdon. Established in 1803—Capital, \$3,000,000.—Losses paid here in cash, immediately on adjustment, in United States Gold Coin. FALK-NER, BELL & CO., Agents for California, No. 430 California street.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP. ITAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Creditissued; available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australis. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohams, Shanghae, Hongkong, Frankfort on the Main.

Printed by Joseph Winterburn & Co., 417 Clay street.

Chas D. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

FOR THE MONTH OF FEBRUARY, 1871. BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

SINGLE COPIES, 10 CTS.

No. 4.

SALES FOR THE MONTH OF FEBRUARY.

Table showing the Number and Value of Sales of Real Estate

Section.	No Sales.	Amount.
Fifty Varas	31	\$348,987
One Hundred Varas	27	100,550
City Slip and Water Lots	6	63,250
South Beach	1	10,000
Potrero	13	27,260
Mission Addition	62	173,417
Western Addition	71 -	173,666
South San Francisco	11	- 14,035
Homestead Associations	95	57,417
Ontside Lands	11	- 5,975
Tar, Blackmail and Skeleton Titles		2,044
The second secon	339	\$976,601

SAN FRANCISCO, March 1st.

There were only twenty-four working days in February, which lessened the real estate sales of last month. The month was a very dull one, independent of its shortness, however. There are some slight indications that an improve-ment in the real estate market is near at hand, though nothing certain in that direction can yet by any means be predicated. Those interested in seeing a change occur, live in hope rather than by sight. Of one thing we may rest assured, however: if this proves a favorable year for agriculture, the real estate market must improve. We do not say that, in such event, prices will advance much, because we do not believe they will, but confidence will be restored. That is really what is now wanting, not only in real estate, but in general business circles. Many persons imagine that a reduction of prices would restore activity in real estate; we, however, know that it would not. Reducing prices now frightens off more persons than it attracts. It has the same effect as the offering of an extreme rate of interest by a merchant who is in need of money; the higher the rate he offers, the more the lender is afraid to trust him, he imagining that the borrower would not offer such a rate unless his affairs were in an unsafe condition. For this reason we are glad to see prices remaining firm; that. is firm, taking the city as a whole. Of course the few who are in immediate need of money occasionally suffer, but they do not sell at a decline until the last extremity.

We elsewhere give the particulars of a credit auction sale of lots in the block bounded by Clay, Sacramento, Webster and Fillmore. The lots had a frontage of 25 feet, and depths varying from 90½ to 128 feet. They brought from \$800 to \$300 each, which is a higher rate than prevailed during the excitement of two years ago. This is the first successful auction sale that has occurred in a long time. Many persons, who prefer to take the worst view of everything, insisted that the sale was what is known as a "put-up" one; but the recording of the deeds to the various buyers has since silenced all such insinuations. Owners in the Western Addition have had their hopes raised by the unexpected success of this

Several important sales of property were made in the business portion of the city last month, by which the value of the transfers in the 50-varas section was nearly doubled. Nothing ity last month.

To Be Improved.

There is at last a probability that the Government lot, bounded by Washington, Jackson, Sansome and Custom-house place, will soon be built upon, the lower House of Congress having appropriated \$210,000 for that purpose. We will all rejoice to lose sight of the old ruins of buildings, the stagnant pools, broken crockery and general garbage, which have long made a nuisance of the lot described. When speculators "go for" anything owned by the Government, they genrally succeed in getting it. Many of them have longed for and endeavored to get hold of this property, but Uncle Sam showed an unexpected tenacity in holding on to it, and now it is likely to be changed from a nuisance into an ornament.

The Park and Picturesqueness. In describing the movements being made for the reclamation of our Park, a city paper says :

"In laying out the Grand avenue, the picturesque character of the present scenery will be preserved, as far as possible.' Which leads us to remark that if the Colorado or Sahara deserts are ever reclaimed, their present notably picturesque character will also be carefully preserved. Of course it may be necessary to prune their wealth of tropical luxuriance a little, but as a whole the latter will not be interfered with.

----Important Transfer on Valencia Street.

The lot on the west side of Valencia street, between Thirteenth and Fourteenth, extending from Quinn to Brosnan streets, and having a frontage of 160 feet by a depth of 280 feet on the two first-named narrow streets, changed hands last month, the consideration being placed at \$40,000. This lot was given at the above figure in exchange for a fine country residence at Menlo Park. The full price paid for the latter was \$70,000. MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the month of February, 1871.

By whom taken or released.		ORTGAGES.	RELEASES.		
	No.	Amount, 1	No.	Amount.	
Private Individuals	97	\$235,249	63	\$121,555	
Hibernia Sav and Loan So. Clay St. do. do	13	12,650	- 35	221,100	
Transle 2	21	62,150	14	54,091	
Gomman	1	25,000	3	54,900	
044 12-11-	18	89,625	* 5	44,950	
Magania	-12	29,950	7	25,535	
Hermhall!	12	34,232			
Building and Loan Society	8	9,076	2	1,839	
San Francisco Sav. Union.	O11:	TO THE REAL PROPERTY.	-19	23,129	
Red Men's Bank.	23	80,750	5	. 15,300	
Fireman's Fund Ins Co.	. 4	11,200			
	1111		1	10,000.	
Occidental do.	2	1,500	4	11,100	
	3	1,450			
Description (III)	1	10,000	- 1	15,000	
reopie's do.	*				
Totals	214	\$602,832	159	\$598,499	

The Hibernia Bank has loaned only a fraction over \$60,000 within four months, while it has had debts of the value of over \$615,000 paid in to it. The present withdrawal of this, our largest savings bank, from the loan market, has had an important effect in keeping the real estate mortgages low. As will be noticed above, the value of the releases of February was equal to that of the mortgages, although, in consequence of a credit auction sale, the number and value of the mortgages of last month were considerably increased. Borrowers are not using their money in real estate speculation now, but in the erection of buildings or in mercantile or manufacturing

enterprises, which fact is a sign of healthy progress.

Forty-five part cash sales were made last month, by which mortgages of the value of \$155,302 were created. The number of such sales in January was 38, of the value of \$251,796.

Money is plenty at the German Bank. The most of its loans are now granted at 10 to 11 per cent. The demand is light. This bank is loaning considerable money in the country, especially in Oakland and Alameda.

The Hibernia let very little money last month. Ten per cent. seems to be now the standard charge with it. It let

sums as low as one thousand dollars at that rate last month. Money is not plenty at the Savings Union, the demand there exceeding the supply at present. This bank is also loaning at 10 per cent., and is likewise granting accommoda-

tions on country property.

The supply of money at the Clay Street Bank is good; the demand is moderate. This bank is loaning at 10 percent. in large sums only, and is also loaning on country property in large sums, where the margin of security is large.

The Freuch Savings Bank is not loaning any money at 10 per cent. at present; the demand exceeds the supply; it is

also loaning on country property.

Money is in increasing demand at the Odd Fellow's Bank, and the supply is plentiful. Seven-eighths of one per cent. is the present ruling rate for good city property, and one per cent. is the rate charged on country loans.

The Bulletin on Real Estate.

The Evening Bulletin lately contained an exhaustive and sensible real estate review, from which we extract the following remarks, showing that it is folly for persons of small means to expect that city lots will become cheaper:

"Those who are holding back for a tumble in prices, are losing faith in their own predictions. Men in moderate circumstances, who are yet without a homestead, are beginning to think it is time they seemed one, ere the chance slips by altogether. It is a mistake to suppose, in a growing city like San Francisco, that the facilities for acquiring a home within easy access of the business centres, will be any better in the future than now. than now. The time is approaching when such acquisitions will be impossible to certain classes. These classes must soon elect whether they will have a homestead of their own, or content themselves with living in

There are many persons here who are too "smart" to believe the above. To such we would give this advice: Clip the extract out, put it in your pocket-book for three to five years, then read it again and you will have no difficulty at all in believing it, and you will certainly regret that you did not act upon the hints given in it.

Fires from Ash Boxes.

Insurance companies should insert in their policies that they will not pay any loss from fire which is caused by emptying hot ashes in a wooden box or on a floor. This would compel owners to provide covered metallic boxes for the deposition of ashes, which, in the hands of stupid and ignorant servants, are a frequent cause of fire; or the companies could satisfy themselves that such a box was provided ere they insured the house, either of which rules would answer the same purpose, and save some thousands of dollars yearly to the insurance companies here.

The half 50-vara lot on the north side of Tyler street, 1377 feet west of Jones, was sold a few days ago for \$11,000-\$160

A Floodgate for Real Estate Litigation Opened.

The Supreme Court lately rendered a decision, in the case of Broad vs. Broad, which will have a bad effect on real estate titles in this city. The Court, in effect, decides that where common property was acquired by a husband, and the wife died before May 8, 1861, leaving descendants (i. e., children of her body), one-half of such common property passed to her children

her children.

This decision opens an avenue for lawsuits to much of the real estate of this city. That until recently no general legal objection was offered to a husband selling real estate after his wife's death, is abundantly proven by the fact that they always have done so, conveying away property of a present value of many millions of dollars. This decision will allow children—in all cases where the father sold the property after the death of the wife—to sue the present owners for the half interest which accrued to them on the death of their mother.

The brief of the counsel for the defendant illustrates how far the hardships of this decision may go. "A man and woman were married, say in 1852, she being at the marriage a widow and having a child in New York. The husband acquires property, and the wife dies, say in 1853, leaving no children but the one in New York by a former marriage. According to this decision, the half of the husband's property goes immediately to her child."

This, however, is a hardship which cannot often occur from This, however, is a hardship which cannot often occur from the nature of the case. The special and general hardship acts upon innocent purchasers, who bought from the widower. Lawyers generally passed such titles, and the buyers were therefore satisfied, but the decision under review takes from them a half interest in the property, many suits for which interests will no doubt be commenced by children who find themselves thus suddenly and unexpectedly invested with a fortune, if they choose to prosecute their claims, as of course many of them will. And the half interest will not be a half interest as the value of the real estate stood when it was sold interest as the value of the real estate stood when it was sold, years ago, but a half interest which has been increased five, ten or twenty times by the growth of the city and the erection of costly buildings.

The only bar to the successful prosecution of the claims of heirs in such cases lies in the Statute of Limitations. When children thus interested became of age, it was their duty to commence suit within five years thereafter. If they did not do so, the statute named will bar them from attaining the interest which this decision gives them. It cannot prevent them from commencing blackmail suits, however, against the property involved, and thus harassing the owners. The passing of real extent titles has always been emissionally approximate ing of real estate titles has always been sufficiently annoying and complicated here, but this decision will becloud and make it more trying.

Landlords and Rents.

Well located inside property, either on residence or business streets, is expected to advance in value from 10 to 20 per cent. per year, while, in addition, the landlords here expect to derive an annual income of at least 10 per cent. from such property, making a total income of 20 to 30 per cent. per annum, with occasional chances for even much larger profits.

Depositors in the savings banks now receive only an average of 10 per cent. per annum on their savings, while manufacturers who net 10 per cent. all the year round on their invested capital think they are doing well. Why, then, should landlords be paid such exceptionally high profits? There is no good reason for it, that we are aware of, except that having been accustomed to high roots in account of the contract of the cont been accustomed to high rents in past years, they think they ought to be allowed to continue to charge them. We do not expect to see a general reduction of rents in San Francisco, because, as land increases in value, rents will tend nigher also; but, in such dull times as these, landlords have no right to demand greater profits than are paid to other persons who have money invested in legitimate branches of

Tenants should move if landlords will not consent to a reduction. It is wonderful how quickly a landlord is willing to lower his rent after his house has lain idle for two, three or four months. He will frequently lose an A 1 tenant rather than make a reasonable reduction in the rent, but after losing one or two hundred dollars he often has to accept a poorer tenant at a much lower rent. No tenant should remain in a house now where the rent is too high. If he will spend a few hours in examining the houses to let by agents who are in that business, or in walking through that portion of the city where he wishes to live, he will easily find a house to suit him at a reasonable rent. If tenants unite, landlords must come down, for there are now plenty of empty houses to choose

The old frame house and lot on the east side of Sixth street, 250 feet south of Mission street—the lot being 25x75 in size—was sold last month for \$10,000—\$400 per front foot. This is considered a high price at present. The same property was sold in January, 1869, for \$9,000.

Savings Banks-Correction.

In our last issue we erroneously said that the returns of the city savings banks showed an increase for the last half of 1870 of 2,000 in the number of depositors and of \$4,655,000 in the total amount to their credit. We should have stated that the increase was for the whole year.

		, "
SALES RECORDED ON ALL THE PRINCIPAL ST OF SAN PRANCISCO PROM JANUARY 27th PEBBUARY 24th, INCLUSIVE.	REEIS TILL	
Fast side Montgomery, 137% feet north of Washington, north 32 103-12x127 to Jones alley, M interest, subject to morig'e	****	
with L in rear 10x32 1	\$15,000	9
West side Dupont, 100 feet north of Pine, north 20x57%	1,725	7
Lot west side Stockton, 63 % feet north of Lombard, north 21x85 was previously sold in May, 1869, for \$2,625, with frontage of 25 feet 1 21 feet now resold for		
West side Powell, 48 feet south of Ellis, south 20%x75	4,750 6,300	
Northwest corner Jones and Secremento, north 68% x125%	4,800	9
West side Hyde, 37% feet north of Post, north 50x58%. East side of Hyde, 112% feet north of Turk, north 25x87%; was	2,000 4.800	-
Frame house and lot north side Filbert, 5734 feet west of Stock-	6,350	
Southwest corner Union and Union Place (between Dupont and Stockton), west 24x58%; also, west side Union Place, in	6,750	
South aide Green, 74% feet east of Mason, east 33x87%, less L in rear 1%x11. North side Vallejo, 181% feet east of Taylor, east 22x137%; was	2 000	20
previously sold in July, 1867, for \$1,800; and in August,	2,000	
North side Broadway, 103% feet east of Mason, east 34% x137%. The lot was previously sold in May, 1870, for \$4,250; property now resold for.	14,500	
North side Broadway, 68% feet west of of Stockton, east 46x68%. South side of California, 230 feet east of Taylor, east 25x100 Old frame buildings and lot north side Sutter, 70 feet east of	10,000 15,000 4,100	
Meanny, east of Milly to Hardie Place in the rear. This	1	
North side Geary, 20614 feet west of Dupont, west 22 11-12x120 to	14,000	
West side Steuart, 120 feet north of Mission, north 20x91%	12,000	
West side First, 100 feet south of Folsom, south 20x72; was pre- viously sold in February, 1869, for \$5,500, and now resold	5,000	
Frame house and lot east side Sixth, 275 feet north of Howard, north 25x75, subject to mortgage: was previously sold in	18,000	
West corner Seventh and Channel, northwest 240x1371. North side Mission, 350 feet west of Fifth, west 25790.	10,000 10,000 7,000	
North side Harrison, 145 feet east of Eighth, east 40x80	5,500	
a son 56x100; also, east side Oak Grove avenue, in rear of the amahove, 25x112. A half interest in the same property was	7,500	
South corner Bryant and Gilbert (between Sixth and Seventh), southwest on Bryant 55x80	4,600	
hold in September, 1870, for \$5,000, and now resold for	6,900	
East side Eleventh, 100 feet south of Mission, south 75x100. One- third of the lot was sold before in February, 1867, for \$1,030; antire lot now sold for	10,000	
Southwest corner Fourteenth and Mission, west 182x88 (conveyance to Mission street Railroad Company by its chief stockholder)	1,500	
sold in May, 1870, but deed only recorded last month South side Twentieth, 205 feet east of Dolores cast 25x114	1,975	
previously sold in December, 1870, for \$450, and now resold for	1,000 -1,700	
West side Mission, 86 feet south of Fourteenth, south 32x182; conveyance to Mission street Railroad Company by its chief stockholder.	4,500	
West side Alabama, 153 feet south of Twenty-fourth, south	2,000	
Rast side of Valencia, 310 feet north of Thirteenth, north 30x85 Northwest corner Valencia and Columbia, north 25x100; was pre- viously sold in December last for \$2,500, and now resold for	4,500 2,000	
West side Buchanan, 102 feet south of Jackson south 0514-00.	-	
portion of block new houses and lots sold upon the installment plan	2,930	
East side Webster, 51 feet south of Jackson, south 25k-20.	2,930 1,375	
Lot west side Webster, 103 feet north of Sacramento, north	2,930 900	
25x118%	900	-
Lot west side Webster, 28 feet north of Sacramento, north 25x90 % Lot northeast corner Fillmore and Sacramento, north 25x90 %	2,930 825 1,650	
Lot east side Filmore, 52% feet south of Clay, south 25x90% Lot east side of Filmore, 103 feet north of Sacramento, north	800	
Lot east side Fillmore, 27% feet south of Clay, south 25x90.% Southeast corner Steiner and Waller, south 24x814.	800 825 1,000	
South side Steiner, 24 feet south of Waller, south 24x8114	700	
Northeast corner Broadway and Octavia, east 45x100. The full 50 yars in which this lot is was sold in May 1867 for \$1.700	1,750	
South side Jackson, 137 % feet west of Fillmore; west 137 % 137 %; was previously sold in April, 1869, for \$3,500.	2,250	
North side Washington, 137% feet cast of Broderick, east	6,000 900	•
North side Washington, 181 feet east of Webster, east 25 \(\times 127 \(\times \); new house and lot sold on the installment plan. Lot south side Clay, 118% feet west of Webster, east 25 \(\times 127 \) 100 \(\times \)	3,559	
Lot south side Clay, 118% feet east of Filimore, east 25x1271/2 Lot north side Sacramento, 168% feet west of Websier, west 25x128	900	0
Lot north side Sacramento, 193% feet east of Fillmore, east 25x128 Lot north side Sacramento, 93% feet east of Fillmore, east 25x103 Lot north side of Sacramento, 118% east of Fillmore, east 25x103	930 930 825 900	
Lot north side of Sacramento, 118% feet west of Webster, west	835	1

	Lot north side of Sacramento, 143% feet east of Fillmore, east	7.
	25x128. Lot north side of Sacramento, 168% feet east of Fillmore, east	, 90
Co.	1 25x128	
	North side Pine, 110 feet east of Baker, east 27x137 3	* 80 1,22
0-	North side Post, 35 feet west of Larkin, west 25x95; also, sonth-	1,22
0	west corner Larkin and Walnut avenue (which is a street 35 feet wide between Post and Sutter), south 25x60	5,00
-	North side Post, 110 feet west of Larkin, west 25x120. The lot	
4	was previously sold in May, 1870, for \$3,000; house and lot now sold for	.8,50
9	North side Geary, 1673; feet west of Larkin, west 25x100. The lot was previously sold with a frontage of 273; feet and a depth of 120, in July, 1867, for \$1,225, and in May, 1868,	
4	for \$2,100. South side O'Farrell, 206% feet east of Fillmore, east 45%x120. The lot was sold in October, 1868, for \$1,316, and now r-	4,500
	Same as last described, resold next day for	4,000
	North side O'Farrell, 127 feet east of Devisadero, east 27x137 %	4,250 1,100
	Southeast corner Eddy and Broderick, east 100x1374	4,000
	viously sold in January, 1867, for \$3,000, and in March.	
	1869, for \$7,500: now resold for	11,000
-	south side Fell, 55 feet west of Buchanan, west 27 ½ x120	7,000
1	and the same of th	1,600
-	Miscellaneous Sales.	
	Southeast side Arlington, 376 feet from Miguel, northeast 27x88, Fairmount Tract	250
ı	South side valley, 316 11-12 feet east of Dolores, east 27 1-12x114.	550
	East side Tennessee, 200 feet south of Solsno, south 25x100 Southwest side Michigan, 150 feet southeast of Mission, south	670
1	Portion blocks 851 and 852, outside lands	2,000
1	Lote 12 and 18, block 210, O'Neil & Haley tract.	1,600
1	East side August Alley (between Powell and Mason), 93 feet from Union, south 22 % x61 %	1,200
	Lot 4, West End Homestead	750
ı	Lot 14, Harris Map 2. Lot 1593, Gift Map 3	250 80
l	Lots 16, 18 and 20, Gift Map 3: Lot 8, block 116, University Homestead.	1,500 500
	. West side Howard Court (between Fourth and Fifth) 80 feet	
l	north of Howard, north 50% x75 Lot 503, Gift Map 1, and lot 859, Gift Map 2	6,250 300
l	North side Silver, 125 feet west of Third, west 25x75	2,300
	Portion lots 22, 23 and 24, block 210, Gardenville Homestead Lots, 1, 2, 3, 4, 7 and 8, Noe Garden Homestead Union	1,000 4,500
	Lots 9, 10, 39 and 40, block 342, Haley Tract. Lots 1 and 2, block 11, Homestead on University Mound	1,400
ľ	Lot 13, Dlock 294, U'Neil & Haley Tract	650 500
	South half lot \$62. Precita Valley Lands	500 1,000
	west side Kallroad Avenue, 76 feet north of 6th Avenue north	4.5
	North side Natoma, 175 feet west of Fifth, west 50x80	500 3,500
	Lot 153, San Francisco Homestead Union, 4th purchase Portion lota 22, 23 and 24, block 510, Gardenville Homestead	1,200
	Lots 32 and 33. Haley Purchase	1,000 500
l	Lot 10, block 20. Fairmount Tract	1,000
	Northwest side Clary, 300 feet southwest of Ritch southwest	
	25x75 Southwest corner Railroad Avenue and 5th Avenue, south 25x90.	3,450
	West side Virginia, 62 feet west of Third, west 25x80	3,300
	bouth side welch, 357 feet east of Fourth east 90-90	1,700 1,200
-	Lot 9, Harris Map 1. Lots 1517, 1518 and 1533, Gift Map 3.	500 448
	LOUI I. DIOCK 24th MOUTH MAD EPARCIAGO	700
	Lot 46, block 226, South San Francisco North side Shipley, 250 feet east of Ninth, east 25x75	650 2,600
	East side Crooks, 77% feet north of Townsend, north 20x55% East side Wetmore Place, 112% feet south of Washington, south	1,250
	20x00,	2,000
	Portion lot 18, block 32. University Mound	250 300
	Lot oo, Diock 208, Central Park Homestead	1,400
	Lots 31 and 32, Spring Valley Homestead. North side Jessie, 225 feet east of Sixth, east 25x75	2,200 2,650
	Lots 13 and 14, block 60, Franklin Homestoad	395
	East side Zoe, 111 % South of Bryant, south 20775	500 3,000
	Francisco	8,000
	Northwest corner Camp and Second Avenue, north 30x80 Southwest corner 12th Avenue, 75 feet northwest of F, north- west 25x100, South San Francisco	1,500
	Same as last described resold for	200 175
	East side Capp, 195 feet north of 26th, north 65x115; also, lot	

----Cemetery Lots and Mortgages.

lots 1383 to 1892, Gift Map 2..... South side Minna, 275 feet east of Sixth, e Subdivision 76, West End Homestead.....

East side Hollis, 125 feet north of Ellis, north 25x90

Same as last described resold for

A case bearing on the question of the right to foreclose a mortgage on a family burial lot in a cemetery was lately decided in New York. The owner of a lot in Greenwood Cemetery mortgaged it for a year to secure the payment of a debt. reserving the right to bury any members of his family who might die in the interval. The debt was not paid, and the holder of the mortgage, who must have been a veritable Shylock, attempted to foreclose the mortgage and take possession of the lot and the remains of the deceased members of the owner's family which were buried therein. The law, however, stopped this literal "pound of flesh" game, the Judge deciding that it was not within the range of financial or commercial affairs to suppose that a man designed to transfer the remains of any member of his family for such a sordid consideration as loaned money. A cemetery lot, according to this decision, may be sold outright, but after it has been used for interment it becomes a sacred resting place of the dead, and the law will not permit the grasping provisions of a mortgage to invade its sanctity.

as last described resold for....side Capp, 195 feet north of 26th, north 65x115; also, lot

7, block 325, South San Francisco... North side Harrison, 450 feet west of Fourth, west 50x80; also,

Lot 1041, Gift Map 3... North side Shipley, 35 feet east of Sixth, east 25x75....

Our Scale of Charges for Real Estate Valuations.

Annexed will be found our scale of charges for personally examining and reporting upon the value of real estate in this city and county: On property worth \$1,000 to \$5,000.....\$ 5

25x128	930	4.6	11	14	\$5,000 to \$90,000
t north side Sacramento, 193% feet east of Fillmore, east 25, 198	030	4.9	10"	49	\$5,000 to \$20,000
t north side Sacramento, 93% feet east of Fillmore, cast 25x103 t north side of Sacramento, 118% east of Fillmore, cast 25x128	000	••	11	*1	\$20,000 to \$50,000
t north side of Sacramento, 118% feet west of Webster, west	1	The	above	term	s apply to one piece of property only. Where there is
e	835	more t	han on	e, an	advance of 33% per cent. will be charged.

The Present the Time to Buy.

That men are gregarious in their monetary, as in the social habits, is plainly shown by the present condition of the real estate market. The market is dull, and bargains are not plenty, taking the city as a whole, but they are sufficiently so to make it an object to many persons to invest in real estate rather than to put their money in a savings bank. The bar-gains are admitted in many cases, but the objection is raised that no one is now investing in real estate; which fact, instead of being a reason against buying, is really one of the strong est possible in favor of it. When there is a rush for goods or property of any kind, prices will always be too high, because the holders have the ball at their foot; but when the demand is small, prices will rule low. This is true of the dry goods breadstuffs, cattle, stock and every other market. The time to buy is when everybody wants to sell, and the time to sell is when everybody wants to buy. The savings banks pay only 10 to 12 per cent. per annum, and are paying more than they should in paying those rates. In real estate, however, there are many bargains now offered which will, beyond a doubt pay holders 25 to 35 per cent. per year for the next three years. The savings banks loan their money on real estate and buyers of property get the same security, with the advantage of having it much more immediately under their own control, and with the certainty of much greater profits.

No man should urge as a reason-for not investing in real estate that his neighbors and acquaintances are not doing so. Because they are not, is the very reason why bargains er now be secured, while, as soon as they come into the market to invest again, just so soon will these bargains disar pear and prices go up beyond reasonable bounds. Those who can enter the real estate market now with \$2,500 to \$5,000 can secure what will be a fortune in five years hence. W make this assertion, not with any expectation that it will be generally credited or that it will cause people to step in and buy, but simply to record our views of present prices and of the future prospects of San Francisco.

Foreclosures on Real Estate in New York.

The World makes the following remarks about the condi tion of the New York real estate market: "The only class of speculators who appear to be attracted by real estate at the present time are those who are in the habit of following up the foreclosure sales, and it is noticeable that nearly all the property that has been forced upon the market lately for the satisfaction of judgments was improved; very little unim proved property has been forced upon the market in this way as yet, which fact argues very much in favor of the latter, and can be accounted for by the fallen values of building materials and the lower rates of wages that are now ruling for of the buildings that have been erected since the Fall of 1869 were built with borrowed capital and credit, for which accommodation the builders had to pay heavy bonuses, their only hope of realizing a profit being by a speedy sale of the premises so erected; failing in that, a sale by order of the Supreme Court to satisfy a judgment under foreclosure inevitably follows, and the unlucky builder not only finds himself releved of his property, but, as a general thing, also in debt. Mortgages against a large number of these speculative buildings are now in course of foreclosure, and a general smashamong the speculative element is inevitable at no distar day; building has been very much overdone, and, as a speculative business, is used up; it is therefore fair to believe that very little real estate will be bought for improvement during the present year, and operations in real estate will be most likely confined to that which may be needed for the purchaser's own use or for permanent investment. Those who wish to sell will do well to cease following the ignis fatuus of high prices that have already led so many to the brink of ruin. Fifteen new foreclosure suits were filed against property in the city within the past five days."

Who Should Come to California,

We received the following letter of inquiry a few days ago. olish and answer it in The CIRCULAR, with the hope that it may reach the eyes of a class of people for whom there is no opening on the Pacific Coast:

"Bucyaus, Onto, Feb. 16th, 1871. "Chas. D. Carter, Esq.—Dear Sir: I am preparing to remove to the Pacific Coast in the coming Spring, and would like to see a copy of your REAL ESTATE CIRCULAR. My means are limited, and I want to engage in anything but agriculture. If you favor me with a letter, in addition to THE CIRCULAR, will be obliged. Yours truly, C. HUTCHISON."

There may be in the United States a worse place for clerks, salesmen and professional men genererally than California, but few persons here believe there is. If you want to come to spend your limited means in walking around in idleness, for months, with the probability that you will have to call on your friends to send you money to take you home again-cursing the country as you go-this is the place for you, and you can make all haste to emigrate; but if you are not anxious to experience disappointment and disgust, stay where you are. This city and coast are overstocked with the classes above alluded to, who can find nothing better to do by day than walking about, frequently with empty stomachs, and no better place to sleep by night than that which a cheap lodging house or charity affords. California wants only farmers, shepherds, laborers. blacksmiths, miners, wood-choppers and working American girls. It would take a hydraulic press to squeeze you in here. Stay at home.

---Syracuse (N. Y.) Real Estate.

The number of transfers ef real estate in the city of Syracuse, N. Y., during the year 1870, was greater, in proportion to the population, than in either New York, Chicago or San

Up-Town Prices in New York.

Building lots on One Hundred and Sixteenth street, between Fifth and Sixth avenues, were lately sold for \$3,000 each.

made by Way of Mortgage.

The Supreme Court has rendered a decision, in connection with the question of deeds made by way of mortgage, which is important to all who are interested in transactions of that character. In the case under review, the person who made the deed had an agreement with the party who advanced the money, to the effect that the latter would re-convey the property within a certain time, on payment of the amount loaned with interest. The owner failed to pay the money back, and after a long time had elapsed he sued to recover the property, on the ground that the deed he gave was made by way of We are glad to say that he failed in this attempt. The Su-

preme Court made an interesting and very important ruling in the case. It was true, the Court held, that the holder of the land (which is situated in the country) agreed to reconvey it, but the original owner did not bind himself in any way to pay the sum due, and so long as there was no written ation to repay, the transaction could not be claimed as a mortgage. We are glad to see this decision. The law has heretofore permitted the injustice of reopening such transactions, and the original owner of the land to prove that he made the deed by way of mortgage only. The ruling that a mortgage can not be claimed where there is no obligation to repay, will put a stop to much raking up of old monetransactions, and give each person who makes a deed tary transactions, and give each person who makes a deed fally to understand that such an instrument is really in law what it purports to be on its face.

The gist of the Court's decision in this case is contained in the following extract: "A mortgage is a security for the performance of an agreement, which is usually to pay a sum of money. Leaving out of view other agreements than those for the payment of money, it is essential that there be an agreement, either expressed or implied, on the part of the mortgageor to pay to the mortgagee a sum of money. Where there is no debt there is no mortgage. We look in vain in this case to find any evidence of a promise on the part of the plaintiff to repay the purchase money, or of the existence of a debt of any kind from him to the defendant."

An Attempt to Bring Street Railroads to Time. After this the deluge! we may well exclain. The City Attorney of Brooklyn is attempting to make a street railroad

company comply with the provisions of its charter, which not one of them in the United States has ever yet done. The following note explains the matter:

Brooklyn, January 25, 1871. To the Brooklyn City Railroad Company:
GENTLEMEN: On the 30th day of December, 1853, you procured from the city of Brooklyn the right to run cars upon the streets which they now traverse, upon, among others, two separate and distinct conditions:

First—"The pavement (of the road) to be kept in thorough repair by you, within the tracks, and three feet on each side thereof, with the best

water stone."

Second—" Such number of cars to be run on each route as public con-

wentence shall require."

Both of these conditions you flagrantly and persistently violate. You not only do not keep the streets in repair, as required, but when the city has been mulcted in damages through your negligence, you have compelled it to pursue you through all the Courts to obtain redress. Instead of "running such number of cars as public convenience requires," in obedience to the plain mandate of your covenant, you have so stinted them in numbers that at all hours of the the day and night they are to crowded that half the passengers are obliged to stand upon their feet or hang about your platforms. Contrivances for the transportation of attle could scarcely be less ample in accommodation.

For these reasons I have concluded, as the law officer of the city, to give you fair notice that, unless within ten days, in the two respects mentioned, you make a full and complete reform, I shall institute legal proceedings to annul your franchise, for a plain breach of the covenants upon which it was granted, and to eject you, as trespassers, from the streets. Very truly, your obedient servant,

WM. C. DEWITT. treets. Very truly, your obedient servant,

As the Irishman said of the bull, which was badly used in attempting to upset a flying locomotive, we admire Mr. De-Witt's courage, but we condemn his judgment. The attempt of a city official, single-handed, to make such notorious law breakers as city railroad companies respect that which they have always treated with contempt, seems as hopeless a task as the stemming of the ocean with a straw. We have indeed entered upon the Golden Age of justice if this attempt proves

Cottages at the Cliff.

Between the Cliff House and the southerly entrance to the harbor, there is a bluff of high land, which overlooks the Pacific Ocean and the opposite shores of Marin county. The site is one of the most breezy, sunny and healthy in the county; and it is a fact that Summer winds do not blow so strongly at the ocean. as they do at Lone Mountain or in the If a number of small, neat cottages were erected on city, If a number of small, neat cottages were elected the land described, we feel satisfied they would rent quickly and well to families who could afford to live out there, but whose heads can not afford to leave their business and go out of the city, even for a week. There would be quite as much health and change in living out at Point Lobos for a few months as in living at Santa Cruz, Calistoga or Napa, while the expense would be much lighter.

Rapid Growth of Western Cities.

A story is told, illustrating how fast cities are built up in the West, to the effect that a traveler laid down on a vacant lot in Chicago to go to sleep, and in the morning found himself in a cellar, with a five-story building built over him.

Occasionally you will find an old fogy who doubts this story. It would be accepted as Gospel, however, by old Californians. especially by the man who lay down to sleep in San Francisco at night, and found himself in a cell in the morning, the city jail having been built over him during the night. That man has not yet got over the stain of having been once

sale at an Advance on Sutter Street.

The lot on the north side of Sutter street, 70 feet east of Kearny, having a frontage of 671/2 feet by a depth of 119 feet, to Hardie Place in the rear, together with a number of old frame houses, was sold last month for \$60,000, or \$889 per front foot. This property was previously sold, in September of last year, for \$50,000, so that the late owners made \$10,000 on the inner sold in the second street i on their purchase, which is a very good profit these times.

fautology in Deeds.

Indictments for manslaughter charge the accused with unlawfully, feloniously and wickedly using certain and divers weapons, to wit: knives, daggers, guns, pistols, clubs, slungshots, brass-knuckles, etc., which ridiculous verbosity the Pennsylvania Legislature is endeavoring to prune from legal practice. The new Act simply makes it necessary to set forth that John Smith was killed, and that John Doe unlawfully

We trust that some one will follow this example, and introduce a bill, at the next session of our Legislature, pruning off verbiage and tautology from deeds and other legal instru-ments connected with real estate. We have made a close examination of an ordinary form of bargain and sale deed. and find that there are 150 printed words-in-it which add no value whatever to the binding force of the conveyance They are simply word-spreading and cost-adding relics of a bygone age, in which the value of transparency of meaning and brevity had not begun to be appreciated. A deed with-out this mass of useless verbiage would be like a nut stripped of the shell; the intent and the effect, which are the kernel, would remain, and only the unnecessary portion, would

There are one hundred words in a folio, and the charge for recording each folio at the Hall of Records is 12 cents. There are, as we have shown, 150 unnecessary words in the common form of deeds, so that useless tautology imposes a tax of 18 cents on each deed that is recorded, in addition to adding to the length of the instrument and obscuring the intent. It is a wonder that an age which is so intolerant of unnecessary cost, waste of words and time, has not ere this done away with this abuse.

That Street Opening Bill.

A bill against the city for \$45,000 for the services, for 18 months, of three Commissioners who were appointed for the opening of the straight extension of Montgomery street, was before one of our Courts last month. The Commis sioners claim \$15,000 each, or at the rate of \$650 per month That the bill is an outrageous one, every candid and unprejudiced person must admit. \$250 per month would be a very fair price for the services rendered. The work, which was spread ont over twenty-three months, might easily have been lone in six, and \$15,000 for six months work is at the rate of \$2,500 per month. It is quite time that reason and reduction were brought to bear on this commissionership business. which is growing into a vast evil. It is extravagance of the worst description to pay men \$500 to \$700 per menth for work occupying but two or three hours per day.

A copy of the last CIRCULAR was offered in evidence, to show

what we were in the habit of charging for real estate valuations. We need hardly say that our charge for one lot is necessarily five times what would be a fair price for the valuation of a whole line of property on one street, and that therefore our scale of charges had no bearing on the opening

of a new street at all. While we feel friendly to all the men who are now or have been engaged in street opening commissions, we must be allowed to protest against the prices they charge, as being altogether unreasonable and unjustifiable.

Recording of Deeds-Strange Decision. If A sells a piece of land to B, it becomes the duty of the latter to record his deed, so that the world may receive notification of the transaction. The law in this State, as elsewhere, was that, if B neglected to record his deed, and A fraudulently made a second conveyance to C (the latter being altogether unaware of the first transaction), the title passed to C. if he recorded his deed.

The Supreme Court has not reversed this law, but it has lately strangely held (in the case of Mahoney vs. Middleton) that, though C had the title, if B finally recorded his (the first made) deed, C could not give a good title if he wished to sell. The title was good only while it remained in C or his heirs. The only remedy for C in such case would lie in his commencing a suit against B, to quiet title.

What Eats Farmers Up.

The fences of the United States are estimated to have cost more than the houses, cities included; more than the ships, vessels and boats of every description which sail on the ocean, lakes and rivers; more than our manufactories, with all their machinery, and more than any one class of property, real estate excepted. These are curious facts, but they are facts nevertheless. The fences of New York are put down at \$144,000,000; those of Ohio at \$115,000,000, and Pennsylvania at \$120,000,000. Divided out at this rate, the money invested in fences alone is more than equal to the national debt. As fences require to be renewed, on an average, once in ten years, the annual cost to the country is not far short of \$200,000,000.

The Strain on the Keg. An Irishman was once called upon to pay for six gallons of whisky, while the keg which contained it only held five galwhisky, while the keg which contained it only held five gallons. He said, in paying the bill, that he did not mind the overcharge, but he hated to see such a strain put on the keg.

This is the view entertained by many persons of the bill for \$45,000 rendered by the Commissioners for the old extension of Montgomery street. The people might stand the bill, high as it is, but they wonder at the strain that must have been put on the heads of some of the Commissioners in have been put on the heads of some of the Commissioners in getting \$45,000 worth of real estate information out of them.

Absorption by Bricks. A dry common brick will absorb at least a pint of water. Pressed brick will not absorb one-half as much, being harder and more compact. From this fact one can form some idea of the amount of moisture retained in a brick after a heavy shower, or more especially during the rainy season. Paint fills the pores of the brick, and forms a covering or metallic coating which effectually prevents absorption.

Investing in Real Estate in Texas.

A Connecticut farmer, and a bit of a wag withal (says an Atlantic paper), with the view of locating on some of the broad acres of Texas, visited San Antonio on his way farther West. There he was seized with one of those malignant typhoids which too often lie in wait for new-comers. During the crisis of his fever he was painfully led to understand th general-view that was entertained of his recovery, by observing the doctor trying on his coat and hat and the waiter his boots. However, he did recover, and wrote to his friend in the North:

"Don't send my family out here at present. My business prospects are flattering. I still lean toward investing in real estate, but not in a grazing farm; cemetery farms are the only investments that will pay here. I am offered the presidency of a new cemetery company just forming here. I suppose they select me as a permanent officer, because neither nurses, doctors nor typhoid would make me deviate from my intention to live it through. I shall go my bottom dollar on this new enterprise, and my prospects of a rapid fortune were never

The Hay Street Job.

Property owners on Bay street, between Dupont and Jones, continue to believe they were outrageously swindled by the contract to grade that street. They consented to have the work done at 32 cents per cubic yard, in March, 1867, and it was awarded at that price by the Board of Supervisors, to a contractor. He failed to come to time on his contract, however, or even to put in an appearance. The property owners then protested against the work being done at all, and their protest having been accepted, they supposed the matter was at an end. But, in January, 1869, certain persons, who used to move the action of the Board with hidden strings, caused another award to be given for the grading of the street, at 55 cents per cubic yard. The second contractor was another dummy, however, and no work was done. Finally, in April, 1869, the Board, as then constituted, got down to business by awarding a contract for the work at the outrageous price of \$1 per cubic yard. The owners contend that they cannot afford to own the property if they must pay such a price for the mere grading of the street, and the contractor comforts them by practically telling them that, if they cannot afford to pay, they had better sell out to somebody who can.

Protection from Falling Bricks.

We think it ought to be made imperative on builders to pu a temporary plank roof over the sidewalk in front of new buildings. This would obviate the possibility of accidents from the falling of bricks, timber or other articles, and would also make a clean, as well as safe, passage for pedestrians underneath. The cost would be nominal, and the convenience great. As it is now, if an accident happens to a passer-by from the fall of anything on his head, the contractor or the owner is liable to be sued and mulcted in damages. Both can avoid this annoying possibility, and receive credit from the public, by putting a roof over the sidewalk in the way we have indicated.

----Bound Volumes of The Circular for Two Years.

We have now on hand and for sale a few full files of THE CIRCULAR for 1869 and 1870. They are neatly bound in one volume, and will be found of especial value to all loan societies and insurance companies loaning money on San Francisco real estate. They contain full descriptions of the property sold during the period named; tabular lists of the money paid monthly for real estate in each section of the city; the amount of money loaned by each savings bank and insurance company, and varied information on every subject connected with city property. The price of the two years' files in the bound shape is \$5.

Number of Occupants to Houses.

The average number of persons to each dwelling in London is eight; in Paris, thirty-five; in Berlin, thirty-two; in Vienna, fifty-five; and in St. Petersburg, fifty-two. Thus it seems that the English are the most isolated dwellers of the European nations. It is usual with French and German families, upon-the marriage of their sons, to assign them a portion of the family dwelling, so that three generations often occupy one hotel. In England every head of a family seeks a separate establish-ment, from the cottager to the lord.

Mooney and His Oath. Mooney lately wrote here inquiring if his affidavit would give him a proper standing in a Court in California. "Judge," said a culprit who was convicted of rascality by the testimony of half a dozen credible witnesses, "will my oath avail here, in showing that I am an innocent and persecuted man?" We regret to say that the Judge's answer was severely in the negative.

Rents Declining at the North End.

We hear of many cases where owners of property east of Montgomery and north of Sacramento street have been compelled to reduce their rents very much. In one case a store that used to rent for \$125 now brings only \$50; another that used to rent for \$85 now brings only \$45, and there are many similar cases.

Population of the Great Cities of Europe.

London, 3,214,000; Paris, 1,950,000; Constantinople. 1,500,000; Berlin, 800,000; St. Petersburg, 667,000; Vienna, 605,000; Naples, 600,000; Liverpool, 520,000; Moscow, 425,000; Glasgow, 401,000; Madrid, 390,000; Dublin, 392,000; Manchester, 340,000; Lisbon, 340,000; Amsterdam, 250,000.

Real Estate Forfelted for Unlawful Whisky Distillation. A jury in Brooklyn lately decided that illicit whisky distillation, by which the Government is defrauded of its revenue, worked forfeiture of the land on which the unlawful business was carried on.

The following were the most important leases recorded from February 1st, to 25th: Five rooms, up-stairs, in the building northeast corner of Montgomery and Bush, for 4 years, at \$150 per month for 2 first years, and \$175 per month for the remainder of the term.—The house and lot on the outh side of Geary, 1371/2 feet east of Larkin, 25x70 in size, for 5 years and 8 months, at \$125 per month.—Lot on south side of Merchant, east of Kearny, 19½x21 in size, for 2 years from April last, at \$75 per month.—Store and basement, 306 Kearny, for 4 years, at \$200 per month.—House and lot (the latter 27½x137½ in size) on north side Turk, 195 feet west of Jones, for 2 years, at \$70 per month.—Store 402 Kearny, for 3 years, at \$200 per month.—Premises 722 Commercial street, for 8 years, at \$110 per month.—Hall in building No. 773 Market, west of Third, for 5 years, at \$75 per month .-Property west side Taylor, 137% south of Turk, 45% x87% in size, for 8 years and 7 months, at \$65 per month for first nine months, \$70 per month for second year, \$80 for next three years, and \$90 per month for remainder of the term.—Premises northwest corner Pacific and Taylor, 30x33 in size, for with privilege of two, at \$70 per month.—19 Waverly Place, for 16 months, at \$60 per month.

lanks not Responsible when their Safes are Robbed. The Ocean National Bank of New York was broken into in June, 1869, and securities of the value of \$200,000 were taken from its safe; One of the sufferers lived in Philadelphia. and he brought suit to recover the value of his portion of the oss. The case was tried in the Supreme Court of Pennsylvania. The Judge charged the jury to the effect that if the Ocean Bank had used ordinary care in the preservation of its ecurities, it was not responsible for the robbery; and in accordance with this charge, the jury returned a verdict absolving the bank from payment of any of the losses.

Van Ness Avenue, North of Clay.

A large property owner, in the above locality, thinks we have done Van Ness Avenue, Franklin and Gough streets, between Clay and Pacific, injustice, in not having mentioned that there is no portion of the Western Addition which commands a more beautiful view of the bay, nor one which is better sheltered from Summer winds. He thinks that part of town is destined, and that soon, to be one of the very choicest portions of the city for fine residences, and we here give ven-tilation to his opinion, in which many share.

A deed from Mrs. Anna Lisa Brannan, lately wife of Samuel Brannan, was recorded on the 28th ult.. conveying her interest in Horner's Addition blocks 52, 53, 98 and 99, with a lot 125x114 in size—on the northeast corner of Vale and Dolores streets. The consideration was \$40,000.

High Prices, on CFarrell Street. "The lot on the south side of O'Farrell street, 80 feet east o Polk-30x137 feet in size-was lately sold for \$4,500, which is at the rate of \$150 per front foot. This is the highest price ever paid for land in that locality.

Swamp Land Pasturage.

Swamp land pasturage is rich, succulent and unfailing, and is at the same time cheap. We have a statement in another column showing where such pasturage is now offered.

Alden Tract, Oakland.

Though devoted usually to interests this side the bay, we remark the advertisement of lots in the Alden Tract. Oakland. as offering an attractive property for homesteads, at prices very cheap just now, and on the small-installment plan of payment, with this new feature added: A few installments id down, with interest on the balance at the low rate of six per cent. per annum, secure a lot without further payment for two years. This affords a rare opportunity for persons whose income is limited or precarious, to undertake regular payments at short intervals. Besides, the early possession given of all the lots enables buyers to settle thereon for very slight present payment i Persons of ample income can better use their money than saving six per cent. per annum in paying the balance before it is required. Such rate of interest is an index of good times for buyers.

This property lies at the northwest corner of Alcatraz and Shattuck avenues, close by the Regent Street Homestead lots, recently distributed. The map of it shows a route for an airline railroad to Sacramento, deemed quite feasible. A projection of Peralta street toward Martinez would be the line of this railroad, bringing it within 500 feet of this property.

Two Fine Offices on second floor, and three on third floor, in the new, elegant and well-lighted building on the southeast corner of Sansome and California streets. Inquire of I. FRIEDLANDER, 300 California

THE STOW FOUNDATION PAVEMENT.—Bush street, between Leavenworth and Hyde, is being laid with Stow Pavement, which is gradually edging its way outward to suburban districts. The Stow is now recognized as THE wooden pavement for this city. Landlords find that it pays to have this pavement down, because, being smooth, firm, lasting and noiseless, tenants want to live on streets where it is laid, and will really pay more rent where it is down. The ex-Superintendent of Streets lately expressed the opinion that the Stow Foundation will last for ten years. Even if it should only last for half that time (and we know it will do much better than that), we would still say that it is the cheapest and best pavement for this dusty city.

GRAY & HAVEN, ATTORNEYS AND COUNSELORS AT Law, 420 California street, San Francisco, Cal.

DECLAIMED SWAMP LAND PASTURES. - THE BEST of Pasturage for cattle, sheep and horses, at moderate rates, on application to G. D. ROBERTS, San Francisco: W. S. McMURTRY, Los Gatos, Santa Clara Co., or H. S. KIMBELL, on the premises, at Webb's Landing, on San Josquin River, 18 miles above Antioch.

each; Hampton Place, Harrison street, between Second and Third.

Also, two Front Buildings, 7 rooms: Apply to W. H. BOVEE, Real Estate

THOMAS C. BANKS, LATE BANKS & CO., BANKERS, Money and Bill Broker. Commercial Paper negotiated. Loans upon Real Estate, Warehouse Receipts, and other Collaterals. No. 13 Merchants' Exchange. (Office of Cal. Mut. Life Ins. Co.) P. O. Box, 1763.

A FEW WORDS ABOUT LOTS IN THE ALDEN TRACT, A. Oakland. This elegant property is located at the northwest corner of Shattuck and Alcatraz Avenues, midway between Oakland and Berkeley, (the site of the State University). It commands an unsurpassed view of San Francisco and the Bay, Fort Alcatraz, and the Golden Gate. The horse railroad cars, running to Humboldt Park, pass near by. The horse railroad cars of the company already chartered to run along Adeline street, will bring the property within easy access of Oakland Point. The public school on Alcatraz Avenue is within two hundred rods. Buildings are rapidly springing up around this Central Oakland of the immediate future. The Alcatraz Avenue is within two hundred rods. Buildings are rapidly springing up around this Central Oakland of the immediate future. The lots are ready for immediate building, having a fine, natural grade, and rich, dry soil. They will be distributed, and possession of them will be given, before the sixth instalment is collected. Size, 25 by 100 feet. Price, \$175 per lot. Payments, in 2 years, by 25 monthly instalments of \$7 without interest. 130 lots, all equally eligible for building. Title perfect. \$3140 may remain for 2 years, by paying down 5 instalments of \$7 each, and 6 per cent. per annum interest on the balance. For maps and further information, apply to CROSS & CO., 703 Market street, San Francisco, room 12, first floor.

PROPOSALS FOR EXCAVATING FOR FOUNDATIONS of New City Hall. Office of the Board of City Hall Commissioners, San Francisco, February 15, 1871. Sealed Proposals for excavating foundations of the new City Hall and distributing embankment over the lot, ations of the new City Hall and distributing embankment over the lot, in conformity with plans and specifications, will be received at the office of the Board of City Hall Commissioners, Room No. 2, Donohoe, Kelly & Co's building, southeast corner of Montgomery and Sacramento streets, until 12 o'clock M. of WEDNESDAY, the 22d day of March, A.D. 1871. Notice,—The quantity of earth to be excavated is about 36,000 cubic yards. Proposals must state the price in gold coin per cubic yard. The Commissioners reserve the right to reject any and all bids. No bids will be entertained on considered males and any officient. commissioners reserve the right to reject any and all bias. No bids will be entertained or considered unless accompanied by a good and sufficient bond in the sum of \$2,000, U. S. gold coin, satisfactory to the Commissioners, conditioned for the due entering into the contract of the party to whom it may be awarded. To preserve uniformity, all bids must be on blanks furnished by the Board of Commissioners. Blanks can be obtained from the Secretary, at the office of the Commissioners. No bidder will be allowed to deposit more than one bid for the work, and if more than one bid for the work, and if more than one appear at the opening of the bids by the Commissioners, all the bids of such bidder will be set aside, and shall not be considered as the bida of such bidder will be set aside, and shall not be considered as proposals or bids for such work. The Statute provides that no Chinese or Mongolian shall be employed in doing any of the work bid or contracted for; and a failure to comply with this provision shall work a forfeiture of the contract. Maps of the ground and plans and specifications, can be seen at the office of the Commissioners, and any further information can be obtained of the Architect. The work is to be performed within forty working days from the date of the execution of the contract. Payments will be made, from time to time, of seventy-five per cent. of the estimated amount of work performed; and the remaining twenty-five per cent, when the contract is fully and faithfully completed. The person or persons obtaining said contract will receive warrants drawn person or persons obtaining said contract will receive warrants drawn upon the Treasurer of the City and County of San Francisco on the City Hall Fund, which warrants, when there are no funds to the credit of said City Hall Fund, will bear 10 per cent. per annum interest from the date the presentation thereof until paid, and will be paid in the order of ir presentation and registration.

P. II. CANAVAN,

JOS. G. EASTLAND, their presentation and registration,

Board of City Hall Commissioners. PAUL TRACT HOMESTEAD ASSOCIATION - DISTRIBUtion of Property. A regular Quarterly Meeting of the Shareholders of the Paul Tract Homestead Association, for the purpose of dividing the property of the Association, in accordance with the resolutions passed December 5th, 1870, and for the purpose of transacting other important business, will be held in the Fourth District Court Room, City Hall, on Monday, March 6th, 1871, at 7 % o'clock P. M. Maps of the Tract are now ready, and may be had on application at the office of the Secretary, No. 312 Montgomery street.

F. B. WILDE, Secretary.

MASONIC SAVINGS AND LOAN BANK-NO. 6 POST GEORGE ROBINS, Secretary. LEONIDAS C. PRATT, President.

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000. Amount in hand in excess of capital, available to pay losses and dividends, \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; Wm. Alvord, Vice-President; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

THE AND MARINE INSURANCE. UNION INSUR ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS, Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; prompt settlement of losses; solid security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

HOME MUTUAL INSURANCE COMPANY OF CALIFORnia.—Office, 433 California street, Merchants' Exchange Building, San Francisco. Fire and Marine Insurance. Capital, \$650,000. John H. Redington, President; Geo. H. Howard, Vice-President; Charles R. Story; Secretary; N. B. Eddy, Marine Secretary; John E. Bigelow, Special Agent, H. H. Bigelow, General Manager.

DIVIDEND NOTICE. - THE GERMAN SAVINGS AND Loan Society.—At a meeting of the Board of Directors of the above society, held on the 31st ult., a dividend was declared of eleven (11) per cent. per annum on term, and nine and one-sixth (9 1.6) per cent. per annum on ordinary deposits, free of Federal tax, payable on and after January 14th, 1871, at the Society's office, 513 California street. Per order,

FRENCH MUTUAL PROVIDENT SAVINGS AND LOAN
Society.—Twenty-second Semi-annual Dividend.—A dividend of Ten
per cent. per annum, net (10 per cent.), upon the operations of the French
Savings and Loan Society, for the six months ending December 31, 1870,
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 17th inst. The dividend
will be payable on and after the NINETEENTH inst., at the office of the
Society, 411 Rush street. GUSTAVE MAHE. Director of French Savings Society, 411 Bush street. GUSTAVE MAHE, Director of French Savings

DIVIDEND NOTICE. - OFFICE OF THE HIBERNIA Savings and Loan Society.—At a meeting of the Board of Directors held this day, a dividend of ten per cent, per annum was declared for the six months ending Jan. 21, 1871, payable on and after this date. EDWARD MARTIN, Treasurer, January 23, 1871.

FUND INSUITANCE COMPANY of San Francisco, California. Office, S. W. corner California and Sansome streets. Organized April 25th, 1863. Capital, \$500,000, fully paid in gold coin; surplus, \$267,115. Fire, Marine, Harbor and Inland Transit Risks, on terms as favorable as any other reliable first class company. Greatest amount taken on one risk, \$50,000. Portions of risks considered too large will be re-insured in responsible companies. Losses promptly paid in U.S. gold coin.

D. J. STAPLES, President,
CHAS, B. BOND, Secretary. CAPT. G. T. LAWTON, Vice President.

LERMAN SAVINGS AND LOAN SOCIETY.—GUARANtee Capital, \$200,000. Office, 513 California St., Office hours from 9
to 3. Extra hours on Saturdays from 8 to 9 P. M., for receiving of deposits
only. Loans made on Real Estate and other collateral securities. Directors: L. Gottig, G. H. Eggers, F. Koster, E. Kruse, F. Roeding, J. Gundlach,
Henry Schmiedell, Charles Kohler, M. Mendheim. Officens: L. Gottig,
President; Geo, Lette, Secretary; John R. Jarboe, Attorney.

REMOVAL,-HENRY F. WILLIAMS & CO., REAL EState Agents, have removed to Room 20, Stevenson's Building, south-west corner Montgomery and California. Prompt attention given to ever department of the Real Estate business

MERCHANTS' MUTUAL MARINE INSURANCE Company, Office 406 California street. Capital, \$500,000, Losses paid promptly. Directors: C. L. Taylor, F. Roeding, Isaac E. Dayis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Wm. Scholle; J. B. Scotchler, President; JABEZ Howes, Vice. President; E. W. BOURNE, Scotchler, This company is angued exclusively in Marine.

PROPERTY FOR SALE BY CHARLES D. CARTER

(All Property placed in my hands for sale is advertised gratte

	in the annexed list.)	gratt
-	First-class investment on Front, near Pine.	de ande
	Fine house, stable, etc., on Sixth; lot 50x160, to rear street	\$30,000
	Desirable building lots south end of Taylor street	15,000
	First-class homestead lots on Bush, near Leavenworth	
	Desirable homestead on Geary, near Leavenworth; lot 27%x137%	-7 20
	Very cheap house and large lot on Bush, near Taylor.	7,500
		18,000
		20,000
	Third; rear entrance. Frame louse and lot on Stockton, near Lombard.	6,500
		- 5,000
		8,500
	assign to trottelity off Chitoff Edulity	5,000
		7 8 800
		1.000
		4,000
		*,000
		1,500
		5,000
	30 feet lot and old house on Poweli near Clay. 50-vara corner Hyde and Washington; grand view of bay. New property on Post from Taylor.	2,500
Î		10,000
		7,500
	FIRST-Class House and lot on Leavenworth, mear kilds	4,500
	Do, do, do, on facty, near five	10,000
		12,000
	10 ICCL IDL OIL MISSON, MEAT LAMBARY PAPE haco	4,000
	COLLARC AND ICE, SHADE 26. OH HIVER HORP CHOOSE Obvious	2,400
		2,000
		15,000
a	Two houses and lot on Dors street; rent for \$32. No. 524 Bryant, north side, near Third; lot 25x80: good house	2,800
	Bargain on west side Stenart, near Mission; rent \$50	3,600
	CHIVE SIFEEL: IOL MIX 10: HEST-CLASS INPUTE INVISO	4,500
-	water for on Derry near Seventh	6,000
•	COLUCT OIL HOWARD BEAT SIXTH	5,000
	Lot on 15th and Quinn sts., with house near Mission, only	12,500 2,500
	Loll 34 20 X 13 / 20. With large frame house, on kingt moon frame.	6,000
	Lot 20x140 on Howard, near Intreenth.	3,250
	110 use and lot on Capp	2,000
	220x00 With two corners, on Charca and 27th for	5,000
	Lot 90x122 % on Mission, near 22d.	6,760
	Offer wauted for lot on 17th, near Church Various properties on 16th street	
	Lot 55x80, corner Guerrero and Brosnan, near 13th; cheap	
	New house and lot on Howar ., near car terminus	3,000
	NICCIOLOD YORK, hear 23d	- 4,000
	Houses and lots on 22d, 24th, h (1 Atshama	1,000
ì	Lot built227 ou noward, near I thi. With two 2 story houses can	-
	dens, wens, plimis, etc.: neighborhood first, class	6,000
-	30-vara corner l'acine aud Steiner	-
	Lot 25x127: on Pacine	
	Large lot on Geary, near Polk, 82 % x 120	12,000
	Lot 32% reet on Turk and Fillinore streets, with old house, cheen	2,000
	Two-story house and 27 ½ feet lot on Turk; well and stable Fifty-vara on O'Farrell and Buchanan; cheap	3,500
	Lots corner Post and Baker.	
	Half 50-yara beautifully located on Grove, near Webster	9 770
	Four 50-yaras on California, Sacramento and Buchanan	3,750
	Large and new 2-story house of 8 rooms, basement, and all mod.	20,000
	ern improvements, on Grove, near New City Hall: extreme-	
	ly chean	5,000
-	479 VU-Varas ou Devisadero and Hroadway: view magnificant	8,000
к	ou-vara corner vallelo and Baker	
	Large for dening mayes fark, half 50-vara front; all street im-	
,	provements made	2,500

Level lots 50x110, on the Mission road, near 5-mile house; only, 300
Also, many other lots and houses and lots in other portions of the city;
likewise bargains in Gift Maps, at South San Francisco, on the
Potrero, in the various Homestead tracts, and in the outside lands,
FREE RANCH BOARD AT MY OFFICE. EUGENE RELLY DONOHOE, KRILLY & CO., BANKERS, SOUTH-west corner of Sacramento and Montgomery streets, San Francisco, Exchange for sale on Eugene Keliy & Co., New York, on St. Louis, Chicago

Also, on Messrs. Smith, Payne & Smith, London; the Consolidated Bank (Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co.,

Paris.

Exchange on the Hank of Ireland, Dublin, is payable at all the Branche and in every county town in Ireland.

I IBERNIA SAVINGS AND LOAN SOCIETY - Office, northeast cor ner Montgomery and Market streets. Officers: President, M. D. Sweeny; Vice-President, C. D. O'Sullivan. 'Trustees: M. D. Sweeny, C. D. O'Sullivan, John Sullivan, R. J. Tohin, M. J. O'Connor, P. McAran, Gust. Touchard, Peter Donahue, Jos. A. Donohoe. Treasurer, Edward Martin; Attorney, Richard Tohin. Remittances from the country may be sent through Wells, Fargo & Oo.'s Express office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The aignature 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 upward. Office hours from 9 to 3.

FRENCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Directors Loans made on real estate and other collateral securities at current rate.

J SELIGMAN & CO., HANKERS, No. 412 CALIFOR-nia street.—Exchange and Telegraphic Transfers for sale, payable in Gold or Currency, in sums to suit, on all principal cities of the United States. Also, Bills of Exchange on the principal cities of Europe.

PARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donohoe, Kelley & Co.), San Francisco, or to TIMOTHY LYNOH, Los Angeles

THE REAL ESTATE ASSOCIATES. - INCORPORATE September, 1866. Office 408 Montgomery st., opp. Wells, Fargo & Co. Capital Stock, \$480,000. Buy and sell improved and unimproved business and residence property in the city and county of San Francisco. Directors for the year 1870—Edward Barry, Wm. Sutton, J. L. Jones, D. A. McDonald, Wm. Hollis. EDWARD BARRY, President. WM. HOLLIS, Secretary and Manager. Secretary and Manager.

MPERIAL FIRE INSURANCE COMPANY OF LONlon. Established in 1803—Capital, \$8,000,000.—Losses paid here in immediately on adjustment, in United States Gold Coin. FALK-NER, BELL & CO., Agents for California, No. 430 California street.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000. D. O. MILLS, President; W. O. RALSTON, Cash-ier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

Printed by Joseph Winterburn & Co., 417 Clay street.

Thas D. Carter's Real Estate Circular

DOLLAR PER YEAR.

FOR THE MONTH OF MARCH, 1871.

[SINGLE COPIES, 10 CENTS.

. No. 5.

Vol. V.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET. SALES FOR THE MONTH OF MARCH.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in March, 1871.

Section.	No Sales.	Amount.
fty Varas	41	\$180,627
e Hundred Varas	29	188,749
ty Slip and Water Lots	5 =	225,058
uth Beach	- 1	10,000
trero	18	33,580
estern Addition	50	281,950
ission Addition	69	304,428
nth San Francisco	5	5,250
omestead Associations	81 -	33,688
tside Lands	27	23,485
x, Blackmail and Skeleton Titles	18	2,991
	344	\$1,289,806

-San Francisco, April 1st. The city real estate sales of March exceeded those of the

previous month by 5 in number and \$313,205 in value. The tone of the market was decidedly better last month. both in respect to the number of sales made and the prices paid. There is no excitement, however, and the strong efforts made, by means of credit nuction sales, to create excitement and force a market that is yet by no means brisk, resulted in failure-not in total failure, it is true, but the signs in that direction were sufficiently strong to convince large owners that the time for extravagant prices at credit auction sales has not yet arrived.

We would be justified in predicting an immediate and general improvement in the real estate market, but for the weather. which is altogether too warm, dry and balmy for this season. Were this June, instead of the first of April, we might rejoice at such cloudless days and beautiful nights; but the country needs rain, instead of sunshine, and must irremedishly suffer if the moisture longed for is much longer withheld. If we do not have good crops this year, real estate will have little or no chance for improvement.

No important sale of business property north of Market street was effected last month, and none was made of that class of property south of Market street either, if we except a conditional deed of Market street property to a banker and a large transfer to the Hibernia Bank by one of its largest

Large lots for fine private houses, and homestead lots for persons of small means are now most in demand. - Business property had "the call" of the market two years ago, buyers being then willing to pay almost any price asked, but investments are now more sought after in private residence property. This latter fact is one of the signs of the times, being indicative of a quiet but healthy real estate progress.

The local demand for lumber has improved, but country orders are limited. Many first-class buildings are now going up in this city and Oakland. The possibility of poor crops in our southern and middle counties stops all country improvements for the present, and limits the demand for lumber to actual necessities. A rigid combination is being formed among the dealers to establish a new tariff of retail prices, to go into effect on the first day of April. All the large dealers but two have already signed an agreement to that effect, and the latter will probably do so this week. The Puget Sound lumber men have agreed to lay up a certain number of their vessels each month, so as to bring in no more lumber than is required to supply actual consumption. Under these arrangements prices must advance, to the great detriment of our building interests.

Cargo prices are now fixed by the combination, and are: for dressed redwood, \$28 per thousand; rough, \$14; timber, \$14, @\$16. The prices of Puget Sound pine flooring, planks for street work, scantling and other, building material are not yet positively determined upon. The following are the retail prices agreed upon: dressed redwood, \$35; rough, \$20; Puget Sound pine flooring and stepping, 321/4@\$35; street planks, \$16; assorted scantling and other building material, \$18; fencing, \$18@\$20. Laths \$23/@\$3 by the quantity, and \$31/4 at retail; shingles \$21/4 for large lots, and \$21/4@\$3 at retail.

Sale on Stockton Street,

The lot-61%x78% in size—on the northwest corner of Stockton street and Card's alley (the latter being only 10 feet wide and between Vallejo and Green), was lately sold for \$16,000, or \$258 dollars per front foot. This lot will lie directly opposite Montgomery avenue, if ever that thoroughfure is opened, which fact accounts for the high price paid. There are some old and worthless frame shanties on the ground. A large frame building is to be immediately erected upon it.

----Our Scale of Charges for Real Estate Valuations.

Annexed will be found our scale of charges for personally examining and reporting upon the value of real estate in this city and county:

On property worth \$1,000 to \$5,000.....

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 March, 1871.

By whom taken or released.		RTGAGES.	RELEASES.		
<u> </u>	No.	Amount.	No.	Amount.	
Private Individuals	82	\$237,806	68	\$168,379	
Hibernia Savand Loan So.	27	39,950	25	220,800	
Clay St. do. do.	26	123,950	9	24,000	
French do. do.	3	14,400	6	16,600	
German do. do.	17	94,200	3	8,200	
Odd Fellows' do.	17	36,550	7	9,250	
Masonie - do.	15	28,727			
Humboldt do.	1 -1	23,300		, ,,,,,	
Building and Loan Society		-	22	24,207	
San Francisco Sav. Union.	13	35,000	10	17,800	
Red Men's Bank	-2	4,900		21,500	
Fireman's Fund Ins Co.		2,000	2	8,000	
Pacific do.	5	7,350	- 4	5,700	
Union do.		,,,,,,		0,,00	
People's do.	4	4,950			
Occidental do.		1,000	1		
Coldental (10.	-				
Totals	219	\$651,083	156	\$502,936	

The real estate releases continue to keep very close to the mortgages, in point of value. The preponderance in the value of the mortgages last month only amounted to \$148,147, or

to about one-eighth that of the total sales made.

Two hundred and ninety-six mortgages were recorded in March, 1870, of the value of \$1,316,659, while those of last month only reached 219 in number, and \$651,083 in value, or about half the value of the mortgages of March, 1870.

None of the savings banks are loaning so freely as they did a year ago, but neither is the demand so strong. So far as we can see and hear, real estate owners have no trouble to get all the money they want, either from the banks or private parties. The complaint is not of scarcity of money, but of the price charged for it. Of the loans granted by the savings banks last month, twelve per cent. was charged in eight cases out of ten. The Hibernia Bank formed an exception to this rule, three-fourths of the amount let by it in March having been granted at 10 per cent.

The Clay Street Savings Bank is loaning at 10 per cent., but only in large sums, and where the security is ample. No flat loans are granted at that rate. This bank is loaning a good deal of money in the country, from whence many applications have lately been received. The demand for money on city property has been strong, but the borrowers have generally wanted flat loans, to which the Directors are opposed. The

supply of money on hand is not large at present.

We learn, upon inquiry, that the German Bank is willing to loan at 10 per cent., in sums of \$2,000 and upward, where the security offered is really first-class. The German is also loaning liberally on country property; it finds the demand from there is increasing, in consequence of which and a lively city demand, it is now enabled to keep nearly all of its funds

The Savings Union is also willing to loan at 10 per cent., in sums of \$3,000 and upward. The security, however, is required to be unexceptionable. The demand for money at this bank has been brisk, both from city and country property owners. Little is now being loaned on the latter class of security A number of large loans have lately been granted by the Sav-

ings Union on Oakland property at 11 per cent.

Twelve per cent, is now the rate of interest charged by the French Savings Bank. It has lately refused applications for city loans. This bank has not had many applications from the country lately, and is loaning very little there.

Money is now plenty at the Hibernia Bank; but the de-

mand has not been very strong. This bank is not loaning on Thirty-two part cash sales were made last mouth, by which mortgages of the value of \$75,180 were created.

The Market Street Horse Railroad Company has reduced the rate of fare on that road to five cents. This reduction was forced upon the company by the Mission Street line, which since its opening has only charged five cents. The Howard and Folsom Street lines will probably soon follow these examples of reduced fare, and the other lines of city cars can not much longer hold out for 61/4 cents. This movement will have a decidedly beneficial effect on property in the suburbs. The reduction from 61/4 to 5 cents will save \$1 50 to \$3 per month to families who have to ride on the cars daily, and the saving of either amount is an important item to mechanics and laborers.

Sale of the "Willows" Property.

That portion of the Willows property yet remaining unsold, was offered at credit auction sale on the 28th ult. Lots on Mission street, 25x80 in size, were knocked down at \$1,650 to \$1,800, while lots in the rear on Jessie and Stevenson streets brought, \$650 to \$800 each. Three lots only, at \$1,400 each, were sold on Valencia street. Lots, 25x85 in size, on Eighteenth and Nineteenth streets, brought \$1,300 to \$1,675 each. All of these prices are decided reductions from those obtained a year ago. Stockholders of the Association were the largest

City Lots vs. Country Villa Sites.

The general belief is that large profits attend only those real estate investments which are made within the sound of the city hall bell of largo cities. It is a fact, however, that there is quite as much profit in investments in land ten to fifty miles distant from such cities, especially if the country is sufficiently picturesque for handsome villa sites. Quite as much money, proportionately, has been made within the past ten years by investments on Staten Island, along the banks of the Hudson, on the Schuylkill river, Philadelphia, and in the country contiguous to Boston, as buyers have cleared from the advance of town lots. There is a growing desire among merchants to spend their nights and mornings away from the smoke, noise and fevered life of the city. After ten hours' attention to the consuming cares of business, they find themselves so wearied and prostrated that the sight of streets is sickening. New York is bemoaning the loss of a population of some 300,000 persons, who do business in her streets, but who sleep 10 to 60 miles off in the country. Their removal is ascribed to the slowness of horse cars and the poor accommodations they afford, and strong efforts are now being made to secure quick underground transit on Manhattan Island, by means of which it is calculated that the city deserters can be wooed back. But all such calculations are vain. The most of this outside population fled from the city for a change of scene; for the pleasure of sleeping where there is quiet, pure air, and the innocent com-panionship of birds and beasts, and it can not be brought back

by any enticements which the city may offer. Within a radius of ten to forty miles of San Francisco we have a country which can not be surpassed for villa sites. It rounds and rises in the softest and most beautiful manner into hill and dale, plateau and ravine. Its green carpet is relieved and dotted by sombre and spreading oaks, giving to the landscape an appearance of almost artificially rounded cultivation. Menlo Park and many equally beautiful points at the San Jose Railroad; Decoto, and indeed all of the Alameda Valley; San Rafael, Saucelito, and the country in the foothills back of Oakland, all offer charming and commanding sites for the residence of city merchants. Viewed even in the prosaic light of dollars and cents, investments in any of these places will pay well. Saucelito and the immediate vicinity of Oakland do not possess entire immunity from the Summer winds and fogs of the city, but none of the other places have those drawbacks. Great heat drives many rich persons in the east to country residences; fogs, wind and dust, bringing chills and discomfort, will have the same effect here.

Land investments in any of the localities named now really offer better inducements than city lots, and will actually pay better, dollar for dollar. The price of city property is bounded by the rent it yields, but no such consideration contracts the value of country villa sites. Men do not build the latter with reference to saving at all. They go for health, and as only the rich can go, they buy where their tastes run, no matter what the ruling prices may be. This is illustrated by the present price of lots on Fifth avenue, New York. They bring nearly as much as the best business property on Broadway, not because such an income can be derived from them, but because that is the most fashionable and desirable avenue for fine residences. Wealth does not stop to count the cost or profit, where fashion or health beckons,

Deed to the Hibernia Bank.

Eugene McCarthy deeded the following property to the Hibernia Bank, a few days ago: South side of Market 91% feet east of First, thence east 45%x137%. Southeast corner of Fremont and Market, thence east on Market 911/2 feet by 137% on Fremont—this last being half only of the vacant lot owned by Mr. McCarthy there. Lot 45%x137% on the southwest corner of Howard and Main; also 50-vara adjoining on the west side of Main street. East side Spear, 137½, north of Howard, thence north 45¾x137½. East side Main, 137½ north of Howard, thence north 45¾x137½. West side Spear 137½ south of Howard, thence south 91½x137½. West side Steuart, 137½ north of Folsom, north 91½x137½. Fifty-vara northwest corner Main and Harrison. Mr. McCarthy also decided to one of the Directors of the Bank for the nominal deeded to one of the Directors of the Bank, for the nominal consideration of \$5, lots 35 and 36 of the South Park survey, forming the northeast corner of Third street and South Park avenue. These conveyances were made by way of amicable settlement of the foreclosure suits lately commenced by the Hibernia against McCarthy. The suits have been withdrawn, now that the bank is secured. The consideration in the deed was \$215,000.

Second Street Cut.

Judge Stanley has decided that the second report of the Second Street Commissioners must be confirmed, because no evidence was introduced by the objectors to show "beyond all reasonable doubt or controversy" that the report is erroneous, or that makes out a case against the Commissioners "clear, strong and indubitable." In concluding his opinion on the matter, udge Stanley further says: "There has been no evidence offered to impeach the judgment of the Commissioners but the 'opinions of witnesses.' No 'facts' have been shown, in the attack upon this part of the report, that might not have been true—consistently with the conclusions of the Commissioners. There has been no evidence like demonstration that the Commissioners have fallen into error,' and the report must be confirmed. The counsel of Commissioners will prepure the draft of the necessary judgment."
Mr. H. F. Williams, who performed the work of cutting

through Second street hill, will now get his money.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF SAN PRANCISCO FROM FEBRUARY 25th TILL MARCH 25th, INCLUSIVE.

North of Market Street. Frame house and lot east side Kearny, 54% feet south of Union, Frame house and lot east side Kearny 34% feet south of Union; north 21 ¼ x81 ¼... Northwest corner Stock on and Card's alley (between Vallejo and Green), north 61% x78%; with old frame sha Three-story brick house and lot west side Powell, 68% feet south of O'Farrell, south 34% x137 %.... Four frame houses and lot, cast side Mason, 92 feet north of Lombard, north 45 % x70; sold subject to a mortgage. The lot was sold in September, 1868, for \$2,525; and in December south 28 1/180.....Lot southeast corner Taylor and Broadway, south 27 1/2/120..... Lot east side Leavenworth, 20 feet south of Vallejo, south 20x68; was previously sold in October, 1868, for \$650, now resold for Fine residence and lot southwest corner Lombard and Kearny, Street, between Kearny and Dupont, east 18%x57%....... Frame house and lot south side Vallejo, 100 feet west of Mason, weat 37%x137%...... North side Broadway, 137% feet east of Hyde, east 22-11-12 x137% Frame house and lot north side Pacific, 114 feet east of Leaver Frame house and lot north side Sacramento, 68% feet west of Montgomery, west 21 4 x60, less L6 inches by 20 feet in rear, an undivided half interest.

Frame house and lot south side Bacramento, 114 4 feet east of Leavenworth, east 28x8714; this deed was made to a loan Brick house and lot south side Post, 110 feet west of Montgon wist 20x30; was previously sold in December 1837, for \$10,000, and in May, 1868 for \$17,000; now resold for..... Frame house and lot south side Geary, 137% feet west of Powell, Frame house and lot south side Geary, 110 feet west of Dupont, west 27%x137%; was previously sold in April, 1868, for. \$10,000, and now resold for... Frame house and lot southwest corner O'Farrell and Jones, west 27 1 x 58 1; was previously sold in March, 1869, for \$7,000. South of Market and East of Ninth. Lot southwest corner Market and Seventh, west on Market 250 feet, south 165 to Stevenson, east on Stevenson 175, north 25, east 75 to Seventh, north on Seventh 140; an undivided Frame house and lot north side Howard, 275 feet east of Sixth, east 31 Mx80. The lot was previously sold in January, 1868, for \$1,100, and now resold with improvements for se and lot north side Folsom, 325 feet west of Fifth, 25x90. This lot was previously sold in March, 1868, for \$1,900, and in October, 1838, for \$2,000; property now between Third and Fourth) west 80x160, to Freelon street in the rear....... Lot south side Brannan, 350 feet west of Fourth, west 25x120.... Lot south side Brannan, 34 feet west of Geneva (between Sixth and Seventh) west 30x81.

Let south side Bluxome, 91% feet east of Fifth, east 91% x120; was Mission Addition and Beyond. Southeast corner of Twenty-third and Columbia, east 25x104; lot also, lot east side Shotwell, 44 feet south of Twenty-fifth, Frame house and lot southeast side Mission, 265% feet southwest of Twelfth, southwest 29 1-6, southeast 139 1-12, northeast 29 %, southeast 139 1-12, northeast 29 1-12, northwest 139 %; was previously sold in June, 1869, for \$4,000, and in October. 1869, for \$3,750; now resold for..... Lot west aide Mission, 80 feet aouth of Twenty-second, south 40x125; also, lot north side Columbia, 100 feet west of 125, with lot in rear on Bartlett street, 50x125, with "Beat-Lot west side Mission, 110% feet south of Twenty-third, south Lot west side Mission, 85% feet south of Twenty-third, south Lot west side Mission, 310% feet south of Twenty-third, south Lot east side Bartlett, 260% feet south of Twenty-third, south Lot east side Bartlett, 335% feet south of Twenty-third, east 125, Lot east side Bartlett, 185% feet south of Twenty-third, south Lot east side Bartlett, 160% feet south of Twenty-third, south Lot east side Bartlett, 60% feet south of Twenty-third, south 25x125... Frame house and lot west side Howard, 95 feet north of Twenty-Lot west side Potrero avenue, 108% feet north of Alameda, north 54% x200 to Hampshire street... Lot west side Potrero avenue, 275 feet south of Twenty-second, north 25x100..... Lot east side Valencia, 30 feet south of Thirteenth, south 30x80; was previously sold in April, 1868, for \$1,500, and now re-

sold for.....Lot west side Fair Oaks, 153 feet north of Nineteenth, north

25x110; was previously sold in June, 1870, for \$500, and

now resold for the same price.....

Lot east side Fair Oaks, 158 feet north of Twenty-fourth, north Lot east side Church, 52 feet south of Twenty-first, south 26x125. Lot west side Church, 97% feet south of Twenty-third, south Lot cast side Vicksburg, 90 feet south of Twenty-fourth, south

Western Addition. Frame house and lot west side Larkin, 67% feet south of Sacramento, south 50x100.... Lot east side Polk, 85 feet south of Turk, south 52 1/4 x 81 1/4 ... ot west side Webster, 52% feet south of Clay, south 50x90 %. Northeast corner Fillmore and Francisco, 50-vara; was pre-viously sold in February, 1869, for \$8,500, and now re-Southwest corner Broderick and Oak, 50-vara; also, lot west aide Broderick, 137½ feet south of Oak, south 137½ 1275...... Lot south side Lombard, 93 feet west of Fillmore, west 22½ 120. South side Jackson, 130 feet west of Buchanan, west 25½ 127½; new house and lot sold on installment plau.

South side Jackson, 155% feet west of Buchanan, west 25%x 127 %; new house and lot sold on installment plan......
Lot north side Sacramento, 150 feet west of Polk, west 30x128; sold previously in September and December, 1868, for of Franklin, west 60x127%... Lot north side Sacramento, 118% feet west of Webster, west

50x128...

Lot southwest corner California and Fillmore, west 26x87½; was previously sold in February, 1869, for \$1,300, and now resold for...

Frame house and lot south side Pine, 156½ feet west of Webster, west 27x137 1/4. The lot was previously sold in November, 1867, for \$325; house and lot in February, 1870, for \$2,250. Lot southeast corner Bush and Octavia, east 137 %x120; was previously sold in July, 1867, for \$3,700; in May, 1868, for \$5,400, and in April, 1869, for \$12,000; now transferred to a

Lot north side Ellis, 90 feet west of Scott, west 30x75..... Lot southwest corner Tylerand Broderick, 50-vara.... Lot north side McAllister, 87% feet east of Franklin, east 50x120. Frame house and lot south side Grove, 220 feet west of Franklin,

Frame house and lot north side Grove, 62 kg east of Franklin, east 47 % x68%... Lot north side Fell, 55 feet east of Laguos, cast 27 % x120. Frame house and lot south side Oak, 55 feet west of Franklin,

chanan, west 27 %x120. The lot was sold before in August, 1868, for \$1,000; house and lot now sold for Frame house and lot north side Haight, 275 feet west of Gough west 27 %x120. The lot was previously sold in February, 1867, for \$700, and in April, 1869, for \$2,900; the house and lot in July, 1870, for \$7,500, and now resold for

South Park lots 55, and 55, subject to a mortgage of \$7,000..... Natoma, 125 feet west of Eighth; west 25x75... Blocks 52, 53, 98 and 99, Horner's addition; also northeast corner Vale and Dolores, north 114x125... North side Washington, 155% feet west of Buchannan, west 50%x-127%; also west side Buchannan 102 feet north of Wash-

ington, north 25 %x80, new houses and lots sold on the in-Stallment plan....
North side Clary 350 feet west of Fourth, west 25x80..... South side Clementina, 350 feet west of Fifth, west 23x75...... Lota 626, 628, 630, 632, 634, Gift Map 2..... block 2. Excelsior Homestead Association . . South side Sherwood Place (between Mission and Howard) 250 Lots 14 and 35, block 503, Haley Purchase.... eet east of Third, east 20x55... West side Calhoun (b tween Sansome and Montgomery) 68% feet south of Ellis, south 25x90....bdivisions 1, 2, 3, 4 of lot 121, Precita Valley. Lots 25 and 48, block 169, O'Neil and Haley Tract, subject to a

Portion of block 253, outside lands. Portion of lot 121, block 122, Central Park Homestead Associa Portion block 258, outside lands. South aide Weish, 350 feet east of Fourth, east 20x80..... Lots 193 and 195, Hollday Map A.... Lots 349 and 425 to 428, Gift Map.4.....

Lot 47, block 27, Fairmount Tract.

Lot 1 and 2, block 269, Pleasant Valley Homestead Association... Lot 26, Gift Map 1... Lots 21, 22 and 23, block 266, O'Neil & Haley Tract..... South corner Welsh and Zoe, southeast 40, southwest 60, southeast 40, southwest 20, northwest 80, northeast 80...... Lots 110, 112, 114, 116 and 118, Gift Map 1......

Lots 540 to 549, inclusive, Gift Map 3.... East side Brooklyn Place (between Stockton and Dupont), 107 1/2 feet south of Sacramento, south 30x57 1/2.

Lots 4, 35 and 36, block 210, O'Neil & Haley Tract, subject to a mortgage for \$3,000.

Lots 1,153 and 1,154, Gift Map 2.

Lot 17, block 290, O'Neil & Haley Tract.

South side Precita Place, 26 feet west of Columbia Place, west

Augry at their own Folly.

Real estate owners come into our office every day to know what they can get for suburban property. In many cases they were offered 20 to 25 per cent, more for it two years ago than they can get to-day, and when we mention the reduced price attainable now, they generally get very angry-chiefly, though that is not expressed, because they were so foolish as to decline to sell when prices were inflated. We have to smooth down the wounded feelings of these self-injured persons for a short time, and they gradually succumb to the inevitable, by coming down to the reduced high-water mark of the prices of to-day.

That large class of persons who claim to be good fellow and who might be liberal did not their vices consume all their earnings, are very harsh in their judgments upon the late Horace Hawes. That Mr. Hawes was "set" style, peculiarly stiff and unrelenting in his hatreds, close in his expenditures, and friend-repelling in his habits, there can not be a shadow of doubt. These were grievous faults and grievously he answered for them; for he died with few or no friends, in the highest and dearest meaning of the word. His style was such that, even where he granted a favor, he frequently made an enemy. He could do nothing without oing it in his own marked and peculiar way, and that was generally a most distasteful way to all around him. These were Mr. Hawes' drawbacks-perhaps it would hardly be just to call them by the harsher name of faults; though the world called them by the still stronger name of vices. But even after they are all-admitted and regretted; even after his worst enemy has painted him in the blackest of colors as a man. father, husband and member of society, there remain many striking virtues, which shine, perhaps the more strongly because they were accompanied by repellant qualities. One of the most striking features of Mr. Hawes' character, was his hatred of political corruption and belligerent contempt for the time serving tricks of unprincipled politicians. He never was more in his element than when denouncing "a job" i the Legislature, or as the author of a bill to lop off useless offices; purify elections, and inaugurate political reform. These are virtues which are valuable as they are rare in a country whose beneficent institutions are threatened with everthrow by public corruption.

In addition to these virtues, Mr. Hawes was a great giver, and his gifts were wise as they were great. He did not give for show, but for the alleviation of poverty, the mitigation of orphanage, the support of religion, the promotion of educaon and the elevation of the industrious. His late gifts have been ascribed to a desire to deprive his family of the wealth which he had accumulated. There may be some truth in this charge, but it must be remembered that he made public gifts years before he had any family troubles. His intention to make his late endowment was long expressed and known to his intimate acquaintances. The Mont Eagle University endowmen was burdened with certain stringent conditions; it is true, but Mr. Hawes had the wise object in view in annexing these conditions, of making the State do its part in the cause of collegiate education, and he gave it ample time to perform these condi-

tions, which fact has been tost sight of in the gift. That Mr. Hawes was an unhappy man privately is very probable, but he was a great public benefactor and a brigh and shining light in official life, in a time when the words politician and rascal have a remarkably frequent relationship He was worth a State full of the class who knew him least and who now pass the harshest judgments upon his memory.

A co-operative land and building association has been incorporated here, the object of which is to supply shareholders with lots or houses and lots. The shareholders will be allowed to specify the kind of houses they wish erected. These objects will be effected by the co-operative plan of monthly payments, which, though small-individually, will be large in the aggregate. No share will be issued to any one who does not pa cash for it; dummies will thus be excluded. There will b 1,000 shares of \$500 each, payable in monthly installments of \$21/4. Sickness or accident will temporarily exempt those so suffering from payments. All the property of the association will be sold at auction to the highest bidder; 5 per cent. only will be required down; balance in two to eight years. A deed will be issued when the first payment is made and immediate possession given; the rate of interest charged on deferred pay ments is not to exceed 8 per cent. It is promised that the expenses of the association will be light, and that every efit connected with it will be mutally shared by all stock holders. Building associations have accomplished much good in the East and in England, and they ought to prove no less beneficial here.

Menlo Purk.

Of all the beautiful places to be found south of San Francisco, on both sides of the bay, none surpasses, if any equals, Menlo Park. The country there is gently rolling, the air is balmy, and the climate is delightful, being free from the winds and fogs of San Francisco, and the equally unplessant and prostrating heat of the valleys: Its rail connection brings it within a pleasant ride of the city.—It is proposed to erect'a first-class hotel at Menlo Park, capable of accommodating 250 to 300 guests, at a cost of \$100,000. There will be beautiful grounds attached to it with shaded walks. The capital to erect such a building can, we think, be easily obtained, for two reasons: the enterprise ought to pay of itself, while the erection of such a hotel will largely increase the value of the land at Menlo Park.

Foreclosure Sales in New York,

Foreclosure or executors' sales are almost the only real estate sales that are now made in New York. They succeed, because, being made without reserve, buyers secure the property at their own figures. The house and lot No. 708 Broadway, near Fourth street, was lately thus sold for the very low price of \$71,000. The lot was 25x1371/2 in size, and had on it a two-story brick building, 25x50 1/2 in size. The house was worth about \$10,000, so that the land brought only \$2,444 per front foot.

A Solomon on Real Estate.

A real estate paper published here lately gave utterance to the following wisdom on the real estate situation:

"We attribute the extraordinary stagnation, in real estate particularly, during the past two months, to the very plentiful supply and cheap rates of interest of money, and the consequent desire to hold on to real estate rather than sell at low

The person who wrote the above "has an 'ed as is an 'ed'"

While it can with truth be claimed that California is one of the best countries in the world for making money, it cannot be aid that it is one of the best for the social enjoyment of it. Vature has given us great variety and magnificence of scenery and climate, and great wealth in material blessings, but we have yet done very little to create social enjoyment or artistic We make great display in the line of grand hotels vorgeous saloons, fine houses, fast horses, rich dressing and flashy jewelry: but art, science, social and æsthetic culure and enjoyment, do not yet find a congenial atmosphere even in San Francisco, much less in the interior. Of course we are aware that all new countries are necessarily devoted to material rather than resthetic development, but in this fast age we can now scarcely plead youth, especially as there are undreds it not thousands of men here who have had time eaough to make large fortunes out of projects which are not

Rich men in the East and Europe are patrons of every nstitution having for its object the promotion of science arning, art, literature and resthetic culture, all of which afford quite as much pleasure as intellectual advancement and profit. Such institutions must be endowed liberally fostered earefully, if we would keep with us those who have made a competence here, and if we would have the rising generation grow up with a proper respect for mor-slity, virtue and law. We have boasted so loud and long of advantages for which we are solely indebted to nature that we have overlooked the necessity of establishing others for which we must be indebted to ourselves. Our children must necessarily be what-we-make them, and if they are led to believe that fast driving, billiard playing, liquor drinking. high table living, over-dressing and money-making, are the grand and sole ends of existence, the generation succeeding ours will have many of the elements, not simply of grasping selfishness, but of positive social barbarism.

Real Estate Dictionary.

Real Estate-Something which you own until the Legisla ture takes it from you.

Real Estate Agent-A man who is expected to-lie about everybody's lot, and then get cheated out of his commission Real Estate Owner-A goose at which everybody has a pluck. Real Estate Assessor-A man who is selected to value property because he knows nothing about it.

Real Estate Taxes-Something to swear at. Street Opening Commissioner-A man who gets \$700 month for looking wise and dressing nice.

Real Estate Expert-A man of superabundant real estate ignorance, which he sells to a bigger fool than himself. Street Contractor-" An honest man. The noblest work of

Land Lawsuit-A grave to bury money in. Real Estate Benefits-(legal decision) Taking your land from you and putting you in the poor-house.

Real Estate Lawyer-A man who takes but never grabs Street Commissioner-A man who never mends his ways to public satisfaction.

Real Estate Recorder-A man who ratifies a bargain in which two persons privately think they have cheated each

The man who thinks property will come down-the ass whose ears twenty years' experience has not clipped.

The Hills of San Francisco.

What the hills of San Francisco have cost, through adher ence to a rigid system of grading and maintenance of straight lines of streets, they more than repay in beauty of location, healthiness and grandeur of views. The views from Russian. Rincon, Taylor, Hyde, Pacific and Gough street hills, and from the Mission hills and the Ocean House road, can hardly be surpassed by those obtainable from any city in the world for extent and grandeur. The rich residents of Chicago and other Western prairie cities would no doubt willingly pay thousands of dollars for locations so elevated and beautiful as we here enjoy. There is mental as well as physical elevation and benefit in living on a commanding hill. This fact has frequently been noticed in those who inhabit mountains. Other things being equal, we believe that children reared on a hillside, from which a fine view is had, are more likely to exhibit mental power, and to make progress in the world, than those who are brought up on level ground. Walking has, unfortunately, almost become one of the lost arts here, horse cars having taken the place of legs. Were it not for this fact, the hills of our city would be the most valuable, as they certainly are our most beautiful and healthy places of residence.

A story lately appeared in a city paper, about the marriage of an Euglish servant girl to a genteel looking young man, who called himself "an Asker," which profession it was discovered meant that of a genteel street beggar. We have many such askers here, who, though genteel in dress and bearing, are just as much beggars as the fellow who stopped persons on the street. There is just this difference: our askers bore the Legislature, the Governor or some other office dispensing power instead of taking to the street. The object the same in both cases. The London asker wished to avoid work and to make an easy living, and that is what our political beggars are after. If the men who cling to party, solely because of the chance it gives them to saddle themselves upon the people in lucrative sinecures, could only be made to understand that their occupation is as disreputable and despicable as that of the able-bodied street beggar, perhaps they would cease to be askers and enlist among the

Charging.

One of the most eminent lawyers in New England used to tell young practitioners that the finest line in modern poetry was Scott's "Charge, Chester, charge!" which opinion is doubtless shared by street-opening Commissioners here.

The following were the most important leases recorded from March 1st to 29th: Portion of the second story of the Old Merchants' Exchange, on Battery and Washington streets, for three years from July 20th, 1870, at \$1,000 per month. The United States is the lessee in this case.—The property on the south-side of Sixteenth street, 173 feet east of Folsom, 140x121 in size, for 5 years, at \$100 per month.—Saloon No. 36 Sixth street, for 2 years, at \$50 per month for the first year, and \$60 per month for the second year.—The property on the south side of Sutter street, 137 /2 west of Kearny, 41x137 /2 in size, for 5 years and 3 months, at \$350 per month.—The property east side First, 250 feet north of Folsom, 24x1371 n size, for 5 years, at \$75 per month.—The house and lot. north side Pacific, 1371/2 west of Sansome, for 3 years, at \$50per month.—All that portion of the Berry street wharf occupied by wood company, for one year, at \$100 per month, with privilege of 2 years' extension, at \$125 per month for first, and \$150 per month for the second year.—The property on the north side of Sacramento street, 911/4 east of Dupont, the lot being 25x120 in size, for 7 years from August last, at \$80. per month.—The premises on the south side of Post, 60 feet east of Kearny, 20x55 in size, for 21/2 years, at \$75 per month. -The premises 35 Post street, for 1 year and 10 months, at-\$150 per month. This seems to be a sub-lease of the premisespreviously described. -50-varas 1, 2, 5 and 6, in block 484 of the Western Addition, for 1 year, at \$50 per month. ---

A Word-Painter Rewarded.

The following description of one of the towns north of us, and of the surrounding country, lately appeared in an Oakland paper. It contains many sweet poetical thoughts, and is altogether very lovely. An opening has since been found for the talented writer in Stockton, from which place he will contribute regularly to the Oakland papers. He says:

"The sun shines gloriously in the azure sky; the air is balmy and odorous, born of mountain zephyrs; the atmosphere is as pellucid as crystal and as inspiring as the Fountain of Youth; no miasmas are floating on this four hundred feet of elevation above your choked and pestilent sewers; vines, and fruit trees and silk trees, and tea plants and opinm seeds, are extending their borders, and we have lots of room for more, and for more cash to help us to build up your mighty metropolis by the 'Goiden Gate,' whose far-reaching arms shall touch the continents of the whole world, including the ocean's isles, causing them to yield revenues far richer than those of Ophir or of Tyre, and bring together a people that shall bless the land and help the world in the paths of progress and of peace. These are some of our advantages. What think you of the picture?"

We think the painter of it has been well disposed of.

How One of our Millionaires made his Money.

Immediately after the great fire of 1851, which destroyed nearly all the business portion of the city, there arrived in San Francisco a man who has since become one of our real estate millionaires. He brought with him \$7,000, which he found no difficulty in loaning out for five years at 10 per cent. per month, taking as security a piece of property on Montgomery street, near Washington. This rate of interest gave him an income of \$700 a month, or \$8,400 a year. The borrower carried this load for three years, and then paid \$8,000 cash to have the property released. Thus the owner of the seven thousand dollars made \$33,200 by loaning it for three years. He went on grabbing and accumulating in this way, dressing meanly and turning a heart of stone to every finer feeling of human nature, until he now finds himself a millionaire in money, but poorer than the poorest inmate of the Almshouse

in everything else. It is no wonder California has not progressed very rapidly, when such vampires were fastened upon her. They made themselves rich, but they kept nearly everything and everybody around them poor.

The National Banks and Savings Banks.

The Comptroller of the Currency made a report, in October, 1867, which showed that the National Banks of the State of New York held capital to the amount of \$531,027,586, while the Savings Banks held deposits amounting to \$208,607,148. New York is the Empire State of the Union in the number of its millionaires, as it is in commerce; yet the above report shows that the aggregate savings of the working classes amount to nearly half the banking capital of the great capi: talists. This strongly illustrates the vast growth of small savings.

The Brick-kilns Immovable. Several of the residents of the west side of Russian Hill were hale and hearty young men when efforts were first made to have the brick-kilns removed from that locality; now they are getting stiff in the joints and have a tendency to high foreheads, and their belief is that they will all be peacefully gathered to their fathers ere the Board of Supervisors exerts itself to remove those smoking nuisances, the brick-

When Doctors Differ. The Chicago Times says that real estate there is very dull, and that no advance in values is promised. The Tribune of the same date gives a different picture. It says the real estate market is moderately active, and that there will he as much activity and speculation in the Spring as ever. The Tribune is much the best authority.

Credit Auction Sale.

An attempt was made last month to sell a portion of blocks 30 and 31 of Horner's Addition, at credit auction sale. The lots fronted on Guerrero, Fair Oaks, Dolores and Twenty-fifth streets. Lots on Guerrero were reported sold at \$900 each. and on Fair Oaks at \$600 to \$650 cach. The total value of the sales made was only \$12,000.

Ten per cent. to the Rich-Twelve per cent. to the Poor

Although all of the savings banks here profess to be willing to loan on city real estate at 10 per cent. per annum, it is well known that the most of them will only do so in large sums. It is the money of the laboring classes, and not that of the rich, which is found in such banks; we therefore think that the class whose money made these banks is best entitled to loans at a low rate of interest from them. Of course much less trouble and clerical labor are involved in loaning \$10,000 to one manthan in loaning that amount to ten; but this drawback should not be allowed to outweigh the claim of the man of small means for money at a low rate of interest. A greater number of persons find employment, and there is much more general diffusion of the money, where \$10,000 are loaned to ten working men to build cottages, than where that sum is loaned by a savings bank to a rich man for the erection of a fine house.

If the class who own the money deposited with our savings banks have any voice in the matter at all, they would rather see working men accommodated with small loans at 10 per cent, than to have it let in large sums to the rich at that rate As it is now, the workingman's savings are devoted to the use of the rich at a cheap rate of interest, while the poor applicant for a loan is made to pay for his poverty. Such a rule might have some foundation in justice in the case of commercial banks, because they are sustained by wealthy merchants, but it certainly has no such foundation in the case of the savings banks, since they have been built up by the savings of laborers and mechanics.

Level Ground Ahead.

An auction sale of lots on Mission and Bartlett streets, south of Twenty-third, took place on the 1st ult., the terms being cash. The lots on Mission street, with a frontage of twentyfive feet, brought \$1,500 to \$1,600 each, while the lots on the east side of Bartlett street (which is only 60 feet wide) brought \$875 to \$925 each. The ground out there is all level. Another auction sale of land took place on the 21st ult. 66 lots were offered, on very favorable credit terms, on Sanchez Fifteenth and Henry streets, but only 22 were sold. The land there is also all level, but is approached by a hill through the Market street cut. The lots on Sauchez brought only \$700 each; those on Fifteenth street \$1,000 to \$1,090 each, and the Henry street lots only \$675 to 800 each. The Market street cut is completed; the seller of the lots agreed to pay for all the street improvements; the terms of payment were made especially easy, and the location is three-quarters of a mile nearer the city than the Mission and Bartlett streets property, yet the latter brought much the best prices. This would seem to show that prices fall off west of Valencia street; that the cutting through of Market street will not accomplish all that has been expected from it, and that level land will sell best, although it is by no means so healthy for residence purposes as rising ground. It affords us no gratification to note these facts, but so long as they are facts it is our duty to mention

The New City Hall.

We were opposed to the removal of the city hall so far from the centre of business as Larkin street, and see no reason now to change our opinion; but we are very glad that such a large building is about to be erected anywhere. Work is always scarce for mechanics and laborers at this season; but it has been particularly so this year, consequently the employment of one or two hundred of them on this municipal work will set a great deal of money in circulation and do much good. We are opposed to the sale of the Market street front of Yerba Buena Park. All unnecessary taxation, we know, should be avoided, but in this case we think the city ought to provide the money for the erection of the new city hall by issning bonds. The building will be one of the largest and finest in the State, and should therefore front on Market street, which is one of our main thoroughfares, and not on a new side street which is to be created for the purpose.

Prices on Mission and Bartlett Streets.

At the cash sale of the Beatty White House property, or Mission and Bartlett streets, between Twenty-third, and Twenty-fourth, last month, the frontages on Mission stree brought \$60 to \$64 per front foot, and those on Bartlett street \$35 to \$37 per foot. The latter figures are about the highest ever attained by Bartlett street property, but the prices paid on Mission street are not so high as those which prevailed on that street two years ago.

More Reservations. The United States Government has set apart Red Rock, the islands known as "the Brothers," "the Sisters" and Marin, all in our bay, and north of Goat Island, as military reservations. We would respectfully suggest to Uncle Sam that we have a city hall, a desert park, and many private lots which he has not yet reserved, If he will take these and a few other things, he will have all the county, the monopolizing of which he seems bent upon.

Sale on Van Ness Avenue.

The lot on the southwest corner of Van Ness Avenue and Sutter street--fronting 109% feet on Sutter, by the usual depth of 120 feet on Van Ness avenue, to Walnut avenue in the rear-has been sold for \$21,000. This is no advance in prices, a deed to the same property having been recorded in March, 1869, in which the consideration was \$21,000.

Low Price of Auction.

The fifty-vara lot on the northwest corner of McAllister and Fillmore streets was sold at auction last month for \$10.100. This lot was previously sold in March, 1869, for \$12,000, and was held at a much higher price for some months afterwards. ---

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A Tax-Ridden City.

The Brooklyn tax-payers are a patient set of people. Eight millions in taxes were levied during the past year among a population of 400,000 people, and the city debt incurred and authorized for 1870 alone was \$36,000,000.

A "Workingman's "- Impudence."

A fellow signing himself "Workingman" writes to a daily paper, complaining that the City Hall Commissioners are not hurrying the work. He asserts that the working classes are a power in the land, and that if they don't get what they want, they will make their influence felt at the polls. By such impudence as the above, this class of "workingmen" show that they never should have been allowed to go up to the polls at all. They are always complaining about the rascality and trickery of office holders, and yet, in practice, they expect every official to play the lick-apittle and the toady when they make unreasonable or absurd demands.

Special Notice.

IMPORTANT TO HOUSE OWNERS-PURE, CHEAP AND LASTING PAINT .-The statement has been made to us, by an expert, too, that such a thing as pure white lead is not to be had on this coast; adulterations and imitations are all we get. The same is largely true of other paints, and is especially true of the oils in which paints are mixed. We get fish and other poor oils for the genuine boiled linseed oils. Nothing has such a preservative effect on our frame houses as good paint; in fact, it is said that by painting them once in two years, they may be made to last three times as long as they usually do. Mean paint fades, peels off, blisters, and becomes unsightly in every way, soon after being put on. In fact, it bears the same relation to good paint that a rotten shoddy blanket does to one of our best home made blankets.

Anything which offers us a durable, beautiful, preservatory and cheap paint is to be at once welcomed, and it becomes the duty of every paper, having the real estate and its sister building interests at heart, to extend a welcome to it, and to lend ite influence to make its merits widely known. Such a paint is the Averili Chemical Paint, which is now manufactured here, and sold by the California Chemical Paint Company at the manufactory corner of Fourth and Townsend atreets. The agency for this paint is at 408 California street,

Its cost is less than pure lead, from the fact that it will cover one-fifth more surface with a better body and finish. One gallon will cover from twenty to twenty-six yards, two coats. Its durability cannot be questioned; its ingredients are simple and indestructible; it forms a complete chemical combination, giving a continuous, smooth, glossy surface, which rain does not affect, which will not erack or peel off, nor chalk off by friction, while it has greater purity of colors. It is warranted to last longer than any other paint. Years of experience have shown that it furnishes a firmer and better protection against water than any other paint in use; and for vessels and roof covering it is unsurpassed. In all uses for paint this is the best. As an exterior House Paint it is the most perfect substance known, possessing unsurpassed beauty, great brilliancy of color, adhering firmly to the wood, and giving the richest, most agreable and uniform tints: For ornamental and internal work its excellent and superior qualities are. undisputed. As nothing deleterious to health enters into its composition. no one using this paint need fear painter's colic, or any of the painful maladies heretofore incident to the painter's craft. It works equally well over wood, brick, stone, etc. Upon iron it is the most perfect covering substance known. Lead and most of the common paints in use. soon assist corrosion, while this paint is positively a non-corroder.

THE TOWN OF DECOTO.

A LL WHO HAVE YET VISITED THE ABOVE TOWN SITE ADMIT that for location, climate, soil, and picturesqueness it is one of the most desirable spots, not simply on San Francisco Bay, but on the Pacific coast. It is only 20 miles distant from San Francisco, by Oakland Ferry and the main Central Pacific Railroad line. Special trains will soon be run to Decoto, by which its residents will be laid down there in one hour from the time of departure from San Francisco. Commutation fares have been fixed at the low price of \$7.50 per month, so as to bring a residence at Decoto within the reach of the man of small means. The price of Decoto lots has been put at so low a price that the difference between them and the rates asked for outside city lots here, will alone nearly pay for the

erection of a comfortable house.

Those who live at Decoto will have the benefit of a country residence; a ride through a delightful and varied country, and a pleasant sniff of fresh sea air on the ferry boat twice a day. The saving in doctors' bills, and the advantages to the health of women and children cannot help

but be large.

Investments in lots at Decoto will pay as well as any other land investment which can now be made in California, whether the purchasers go and live immediately on their land or not. These are not rash assertions, but reasonable estimates, based on the progress of land in the vicinity of

Shade trees, running streams, and commanding views from gently rising hills make Decoto a desirable pic nic ground. A platform fo dancing has been erected, and many of our people will have an oppor-tunity this Summer to visit the town on excursion trains, and be in a position to verify all the above statements. Reservations have been made for parks, schools, etc. 37,500 Evergreen Trees have been planted upon the property, or 25 trees to each lot. There are 1,500 shares, of \$200 each, payable in 20 monthly installments, of \$10 each. Each share represents a lot of 50 by 100 feet. No assessments for any purpose whatever can be levied beyond said \$200. For particulars, pamphlets, etc., apply to H. V. HERBERT, Secy., or HARVEY S. BROWN, Agt. 624 Montgomery

THE STOW FOUNDATION PAVEMENT.-FOUR YEARS ago the above Pavement was first faid here. No effort was made to trumpet its merits ins dvance; but now that it has been down so long, it a but simple justice to say that it has shown itself to possess, first and chiefly, durability: 2d. smoothness of surface; 3d, noiselessness; 4th, it is easy for horses and vehicles; and 5th, cheapness. The Stow has been laid on Battery street for over two years, where it has had to stand the pressure of the heaviest teaming traffic in the city. Neither on that or any other street has it warped, swelled, or become fissured. Is it not, therefore, the most durable and desirable pavement for this city?

W. J. GUNN, REAL ESTATE AGENT, 24 MERCHANT'S • Exchange, California street. Real estate bought and sold. Building lots, houses, and business property for sale, in all parts of the

THE OLDES'T AND MOST RELIABLE HOUSE RENTING Agency in the City. Madison & Burke, Real Estate Agents, House Brokers and Rent Collectors, 316 Montgomery street. Prompt and reliable returns made to owners. All classes of tenants suited with houses. Houses and lots for sale in all parts of the city. Money carefully invested

4,000 ACRES RECLAIMED LAND FOR SALE-SITU-ated on Napa Bay, four miles from Vallejo. These are the best overflowed lands in the State, and are offered thoroughly reclaimed lots of 100 acres each, at low rates and on easy terms by C. H. Pol-

REMOVAL. T. B. LEWIS HAS REMOVED HIS OFFICE rom No. 806 to No. 802 Montgomery street, corner of Pine. Rooms

13, 14 and 15, upstairs. CALIFORNIA STOCK AND POULTRY ASSOCIATION. 1,000 unassessable shares \$10 each. James Laidley, President; Samuel Hubbard, Treasurer; E. T. Kennedy, Secretary; Thomas E. Finley, Manager. Trustees: Thos. H. Selby, James Laidley, W. H. L. Barnes, Samuel Hubbard, Thomas E. Findley. Office 113 Leidesdorff street.

A DMINISTRATOR'S SALE OF REAL ESTATE,—NOTICE IS hereby given, that by and under the authority contained in the last Will and Testament of JACOB C. BEIDEMAN, deceased, and by order of the Probate Court of the city and county of Sau Francisco, the undersigned, the Administrator, with the Will annexed, of the Estate of Jacob C. Beldeman, deceased, will sell at public auction, to the highest bidder for cash, in United States gold coin, subject to confirmation by the Probate Court of the city and county of San Francisco, State of California, on WEDNES-DAY, the stretch deceased and the county of San Francisco. DAY, the twelfth day of April, 1871, at 12 o'clock M., at the auction sales-room of MAURICE DORE & Co., No. 327 Montgomery street, in the city and county of San Francisco, all the right, title, interest and estate of the said Jacob C. Beideman, deceased, at the time of his death, and all the right, title and interest that the said eatate has, by operation of law, or otherwise acquired, other than, or in addition to that of, said Jacob C. seideman, deceased, at the time of his death, in and to all the following described real estate, to wit: All that certain lot, piece or parcel of land situate, lying and being in the city and county of San Francisco, State of California, bounded and particularly described as follows, to wit: Commencing at a point on the westerly line of Polk street, distant eighty-five (85) feet seven (7) inches from the southwesterly corner of Polk and Turk streets: thence running southerly along said line of Polk street thirty-four (34) feet five (5) inches, to the northerly line of Elm avenue; thence at right angles westerly along said line of Elm avenue two hundred and forty-seven (247) feet six (6) inches; thence at right angles northerly, parallel with Polk street, eighty-four (84) feet five (5) inches more or less, to the south line of Davis Hollow; thence southeasterl along said line of Davis Hollow two hundred and sixty (260) feet three (3 inches, more or less, to the place of beginning. Terms and conditions of sale -- Cash, gold coin of the United States; twenty per cent. of the purchase money to be paid to the Auctioneers on the day of sale; balance on confirmation of sale by said Probate Court; deed and revenue stamps at expense of purchaser. February 2d, 1871. John W. Brumagim, Administrator, with the Williannexed, of the Estate of Jacob C. Beideman, deceased. R. W. Hent, Att'y for Admir. Maurice Dore & Co., Auct'rs.

CAPITALISTS. - PROBATE SALE OF FIRST-CLASS IMproved City Property. On MONDAY, the 17th day of April, 1871, at 12 o'clock, M., the undersigned will sell at private sale to the highest bidder, by order of the Probate Court of the City and County of San Francisco, the lot of land belonging to the estate of F. G. WM. TITTEL, deceased, situated in said city on the southerly line of Bush street, opposite the California Theater, and 1224 feet westerly from the westerly line site the California Theater, and 1274 feet westerly from the westerly line of Kearny street, having a fr-ntage of 35 feet on Bush street, by a depth of 137½ feet. This lot is splendidly improved with a three-story brick building thereon, and is paying a rental of over \$550 per month. Title perfect. Bids or offers in writing for the purchase of this property may be left at the law office of Drake & Rix, No. 708 Montgomery street, in said city, or handed to the undersigned personally at any time up to the said city, or handed to the undersigned personally, at any time up to the day and hour of sale. Terms and conditions of sale—Cash in U. S. gold coin. One-fourth on the day of sale; the balance on confirmation of sale by the Probate Court.—Deed and stamps at expense of purchaser. MIN-NIE ESTHER TITTEL, Executrix of the last will and testament of F. u. Tittel, deceased. San Francisco, March 24, 1871.

SAN FRANCISCO CO-OPERATIVE LAND AND BUILDING ASSOCIATION.

NCORPORATD MARCH 20711, 1870.—2.000 SHARES, \$500 each, in monthly installments of \$2%, until the shareholder receives his house. Five per cent. only of the cost of the house required in cash at the time possession is given; the remainder payable in small monthly installments extending over from 2 to 8 years, with interest at six per cent. per year. Purely mutual and co-operative; all the profits and surplus divided pro rata among the shareholders; with privilege of withdrawal

The subscription book is now open, and shares may be secured on the payment of the membership fee of one dollar per share. Prospectus, with full particulars may be obtained at the office of the Association, 306 Montgomery street (ground floor). H. B. Congdon, Secretary.

THE REAL ESTATE ASSOCIATES, (INCORPORATED 1866) No. 403 Montgomery street, San Francisco. Assets, in excess of liabilities, \$490,000. Officers, President, Maurice Dore; Vice-President, D. A. MacDonaid; Secretary, Wm. Hollis; Treasurer, Pacific Bank; Attorney, T. B. Bishop. Directors, Maurice Dore, Wm. Sutton, D. A. MacDonaid, H. L. Hutchinson, Edward Barry, Wm. Hollis, T. B. Bishop. Buy and sell real estate on commission. Effect repairs and insurance, and take full charge of property. Collect rents and make remittances to absent owners. Lease or rent houses, lots and stores. Pay taxes, assessments and other charges on real property. Attend generally to all matters appertaining to the care or management of real estate. Loans negotiated and capital invested on mortgage or othe securities.

STORE AND LARGE BASEMENT TO REST AT HALF the usual price—No. 219 Bush street. Apply to E. C. KENNEDY, Carpet Store, 215 and 217 Bush street.

EVERY FAMILY SHOULD HAVE A HOME. - SELECT your own lot, within two and a half miles of the City Hall, accessible by two lines of street railroad, one fare to any part of the city. Property and streets all graded and all fenced. Size of lots 25x100. \$100 to \$200 cash; balance in monthly payments of \$10. Price, \$350 to \$650. Can build immediately. Apply to P. H. BLAKE, 511 California street, or at the Toil Gats House, Cliff Honse Road, or address P. O. Box 578.

MASONIC SAVINGS AND LOAN BANK-NO. 6 POST GÉORGE ROBINS, Secretary. LEONIDAS C. PRATT, President.

GERMAN SAVINGS AND LOAN SOCIETY.-GUARAN. tee Capital, \$200,000. Office, 513 California St. Office hours from 9 to 3. Extra hours on Saturdays from 8 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities. DIRECTORS: L. Gottig, G. H. Eggers, F. Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, President; Geo. Lette, Secretary; John R. Jarboe, Attorney.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, \$5,000,000. D. O. MILLS, President; W. C. RALSTON, Cashier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TREMONT NATIONAL BANK; in London, ORIENTAL BANK CORPORATION. Letters of Credit issued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main.

IN KNCH SAVINGS AND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Directors, Loans made on real estate and other collateral securities at current rates.

JOS: A. DONOHOE,

DONOHOE, KELLY & CO., BANKERS, SOUTHwest corner of Sacramento and Montgomery streets, San Francisco. Exchange for sale on Eugene Kelly & Co., New York, on St. Louis, Chicago

Also, on Messrs. Smith, Payne & Smith, London; the Consolidated Bank Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co.,

Exchange on the Bank of Ireland, Dublin, is payable at all the Branches, and in every county town in Ireland.

IBERNIA SAVINGS AND LOAN SOCIETY—Office, northeast corner mort montgomery and Market streets. Officers: 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, Gust. Touchard, Peter Donahue, Jos. A. Donohoe. 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 upward. Office hours from 9 to 3.

PROPERTY FOR SALE BY CHARLES D. CARTER

(All Property placed in my hunds for sale is advertised gratis

Itargains.

Business property on Front near Pine; rents for \$275......... \$28,000 Large lot on Bush street, with lot in rear for stable, and rear en--trance from cross street-with good-house; near Mason, only. 10,000 2 buildings (3 and 1 story), and lot 34% x137%, on Pine, near bu-main on mortgage Large house and lot, 34 %x137 %, on First, near Harrison. Frontage of block on Church, from Army to 27th, with depth of 80 feet; level and beautiful lot..... Lot 60x1221/4, and 2 2-story houses on Howard, near 18th.... Lot 24x160 on 13th and Quinn sts., with house, near Mission.... Lot 32½x68½, with old house, on Fillmore, near Turk. 2-story house and lot 27½x137½ on Turk, near Scott..... Two lots each 50x100 fronting on Mission road near Silver avenue, Lot 275 on Devisadero, by full depth on Vallejo and Broadway Large corner lot on Hayes; part cash..... large 1-story house; only..... 4,500 -Houses and Lots.

Lot 60x100 northwest corner 24th st. and Treat avenue, with new Large lot and 3-story building corner Second and Folsom; rents for \$530 Lot 25x80 and house on Howard, near Second 2-story house and lot on Minna, near Sixth ... Market street property between Montgomery and Kearny.....Lot 50x160 on Sixth street and Park avenue, fine house, stable, etc. 15,000 Neat house and lot 27 % x137 % on Geary, near Leavenworth..... New and elegant residence on Eddy, near Leavenworth..... House and lot on Stocktor, near Lombard...... Storo property on Stockton, near Pacific; renting for \$225; only... 50-vara and cottage corner Filbert and Leavenworth. House of 10 rooms and lot on Powell, near Jackson. 2 neat cottages and lot on Taylor, near Filbert; rent for \$55..... Cheap house and lot on Greenwich, near Stockton..., 2-story and basement first-class house of 8 rooms on Bryant, between Second and Third.....

3 cheap houses and lots on Twenty-fourth and Alabama streets..

25 acres at St. Mary's College; well located and on credit..... Water lot on Beale, near Harrison Lot 68% x137% north side Bush between 'Lea, enworth and Hyde; choice location and street improvements completed...... Lot 137%x160 to rear entrance on Filbert street, fronting on Washington Square; beautiful location.

Lot 26x137 %, with commanding view, on Filbert street hill..... Lot 137 1/2x175 corner Jones and Chestnut; choice site for villa ... 50-vara corner Washington and Hyde; with grand view of bay.... Lot 45 %x55 corner Taylor and Francisco; good site for grocery. Lot 46x13714 on Berry, near Seventh Lots and houses and lots on Sixteenth street; cheap. Lot 90x1221/2 west side Mission, near 22d..... 55x30 corner Guerrero and Brosnau; very cheap... Lot 25x100 on 17th, near Church....

Lot 26x100 on York, near 23d. Lot 75x104 on 23d, near Bryant. 2 full blocks in Western Addition, bounded by Gough, Chestaut, Octavia and Bay; cheap Lot 50x137 % north side Waller, near Webster.....

cheap lots, South San Fancisco

Lot 25x120 on O'Farreli, near Octavia...... Lots 144, 161, 163, 173, 183, 184 and 189 Central Park Homestead; Lots 214 to 222 Gift Map 1; Lots 275, 276, 844, 846, 848, 850, 852, 1 to 12, 910, 912; 914, 916, 918, 275 and 276, 1398 and 1400, all in Gift Map 2; Lots 1036 to 1041, 1308 to 1317, 573 to 582 Gift Man 3: Lots in San Mignel and Excelsion esteads; very cheap; 25 acres in Seal Rock Rauch; Lots in Pleasant View Homstead, Cliff House Road;100 feet square corner Kentucky and Soiano, \$6,000; Block bounded by Sixth and Seventh avenues and P and Q streets; Lots 234 to 237 Precita Valley Land; Full block Haley tract, near Long Bridge; 20% acres at Menlo Park; very cheap; Acre lots in Visita-cion Valley; West End Map Lots; very cheap; Largo assortment of very

Two Fine Offices on second floor, and three on third floor, in the new, and California streets. Inquire of I. FRIEDLANDER, 300 California

THOS. H. SELBY & CO., IMPORTERS OF IRON, STEEL, Copper Zinc, etc. Manufacturers of Shot, Lead Pipe, Sheet Lead, Pig and Bar Lead. Purchasers of Gold Bullion, Lead, Silver, and Gold Ores. Freight and transportation charges advanced. Nos. 116 & 118 California

LOS ANGELES COUNTY LANDS.

TARMING LANDS IN LOS ANGELES COUNTY FOR SALE, IN sections and quarter sections, at reasonable prices and on accommodating terms—say, one-fourth cash, and balance in one, two and three years, with interest at 10 per cent., payable annually. Apply at the office, No. 432 Montgomery street (adjoining the banking house of Donoboe, Kelley & Co.), San Francisco, or to TIMOTHY LYNCH, Los Angeles and Ansheim, Los Angeles County.

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, Californis.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends. \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; Wm. Alvord, Vice-Presi-

dent; A. J. Ralston, Secretary; A. Baird, Marine Secretary. TIRE AND MARINE INSURANCE.—UNION INSUR-ANCE COMPANY of San Francisco, the CALIFOITNIA LLOYDS. Established in 1861. Nos. 416 and 418. California atreet. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; prompt set-tlement of losses; solid security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

HOME MUTUAL INSURANCE COMPANY OF CALIFORnia.—Office, 433 California street, Merchants' Exchange Building, San Francisco. Fire and Marine Insurance. Capital, \$650,0 0. John H. Redington, President; Geo. H. Howard, Vice-President; Charles R. Story; Secretary; N. B. Eddy, Marine Secretary; John E. Bigelow, Special Agent, H. H. Bigelow, General Manager.

MERCHANTS' MUTUAL MARINE INSURANCE Company. Office 406 California street. Capital, \$500,000. Losses paid promptly. Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Fliut, Wm. Scholle, J. B. Scotchler, President; Jabez Howes, Vice President; E. W. Bourne; Secretary. This company is engaged exclusively in MARINE INSURANCE. REMOVAL.—HENRY F. WILLIAMS & CO., REAL Estate Agents, have removed to Room 20, Stevenson's Building, southwest corner Montgomery and California. Prompt attention given to every department of the Real Estate business.

Thas D. Carter's Real Estate Circular

FOR THE MONTH OF APRIL, 1871.

SINGLE COPIES, 10 CENTS.

No. 6.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 410 CALIFORNIA STREET.

SALES FOR THE MONTH OF APRIL.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in April, 1871.

Section.	No Sales.	Amount.	
Fifty Varas	34	\$214,650	
One Hundred Varas	26	168,399	
City Slip and Water Lots	7	155, 250	-
South Beach	- 1	3,750	
Potrero	- 19	43,900	
Western Addition	46	150,105	
Mission Addition	88	188,753	
South San Francisco	- 5	8,440	
Homestead Associations	56	22,155	
Ontside Lands	27	48,571	
Tax, Blackmail and Skeleton Titles	16	1,871	
	325	\$1,005,844	-

SAN FRANCISCO, May 1st 1871.

Real estate is in rather an anomalous condition just now. Those who wish to take a cheerful view of the prospect can quote late sales to show that it is rising; while those who favor a fall can quite as truthfully point to many recent sales which were made at reduced prices. One day or week the inquiries and sales among agents will be lively, while occasional intervals will occur in which business seems to be dead. One day a credit auction sale of desirable property proves a complete failure; while the next, with much less desirable property offering, the sale may prove a success. If an owner must sell, and that fact becomes known, he can seldom find a purchaser, except at a reduced price; while, if he is careless, and his property is desirably located, he may get a higher price than he could ever before have obtained for it.

Underlying all these ups and downs, and the certainty that real estate generally is not likely to improve much this year. is the real support of the market, viz; a general confidence, which no amount of eroaking, dullness, or sales at falling prices can shake. There is nothing special to note in any of the sales made last month, except those which we have elsewhere referred to. Only two large sales of business property were made in April—an one-third interest in Montgomery Block, and the property on the corner of California and Leidesdorf streets. There is a growing desire on the part of investors for productive property. Vacant lots are not in demand, unless they are situated in a locality where the erection of improve-ments is likely to be followed by immediate occupation by

Both business and residence property south of Market street, are weakening in price. We have lately seen no sales, nor heard of any movement indicative of an advance in any portion of that locality.

Form of a Bequest for a Modern Shylock.

Being painfully admonished by my physicians that I must forever relinquish the acquisition of wealth, the adding of house to house, of bond to bond, of stock to stock, of acre to acre, I most unwillingly resign all these my worldly goods to my heirs and attorneys for litigation and strife, nevertheless reserving sufficient from my estate as conscience money, to be given to certain benevolent societies as hereinafter named (here select from my city directory under head o "Benevolent Societies.")

If the legatee has been through life "an austere man gathering where he has not sowed," grinding the face of poverty in exorbitant rents, etc., give to the society for the relief of the poor. If he has been a legal councelor, engaged in set-tling up the estates and robbing the widow and orphan, his charity should take the direction of the numerous orphan asylums and homes for the aged, who have been forced into these houses of rest by his cupidity. If he has been a libertine, the natural and proper channel would be the Magdalen Asylum. If he has been a great criminal lawyer, his sympathies and institucts would naturally direct him to the Prison Association. If he has been one of those respectable wealthy old farmers, always ready to assist his neighbor by loans on his little homestead only to forectose and ruin him, the direction would be the County Alms House. If a crafty and successful politician, the Lunatic Asylum would suggest itself as the atting medium for his charity. - Keyser's Monthly.

Corns and Cobbles.

A miser is not more sensitive in the pocket, or a merchant of his credit, than pedestrians afflicted with corns are of their ender pedal cereals. Agony is a mild word to express the torture they undergo when their corns are jammed in between egg-shaped cobbles, which at many of our street crossings seem to be purposely set in the best shape to make feet slip. We are not aware that such feet-traps are laid in any other civilized city, nor do we believe that corn-growers here are more deserving of punishment than people in other parts of the world who have devoted their feet to the production of such crops; but certain it is that much of our pavement is laid with the apparent intention of inflicting pedal pain. Cannot the Superintendent of Streets do something to pad the nakedness and fill in the cavities between our abominable cobble-signes, especially at street-crossings? Such places are now centers of pain and profanity.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Indi-viduals, during the month of April, 1871.

By whom taken or released.		MORTGAGES.		RELEASES.	
4		No.	Amount.	No.	Amount.
rivate Indivi	duals	90	\$347,126	78	\$352,487
libernia Sava	nd Loan So.	31	103,900	41	-186,240
lay St. do.		16	. 38,800	13	45,335
reuch do.		2	15,500	4	192,743
lerman do		15	36,100	6	9,552
dd Fellows'	do.	30	150,500	-5	22,300
Iasonic	do	5	3,550	1	1,000
Iumboldt	do.	13	- 43,100	- 1	1,200
Building and I	oan Society			30	38,097
an Francisco	Say Union.	- 9	62,900	5	31,550
Red Men's Bank		1	3,000		**
ecurity Savir		3	21,200		
'ireman's Fur	id Ins Co.		21,200	1	4,500
acific	do.	3	67,600	3	140,500
'eople's	do.	5	5,750	9	140,000
nion ·	do.	1	7,000		
	, do.		7,000		
То	tals	224	\$906,026	188	\$1,025,504

The real estate mortgages recorded in April, exceeded those of the previous month, by the sum of \$254,943, and were within \$98,818 of the total value of the sales made. But if the mortgages were large, so, too, were the releases, they having exceeded the mortgages by the sum of \$119,478.

The one account therefore over-balances the other, and leaves real estate not quite so much in debt. The late rush of credit auction sales has done much to increase the mortgages, in proof of which we would mention that sixty-one part cash sales were recorded last month, by which mortgages of the aggregate value of \$125,300 were created. This increase, and the fact that the Hibernia Bank is once more loaning freely,

account for the heavy list of mortgages recorded last month.

The demand for money was moderate last month at the French Savings Bank. The rate of interest there is 11 to 12 per cent. Few applications have lately been received from the country, where loans are occasionally made.

We are glad to note the important fact that the Hibernia Bank is now charging only ten per cent. per annum on all sums loaned by it. Money is plenty at that bank, but the applications are limited. Few applications for money have lately been made to it from the country. Its directors are willing to lend money there on good security.

The supply of money at the Clay Street Savings Bank is rather limited at present, and the applications have not been numerous, except for small loans. Loans are granted at ten per cent., but only on the choicest securities. This bank is willing to loan money on country lands, and also on real estate in large and progressive country towns. Many applications for money from the interior have been lately received at this in-

stitution, the most of which came from Stockton. The demand for money was very active at the German Savings Bank last month, and money is plenty there, in consequence of a great increase of new deposits, in sums ranging from \$200 to \$500. The rate of interest at this bank varies from 10 to 12 per cent. Loans are granted at the former rate, without regard to the amount asked, the directors looking chiefly to the value of the security offered. The last loan granted at 10 per cent. by the German bank amounted to \$3,000. This bank has now outstanding loans in adjoining counties amounting in all to \$125,000. Loans are granted by it on country lands, but only on very large margins. Not many applications have lately been received from the interior.

The demand for money at the Savings Union was light last month, and the supply now on hand is large. This institution has not adopted any definite rule in the matter of interest, but is guided by circumstances. It grants some loans at 10 per cent. per annum. The Savings Union loaned \$177,000 outside of San Francisco and Alameda counties during the year ending March 31st, 1871. It is still willing to loan on country lands, but late applications from the interior have not generally been such as the bank could, with safety to its depositors, en-

Indeed, the most of the applications for loans from the interior can not be entertained by the savings banks here, for the reason that owners seek to borrow much more on their property than the banks can with safety grant. Our savings banks have been increasing their margins in the city lately, and it certainly can not be expected that they will reduce them in the country. Country town-lot and agricultural land owners need not apply for loans here unless they are much more modest in their demands than they have been; and they need hardly expect to borrow in this city at less than 12 per cent. There may be a few exceptions to this rule, in which the sum asked is very large and the security offered extra good, in which case money might be had at 10 per cent.; but 12 per cent. is the rule and ten the rare exception. We regret to say that this is true of city as well as of country land. The majority of the loan societies continue to exact 12 per cent. from borrowers. So long as this remains true, no change for the better need be anticipated either in real estate or general business. High rates of interest are breaking the back of all progress and enterprise, of which fact the majority of those who control our finances seem to be utterly oblivious or careless.

Why Times are Dull.

The time, we think, has arrived in California when things should be called by their proper names; when pretended bankers should cease to be spoken of as that which they are not, and have applied to them their true name of pawnbrokers. Business of all kinds has been dull for nearly two years, and many of our oldest and most respectable merchants have frequently found it difficult to meet their engagements. In either the East or Europe, it is the banking custom to help such persons to tide over seasons of financial pressure, but with one or two notable and honorable exceptions, our bankers make the most of such occasions to crush their patrons and exact the very highest rates of interest from them. These bankers are disposed to do no business unless gold bars or their equivalent are placed in their hands as security; unless they get an extortionate rate of interest; unless, in they have those who borrow from them bound neck and heels. To talk to these Shylocks about the progress of the country, about the need of new manufactories, railroads and other internal improvements, or of justice and leniency in their monetary dealings, is like looking for liberality in a miser or feeling in a stone. They are an incubus on every industrial

interest, and an obstacle to all true progress.

Nor are all our merchants free from blame in this same connection. Many of them are millionaires, yet they will not invest a dollar in any project for either city or State advancement. They are also affected with the same narrow and Shylock spirit which is so conspicuously noticeable in the dealings of many of our pretended bankers. San Francisco, for instance, is the nearest port of the Union to China and Japan, with their four hundred and fifty millions of people. The trade of those vast, and yet largely exclusive countries has thus far been hardly tapped, even by England and France, which have fought and spent millions of dollars in reaching after Oriental Commerce. England has heretofore made her route to the East the highway of nations, and her capital the fountain into which is poured the cream of Oriental traffic. But the United States have now the shortest, best and cheapest route to India and China, and should control the cheapest route to India and China, and Should San Francisco should—since she would be most benefitted—play an Oriental traffic this way. But so important part in turning Oriental traffic this way. far we have done nothing, beyond speech making and indulging in great expectations, to make this port the entrepot for Oriental commerce. If the profits of a project are not within palpable reach of our fingers it calls to neither our sympathy or capital. The faith which casts bread upon the commercial waters and is willing to wait for its return for many days is an article which has not yet taken root here. Few cities of the world have better opportunities for advancement to great commercial importance and opulence than San Francisco, and none, we think, ever showed less disposition to take advantage

We know that all this is the burden of a thrice told tale. and we regret that it is so. We do not see, however, that any change can be expected, if we remain blind to our faults or cover up our shortcomings.

Much trouble, confusion and many mistakes could be avoided in the taxation of real estate here, if purchasers would take their deeds to the Assessor's office and have the property assessed. This should be done before the deed is recorded or immediately after it is taken from the Hall of Records. As the Assessor's office is contiguous to the Hall of Records, very little trouble would be entailed by the adoption of this rule. Street contractors are frequently unable to find the owner of a lot in front of which it is proposed to do street work, because his name is not down as the owner on the Assessor's books. In these cases the lot is assessed to unknown owners, and the real owner frequently has thus no notification of the intention to do street work until it is completed and the lot becomes liable.

Errors in tax bills, and in the payment of them, frequently arise from the negligence of purchasers to notify the Assessor of the change in the owner. All of these sources of annoyance and mistakes can be avoided by taking the deed to the Assessor's office and having the change noted there.

Boston and Tenement Houses.

The Boston Herald says that the tenement houses of that city are the most filthy and wretched in the world. The Chairman of the Boston Board of Health says the tenements of St. Giles' in London,—which were previously supposed to represent the lowest stages of overcrowding and wretchedness are no worse than those of Boston. Just think of it, that Boston, the exclusive; Boston, the American Athens; Boston, the centre of refinement in mind and manners, has its plague spots; that even it needs cleansing. After this, we can sleep contented, even if our city is dirty.

How grateful we ought to feel these hard times to the last Legislature for all the bills it passed unsettling real estate values, and begetting distrust of the permanence of existing lines of streets and business; to the Board of Harbor Commission. ers, for its efficient service in keeping up extortionate wharf rates, thereby driving ships from our wharves to Vallejo and Oakland, and to various Commissioners, for opening new streets; for charging us ten prices for work which only speculators wanted, and which the city would have been far better SALES RECORDED ON ALL THE PRINCIPAL STREETS OF MAN PRANCISCO FROM MARCH 26th TILL APRIL 25th. INCLUSIVE.

North of Market Street. an undivided one-third interest in the Montgomery Block build ing, southeast corner of Montgomery and Washington

south 20x50, to rear alley; sold in May, 1868, for \$6,800; 20x50, to rear alley.

Frame house and lot west side Mason, 27% feet south of Ellis,

was previously sold in May, 1867, for \$2,000, and in July, 1868, for \$2,500; now resold for.

Lot west side Jones, 112% feet south of O'Farrell, south 24% x71½; was previously sold in May, 1867, for \$2,400, and in January, 1869, for \$3,100; now resold for.

Frame house and lot west side Hyde, 111% feet north of Post, the feet may are the side Hyde, 111% feet north of Post, the feet may be a
north 26x68%. The lot was previously sold in February, 1867, for \$1,125, and the house and lot in December, 1868 Frame house and lot south side Jackson, 175 feet west of Powell. 20x70; was previously sold in November, 1867, for \$700; now resold for....

Brick building and lot northwest corner California and Leidesdorff, weat 30 5-12x57 1/2, with L in rear on west, 121/2x16%; was previously sold in January, 1867, for \$60,000; now resold for. Frame house and lot southwest corner California and Joice (be-tween Stockton and Powell), west 72x117 %, with L in rear, 20x52. Lot northwest corner Pine and Leavenworth, west 137%x137%. This property was sold in September, 1868, with a frontage of 187% feet, for \$28,000....

Frame house and lot south side Poet, 215 feet west of Jones, west west of Hyde, west 40x137%. The buyer of this property paid part cash, the balance in O'Neil & Haley Tract lots... Frame house and lot south side Turk, 57 % feet east of Jones, east 20x82%; sold in April, 1870, for \$6,100; now resold for..... South of Market and East of Ninth.

Large frame building and lot southeast corner Second and Bryant, south 276x275. This cale was made to a Loan Society. Old frame house and lot west side Seventh, 150 feet south of Harrison, south 25x80....southeast corner Ninth and Folsom, south 90x50; was previously sold in February, 1868, for \$8,050, and now resold Frame house and lot north side Mission, 155 feet west of Sixth.

west 25x85; was previously sold in July, 1868, for \$5,000, and in October following for \$4,480; now resold for......
Frame house and lot north side Mission, 275 feet west of Fourth, Frame house and lot north side Harrison, 105 feet east of Fourth.

east 20x80 Mission Addition and Beyond.

Southwest side Eleventh, 57% feet southeast of Mission, southeast 223/x90; was previously sold in September, 1870, for \$3,200, and now resold, subject to a mortgage of \$1,500, for Frame house and lot northeast side Tweifth, 195 feet northwest of Howard, northwest 23 %x146% Lot north side Fifteenth, 80 feet east of Noe east 25x105 Lot north side Fifteenth, 106 feet east of Noe, east 75x115...... Lot north side Fifteenth, 230 feet west of Sanchez, west 25x115.... Lot north side Fifteenth, 280 feet west of Sanchez, west 25x115... ot north side Fifteenth, 330 feet west of Sanchez, west 25x230,

to Henry street, which is 60 feet wide Lot north side Fifteenth, 205 feet west of Sanchez, west 25x115... Lct north side Fifteenth, 255 feet west of Sanchez, west 25x115... Frame house and lot north side Seventeenth, 1823 feet east of was previously sold in May, 1870, for \$500, and now resold

Lot south side Twenty-fifth, 125 west of Guerrero, west 25x110. Lot west side Mission, 60% feet south of Twenty-third, south 25x1-6x125.... Lot west side Mission, 335% feet south of Twenty-third, west 125, south 1914, east 12614; north 214 on Mission street. Lot east side Alabama, 78 feet north of Twenty-fifth, north 26x Lot east side Bartlett, 285% feet south of Twenty-third, south Lot east side Guerrero, 190 feet south of Thirteenth, south 160x

each of which is 30 fee wide and between Thirteenth and Fourteenth. This lot Lot west side Guerrero, 160 feet south of Twenty-fifth, south 50x125..... Lot west side Guerrero, 60 feet south of Twenty-fifth, south-Lot west side Guerrero, 85 feet south of Twenty-fifth, south 25x125... Lot west side Sanchez, 50 feet north of Henry (between Four teenth and Fifteenth), north 25x125. Lot west side Sanchez, 75 feet north of Henry, north 25x105....

Western Addition. Lot northwest corner Larkin and Clay, north 48% x114 1/2; was previously sold in December, 1870, for \$5,500, and now resold for 30x62 14: was previously sold in December, 1869, and in June, 1870, for \$6,000; now resold for.... Old house and lot northeast corner Polk and Jackson, north 56x 47%; was previously sold in September, 1868, for \$3,500,

109%; was previously sold in March, 1869, for \$21,000, and now resold for the same price......Lot east side Van Ness avenue, 103 1-6 feet north of Pins, north 34 ½ x137 ½1... Lot west side Scott, 91% feet north of Eddy, north 45% x115... North side Washington, 181 feet west of Buchanan, west 25x127 %.

New house and lot sold on the installment plan. Frame house and lot south side Clay, 1912 feet west of Van Ness, west 68%x127%. The lot was previously sold in June, 1868, for \$3,000. House and lot now sold for......

Southeast corner Clay and Franklin, east 60x127% feet, with L in rear, 27x27%; the corner portion of the lot, 60x100 in size, was sold in March, 1869, for \$5,000; now resold for......

Lot north side Sacramento, 150 feet west of Polk, west 30x128; was previously sold in September and December, 1868, for \$1,025, and now resold, subject to a mortgage for \$1,250, for Lot south side Sacramento, 2314 feet west of Franklin, west North side Sutter, 195 feet west of Lyons, west on Sutter, 59. north 88%, east 49%, south 87%

Lot north side Pine, 81% feet west of Buchsnan, west 25x110; was previously sold in February, 1870, for \$1,000, and in September, 1870, for \$650; now resold for.....

Lot routh side Post, 128% feet east of Laguna, cast 25%x120; was previously sold in March and April, 1868, for \$1,000, and now resold for....

North side Geary, 20614 feet east of Laguna, east 251/4x120. Lot north side Genry, 1923; feet west of Franklin, west 27 ½x120;—was previously sold in December, 1868, for \$2,300, and in April, 1869, for \$3,250; now resold for the same price....

Lot north side Ellis, 171½ feet west of Steiner, west 25 ½x137½. south side Eddy, 123% feet west of Polk, west 68%x120; was previously sold in March, 1869, for \$5,500, and now resold

Lot south side Fell, 82 1/2 feet west of Octavia, west 27 1/2x120; was previously sold in December, 1868, for \$1,800, and now Northcast corner Fell and Buchanan, east 821 x120.

Frame house and lot northeast corner Oak and Webster, east 55x 120: was previously sold in March, 1868, for \$1,720, and in February, 1869, for \$2.100, and now resold for..... Frame house and lot north side Page, 110 feet west of Franklin, west 27 12120; was previously sold in March, 1868, for \$3.400, and now resold for....

Miscellancons Sales. Lot 25, block 309, South San Francisco Homestead Association. to a mortgage West side Stone (between Stockton and Powell), 90 feet south of

Lots 27 and 28, block 13, University Mound..... Lots 23 to 26, inclusive, block 13, University Mound..... Lots 332 and 333 Gift Man Lots 25, 27 and 28, block 95, Horner's Addition..... 2-86 of Dyson title to Bradshaw Tract; also, portion of Potrero

blocks 278 and 307.... Northwest corner Sierra and Kentucky, west 75x100.... Lot 3, block 364, and lots 11 and 12, block 158, South San Francisco Homestead Association...
Lot 10, block 3, Noe Garden Homestead Union... Lot 659, Gift Map 3.

Portion of lot 18, block 32, Fairmount Tract... Subdivisions 25 and 26, West End Homestead Association. Southeast corner Whitney and Grove, east 50x125.... North side Vale, 125 feet east of Dolorea, east 100x114,

East side Bourbin (between Steiner and Pi.rce), 100 feet north of Eddy, north 50x90; also, lots 1,360, 1,362, 1,364, Gift Map 2. Lot B, block 329, South San Francisco Homestead Association,.. Mountain Spring House and 8 acres of land on the Ocean House road....... Southeast side Tehama, 132 feet southwest of First, southwest 25x75... West side Ritch, 250 feet south of Bryant, south 25x75....

Southeast side Jessie, 92 % feet southwest of Second, southwest 2236x75... 22½x75. Lots 39 and 40, Spring Valley Homestead Survey. Lots 17 and 18, block 161, Union Homestead Association. Lots 193 to 106, inclusive, Gift Map 4; also, lots 885, 888, 890, 892. Gift Map 2..... North side Prospect Place, 105 feet east of Columbia Place, east

25x100, Bernal Heights.... Lots 1 to 6, inclusive, and 27 to 32, inclusive, block D, Haley Pur-East side Monroe, (between Stockton and Powell), 81 % feet north of Bush, north 23x70... East side Edinburg, 100 feet south of Italy avenue, south 25x100.

Excelsior Homestead

Lot 20, block 38, Horner's Addition.

West side Ivy avenue (between Grove and Hayes), 110% feet west of Polk, west 24x40..... North side Natoma, 283 1/2 feet west of First, west 25x75.... 117% feet south of Pacific, south 20x60...
side Rondel Place (between Sixteenth and Seventeenth).

West side Rondel Place, 1813 feet south of Sixteenth, south 22 1-6x64 ... East side Rondel Place, 160% feet east of Valencia, south 23 1-6x East side Rondel Place, 181 1/2 feet south of Sixteenth, south 22 1-6x The last above five sales are new houses and lots sold on the tnstallment plan. Lots 463, 464, 465, 466, Gift Map 2. Northeast 50-yara lot, block 610, Ontside Lands....

Lots 2, 3, 4, block 17, West End Map 1..... Lots 30 to 33, block 294. Hajey Tract West side Stevenson, 85 feet north of Twentielh, north 25x80.... Lot 12, block H, Eureka Homestead Association.... Lot 25, northwest side Tara, 182 feet southwest of Geneva avenue, southwest 44 % x103 %, San Miguel Homestead Associa-Northwest side Natoma, 435% feet northeast of Sixth, northeast

Lots 501, 503, 505, 507, Gift Map 2. Lot 10, block 546, Central Park Homestead Association. South side Valley, 1541/3 feet cast of Dolores, east 27x114... Southwest side Downey, 207 % feet southeast of Bryant, southeast. Lots 124, 126, 128, Gift Map 3.

Lot 22, Gift Map 3... Lots 844, 846, 848, 850, 852, Gift Map 2.... North side Harriet (between Sixth and Seventh), 100 feet southeast of Howard, southeast 25x75.....

Real Estate in New York.

The New York World says: "The market is dull and sales continue limited, both in number and value. There is no demand for dwelling house property, except in the cheapest localities. Agents report the business of renting houses to be extremely dull. Landlords will not lower rents, and tenants will not pay the old prices. Thousands of people are now migrating across the North river to New Jersey, where rents are fifty per cent. lower than in the city. The upshot of all this will evidently be that many landlords, will, by the 1st of May next, find their houses tenantless unless they take time by the forelock and stop this wholesale depletion of the city's population, by announcing at once, that reasonable prices will satisfy them. There is room for, and an actual necessity of a general reduction of at least 25 per cent. from last vear's rates. Landlords must come to it because the people can not pay the prices that are now asked, which amount as a general thing to more than half of what they make or earn, simply for a roof to cover their heads. Those landlords who accept the reduction will prove to be the most sagacious, for it is acknowledged on every hand that rents must come down,"

Injury Done to Real State by the Last Legislature.

The last Legislature is chargeable with much of the teal estate dullness of the present year. It drove through the map of the established streets of San Francisco, to please speculators and make jobs for politicians, in the most unin hable and outrageous manner. A feeling of insecurity in the possession of real estate was thus produced, which has not vet been, nor probably will not be allayed for years. This feeling is most noticeable among foreigners, especially among Germans and Frenchmen. Those people are very large prop erty owners, especially on business streets, and they did no view with anything like the good-natured stolidity of Ameri cans the high handed acts of the Legislature, in making new business streets at the expense of long-established and equally good ones, nor the levying of onerous assessments for benefits which existed only in imagination. Several representatives of the nationalities mentioned have already disposed of their real estate here, in disgust at the above state of things, and many more are very much disposed to follow their example Legislative tinkering with the streets and real estate of this city has gone-far enough, and every citizen, newspaper and Legislator, having the good of the city at heart, and who wishes to keep special taxes and assessments down must unite in future in protesting against the creation of any more street opening or other real estate jobs, for which the public is unjustly called to pay, and out of which politicians and specula

tors only grow rich. A pledge should be exacted from every legislator from this county that, at the next session of the Legislature, he will oppose the passage of all laws for opening any more new streets, cutting down any more hills, or binding any more property holders for the benefit of contractors, commissioners or other schemers. Injury has already been done in this direction which it will take real estate some years to overcome, or property owners to forget or forgive; and we therefore thus early call public attention to the necessity of taking definite action, by energetic protest, against a repetition of another such course of legislative proceedings as that which disgraced the last Legislature, and very much injured the real estate interests of this city. The rule then was that property owners had no rights which a Legislature need respect, and no money which they should not part with if the we concocted sections of a corrupt Act called upon them to stand and deliver. Fast as this age is, one session of such legisla tion was enough and to spare for at least a decade, and we hope that the press and people will show firmly and plainly their opposition to its repetition at Sacramento next winter.

The Assessment Question. It may be true, as charged, that the State Board of Equalization intended to raise the rate of land valuations throughout the State this year, without reducing the rate of assessmentwhich course would have resulted in the collection of several millions of dollars more from taxpayers than is requisite for state purposes—but even if the Board did make such a blunder, which it denies, we hardly think its mistake justified the comments of several city papers, which harshly charged the Board with intentions of bankrupting the State. Those papers advised county assessors to disregard the instructions of the Board; to keep up the old plan of assessing small farmers at the highest rates and allowing large owners to escape lightly. This evil of unjust assessments has been one of th reat drawbacks to State settlement. Until those who own thousands of acres of farming lands are made to pay about three times as much in taxes as they now do, we need not expect that the large unproductive ranch system of this State will be broken up, and land reduced to a price that will allow small owners to purchase and cultivate. All of the papers have long dwelt upon this great evil of inequality o taxation, and we beg that they will not now go back on their own words and on the State's best interests by a spirit of censorious fault finding where such a course is undeserved. No Board of Equalization can inaugurate reform in our revenue system unless the press heartily supports it. The task before the Board is a most complicated and difficult one, and perfection can not be reached either this year or next; but if pro gress in the right direction is being aimed at and made, we should be content and approve, rather than complain and condemn. This is a question on which men and papers of all parties should unite, for the reason that the best interests of the State are involved in the matter.

Sale of an Interest in Montgomery-Block.

A deed from Frederick Billings to Gen. H. W. Halleck was recorded on the 7th ult., conveying the one-third interest of the former in the Montgomery Block building. The lot has a frontage of 1221/4 feet on Montgomery, by a depth of 1371/4 feet on Washington and Merchant streets. The whole of the Montgomery Block Building rents for \$3,000 per month. The monthly expense for janitors, rent collections, etc., is \$500 The city taxes on the lot and building are \$5,400 per year. The property will be assessed about \$40,000 for the proposed opening of Montgomery Avenue.

Reduced Prices on Ninth and Folsom Streets.

The lot on the southeast corner of Ninth and Folsom streets, fronting 50 feet on Folsom by a depth of 90 feet on Ninth, was sold last month for \$8,500. The same lot was sold at credit auction sale in February, 1868, for \$8,050. The lot on the northeast corner of Ninth and Folsom, 50 feet on Folsom by 90 on Ninth, was sold in April, 1869, for \$12,500; the lot last sold was disposed of for \$4,000 less than that, and was very cheap at \$8,500.

Failure of a Credit Auction Sale.

The block bounded by Steiner, Pierce, Clay and Sacramento; a portion of the block bounded by Scott, Devisadero, Turk and Tyler, and also a portion of the block bounded by Scott, Devisadero, Hayes and Grove, were offered at credit auction sale on the 20th ult., but no bidder appeared and no sales were made.

The Sale of Yerba Buena Park.

The Market street front of Yerba Buena Park, with other portions of the same property, are advertised to be sold by the City Hall Commissioners on the 11th instant. We sincerely regret that a penny wise and pound foolish policy is to be nted in the erection of our new City Hall. The concoctors of the scheme which dragged it out to Larkin and Market streets thought the bill would meet with less opposition in the Legislature if the money for the erection of the new building were provided by the sale of the Market street front of the land to be used, instead of by the issuance of bonds by the city; but in this we think they were certainly mistaken. Indeed, we feel satisfied that, if the matter were now brought to a vete of the taxpayers, a large majority would be found in favor of issuing bonds and preserving the park intact. A large public building-the finest, in fact, on the coast-should put away in the background, but should be placed in the center of Yerba Buena Park, facing Market street, where a commanding view of the building may be had.

The right of the Legislature to sell a public street would. we presume, be seriously questioned, and a public park is as much devoted to public use as a street. For this reason, the legal power of the Legislature to order the land sold has been called in question.

Nothing so mean as a city selling the best inside city park it owns, with the shabby object of providing money for the erection of a City Hull, has ever before come to our notice. The breathing-places in the San Francisco of the future will certainly be few and small enough, without depriving it of this, our largest and best one. If the Hall were erected in the center of Yerba Buena Park, it would then be an ornament and would not greatly lessen its size; but as the matter is now projected, the Park will be ruined and the building crowded comparatively out of sight.

The City Hull Commissioners have power to postpone the sale until the next Legislature meets, and still continue the erection of the Hall, at least as far as the foundation, the building of which will occupy some months. We hope the sioners will adopt this course. We believe the sale of the land is viewed with disfavor, because it will place the City Hall in the background and ruin the Park.

The Committee of Retrenchment of the Board of Supervis ors, consisting of Messrs. Badlam, Menzies, and Forbes, lately made a report, in which were some most useful sugges nons, looking to municipal retrenchment and reform. Their remarks relative to the reduction of expenses in the managment of the Quarantine and Health Department, the City and County Hospital and Alms House, were especially true and to the point. We make some brief extracts from the report:

"The present Quarantine Act should be repealed, or greatly modified, o divest it of the expensive machinery now working, which your Com-nittee believe unnecessary. The appropriation of \$120,000, made by the statute for the Alms House, and City Hospital, for the current fiscal year, has already been exhausted in paying the expenses of the past seve months, leaving five months of the year yet to come entirely unprovide for, so that both of these necessary public retreats are at present further making their investigations, your Committee are satisfied that he city is, and has been paying much higher prices for almost every arti cle she purchases, than private citizens pay for the same quality and kind of goods. We are also salistied that there is not a proper and sufficient theck upon the quantity and quality of goods delivered to the city in the

Hayes Valley Prices.

About three-fourths of the block bounded by Gough, Octavia, Hayes and Grove streets, was offered-at credit auction sale on the 19th ult., in twenty-six subdivisions. Only ten of the lots were sold, at the following prices: Lot northwest corner of Hayes and Gough, west 26x90, brought \$3,300, which is a very high price. Two lots adjoining on Hayes, each 241/x90, brought \$1.650 and \$1.700 respectively. The next lots westerly on Hayes, with a depth of 120 feet to a street 35 feet wide in the rear, brought \$1,700 to \$1,800 each, which prices are low. The lot on the southwest corner of Grove and Gough-40 feet on the latter by 83% on the former-brought \$3,300, and the lot on the southeast corner of eve and Octavia, 25x80 in size, was sold for \$2,000. All o the streets are graded and macadamized, but Hayes only is

New York and San Francisco.

New York, which has nearly a million of inhabitants, has only 16,800 real estate owners; while San Francisco, which has less than 173,000 inhabitants, has 16,000 real estate owners. In New York only the rich can own real estate, but here a lot is not yet beyond the reach of the laborer or mechanic There is no doubt, however, but that that inevitable law, which is constantly operating to make the rich richer and the poor poorer, is at work here as elsewhere, and that the number of our property owners will decrease as the land increases in Carriages and liveried servants are cropping out rapidly here, and tenement houses sprung up about the time that hose attendants of riches first made their appearance; all of which facts prove that the man of small means can not buy a homestead too soon-that is, if he ever means to own one at

Bound to Step Over Them.

The New York Tribune tells the large property owners on Broadway that the people of that city will have relief for up-town travel, by a Broadway steam railroad, either under or bove ground. It says that it will not remain true, much longer, that the people can cross the Great American Desert with more ease than Manhattan Island; or travel from New York half-way to Philadelphia in less time than the length of

A New Park.

Senator Cole lately introduced a bill in the National Senate, the object of which is to lease all of the Presidio Reservation to the city, to be used as a public park, except 300 acres around Fort Point. The probability is that the land will be granted for that purpose, as the highest military authorities here some time since wrote to Washington that no detriment to the pullic service would result from allowing the city the use of the

Basements Unhealthy.

Basements in dwelling houses are rapidly getting out of favor here, even where they are built level with the ground. They are found to be damp, chilly and unhealthy, especially for children, who are very sensitive to colds in them, and also to loss of appetite and general loss of strength. Basements affect women in the same way, even when large fires are kept up in them. This is particularly the case where the house is built on sand and where the ground is low. We believe in utilizing space in a house; but a smaller house, with health, is preferable to one with a basement and the attendant evils mentioned. Every house should have the first occupied story elevated. The ground-story can be used as a wash-house, coal and wood depository, and as a place for all old and rough articles that would otherwise cumber the house. In this way its space will be found to be nearly as useful as though it were occupied, while the health of the family will be protected from malarious and chilling influences. The cellar should be boarded with one or two-inch planks, and should have a tongued-and-grooved ceiling, so the story above it may be kept warm and cosy. ----

Delay in Ejecting Bad Tenants.

Great complaint is made by landlords, that they find much trouble in ejecting non-paying tenants, some of whom make a business of occupying houses, not one cent of the rent of which, excepting the first month, they ever pay. Bad tenants can not be put out until the County Court issues an order for their ejection, and it is said that several pettifoggers are always ready, for a small sum, to go before that Court, where, on various flimsy pretexts, they manage to stave off the issuance of the order of ejection for twenty to forty days. Landlords think that the Judge of the County Court ought to appoint a certain hour on two or three days of the week for the hearing of such cases, so they may get justice and quick riddance of Peter Funks who wish to live rent free.

A Word to the Real Estate Assessor.

We were last year compelled to call attention to the injustice and want of uniformity of many of the real estate assessments made by the present Assessor. In fact, we never remember a year in which such complaints were so general or well founded We hope no such display of real estate ignorance or injustice will be made this year, but that the Assessor's deputies are now all competent and careful persons. Last year we were compelled to condemn the work of the Assessor; this year, however, we hope to be able to praise him as one of our most competent officers, whose re-election will not be an insult to our good sense and an injury to our pockets. We care not who fills the position, so he fills it honestly and well.

Extreme Prices in the Western Addition.

The let on the southwest corner of Post and Larkin streets -fronting 25 feet on the latter by a depth of 80 feet on the former, was sold on the 14th of March, for \$6,000. This was such a high price that we did note the sale in our last issue, thinking there might be some mistake about it. We have since seen the owner, however, who assures us that he received the price stated. He furthermore states, that he could now get \$7,000 for the lot, if he had not already disposed of it. Such prices, for a small lot, so far out as Larkin street. are enough to make purchasers hold their breath, and they show that real estate is not falling everywhere. Both Larkin and Post streets are graded, macadamized, sidewalked and

The Lake Tahoe Water Project.

We are glad that Mayor Selby has vetoed the Lake Tahoe Water Bill. There are few things we would like to see the city aiding by the issuance of \$6,000,000 in bonds; and certainly this water project is not one of them. We need more, and we need much cheaper water than we now have; but this plan does not promise us permanent relief for either want. When the city puts its hands into the Treasury to secure an increased supply of water, it must spend the money with the view of owning the water and the works, and not allow a private corporation to have any connection with the supply at all.

Failure of an Oakland Auction Sale.

A large portion of the White House Tract, lying between the San Pablo and Telegraph Roads, Oakland, was offered at credit auction sale last month: Only four sales were madetwo of lots, and two of houses and lots. Oakland real estate is even more dull than suburban land here. The real estate rocket across the Bay has gone up, and the stick is now coming down. ----

Sale at a Low Price on Third Street.

The lot, 80 feet square, on the northeast corner of Third and Folsom streets, on which there are two frame buildings, renting for \$387 per month, was sold last month at auction. for the very low price of \$38,500 -\$481 per front foot. The owner of this property could have got \$60,000 for it about two years ago. This sum would have been about as much above a fair price as the figures of the late sale are below it.

The Tax Rate this Year.

The total real estate tax for city and county purposes, for the fiscal year of 1870-71, has been fixed at \$2.97 on each one hundred dollars of valuation. Last year the rate was \$2.841%. The assessed valuation is supposed to be about one-third the market or saleable value, but there is no uniformity in the assessments.

Release of the Mercantile Library.

A release of mortgage from the French Savings and Loan Society to the Mercantile Library Association was recorded on the 6th ult. The amount of the mortgage thus released was \$150,000, which sum was derived from the Mercantile Library Lottery.

Prospects of an Advance on Private Streets.

Land on the best private streets of New York, Philadelphia and Boston is worth \$600 to \$1,000 per foot, and this price does not include the very choicest residence property, on such streets as Fifth avenue and Madison Square, where land is worth \$1,500 to \$2,500 per foot. It land on the best private streets of Eastern cities is worth these figures, lots on our best residence streets" must also appreciate. Such land on Bush, Sutter or parallel streets southerly to Ellis street, are now worth an average of \$225 or \$250 per foot, east of Leavenworth street, and we believe, where the lots have full depth, that they will bring double that price within ten years. The land will then be much better utilized than it now is, because its increased value will render this necessary. No side alleys are found attached to New York houses, because the land is too dear for such conveniences, while only such a millionaire as Stewart could afford to have a garden around his house on Fifth avenue. And this will become measurably true of San Francisco's best residence streets within ten years. We now see gardens and side alleys on such streets, which the real estate appreciation of the future will erase, as too expensive luxuries. This is not a desirable thing to look forward to, but we are not dealing with that side of the question now. We are simply recording an inevitable attendant of real estate

Faithful Public Servant.

No occupant of the office of Mayor of San Francisco has ever we think, displayed more fully the requisites of honesty and capability than Mayor Selby. He has vetoed every unjust measure passed by the tag end of the Board of Supervisors, and has in every way shown himself to be not only an honest, but a most active and diligent public officer. We do not know what Mr. Selby's politics really are, nor do we care. He stands high for ability and honesty, and these requisites are in our eyes much more valuable than the political profession either of Democracy or Republicanism. Political mendicants still want party tests kept up, even in local affairs but so far as we are concerned we neither care whether a man is a Republican or Democrat, if he makes a faithful public officer. A rascal is a rascal still, no matter in what political dress he robed. His professions do not sweeten him a bit; and these are conclusions, we think, to which the public mind is gradually becoming accustomed. It affords us vastly more pleasure to commend a public officer's course, as we now do that of Mayor Selby, than to be compelled to speak harshly of any one.

St. Louis Waking.

Compared with Chicago, St. Louis has always been a sleepy city, and the war retarded its progress greatly. Its natural advantages are probably greater than those of Chicago, but it has never displayed the same enterprising spirit, and besides it has never learned, as Chicago has to perfection, the art of blowing. St. Louis is giving some signs of life, however. The Republican, of that city says: "The real estate sales this year have been greater in amount and number than ever before, and the prices have realized a handsome advance generally on former sales. And in number and quality the buildings now in course of erection are far in advance of what has ever before been seen in our city. One of our largest real estate firms intends advertising some of its large sales in the principal cities of the United States, having been encouraged so to do by the attendance last fall of speculators from every direction. Real estate men anticipate a brisk business the coming season."

Tide Land Sale at Saucelito.

A credit auction sale of four thousand acres of salt marsh and tide lands, situated at Saucelito and Richardson's Bay, will be made on the 18th inst., by order of the Tide Land Commissioners. Richardson's Bay is, we think, destined to be the terminus for the northern coast system of railroads, while its contiguity to deep water and the city, mark it as a place where many large manufactories are likely to centre. All of the submerged lands on that bay will be sold, with the exception of a believe that at least one railroad - connecting Saucelito with Sonoma, Napa, and adjoining counties-will be finished within two years. Saucelito is one of the most beautiful and healthy places of residence in the State of California.

Exchange of Property.

The owner of the Mountain Spring House, on the Ocean House road, a little beyond the junction of the latter with Seventeenth street, lately gave \$13,000 in cash and that property, to which eight acres of land are attached, for a lot on the east side of Guerrero street, extending from Quinn to Brosnan streets (between Thirteenth and Fourteenth). The lot has a frontage of 160 feet on Guerrero by a depth of 280 feet on Quinn and Brosnan streets, each of which is but 30 feet wide. All of the three streets named are graded and macadamized and the lot is on the grade.

Sale on Sixth Street.

In THE CIRCULAR for February, we published the particulars of a sale on the east side of Sixth street. 275 feet north of Howard. The lot is 25x75 in size, and has an old frame house on it. The price inserted in the deed was \$10,000. We have since learned that only \$6,000 in cash and a quantity of merchandise were given for the property. The value of the mer-chandise was not more than \$2,000 at the most, which reduces. the total price paid to \$8,000, or at the rate of \$320 per front

Our Scale of Charges for Real Estate Valuations. Annexed will be found our scale of charges for personally examining and reporting upon the value of real estate in this city and county: On property worth \$1,000 to \$5,000.

" \$5,000 to \$20,000 " \$20,000 to \$50,000 " \$50,000 and upwards.... The above terms apply to one piece of property only. Where there is more than one, an advance of 33% per cent, will be charged.

The lumber trade is dull, as is usual at this season of the year, but a fair Summer and Fall trade is anticipated. The stock of redwood lumber is not accumulating, as it has done: in former seasons, and all cargoes arriving recently have been to fill actual orders. The lumber dealers have signed another making the second, agreement to advance retail prices next week to \$20 for rough lumber; \$35 for surface lumber and for redwood tongued and grooved; \$371/4 for rustic, and \$30

Annexed are the proposed rates after May 1st: By the cargo, dressed redwood, \$28 per thousand; rough, \$15; Puget Sound pine flooring and stepping, \$22@\$24; planks for street work, \$14@16; assorted scantling and other building material, \$14@16; timber, \$16@18. At retail. dressed redwood. \$35; rough, \$20; Puget Sound pine flooring, \$30; street planks, \$16; assorted scantling and other building material, \$20; fencing \$20; laths, by the quantity, \$3@31/4, and shingles, \$2%@\$3 for large lots,

Durable Paint.

We have had our attention called to Averill's Chemical Paint, which has been in successful use for some five years in the Atlantic States, and which is now being manufactured here. Experts, who have tested its ability to stand heat and exposure, assure us that this paint surpasses the kind of paint generally used; while many of our most prominent citizens, who have had houses painted with it, bear testimony to its superiority and cheapness... We ourselves have examined two buildings which were painted at the same time—one with common paint and the other with Averill's paint—and we must say that the latter now looks much the most clean and glossy. The article is manufactured here, and that is why we notice it. We do not wish to give it unqualified endorsement by any means; our object simply is to call the attention of property owners to it. They can examine its merits and see whether its use will not prove profitable.

The following were the most important leases recorded from April 1st, to 28th, inclusive: The lower story of the building, No. 1,112 Stockton street, for three years, at \$75 per month. The property on the southeast corner of Ecker and Clementina steeets—25x75 in size—for two years, at \$60 per month.— The second story of the building, No. 116 Leidesdorff, for two years, at \$50 per month.—The property north side Harrison, 300 feet west of Fifth—50x80 in size—for three years, at \$75 per month.—City Slip lots, 31, 32, and 33, for five years, at \$75 per month. — Property north side Howard, 85 feet east of Fifth, 50x160 in size, for ten years, at \$60 per month.—Front and rear house, No. 436 Broadway, for five years, at \$85 per

Co-operative Building

We are informed that the Co-operative Building Association, recently organized in this city, is meeting with fair success in obtaining subscriptions to its stock. It only needs good mangement to ensure an entirely successful result to its operations. This it is likely to have.

A DURABLE AND VALUABLE PAVEMENT.—The people of this city have been alike swindled in the laying of horrible cobble atones, splintered, unsightly and dangerous planks, and the crowning nuisance of a powdered burlesque on macadamizing. The Stow Foundation Pavement differs from all these pavements. Any real estate agent will admit that a lot will bring 20 per cent. more on a street where the btow is laid, than if any one of the other three pavement failures were down. The laying of the Stow costs 25 cents per square foot only, and at this price it, is as cheap as either cobbles, 4-inch planks, or macadamizing. If it were laid all over the city, at least \$50,000 yearly would be saved in wear and tear of vehicles alone, while profanity would be lessened, and our ears no more tortured with unnecessary ratile of vehicles. For all these reasons it has long been our opinion that the Stow Pavement should come into universal use here. It has now been tried some years, and has stood every test. No words but those of praise have been uttered by any one about the Stow Pavement, the only exception being an attack made on it by certain parties who are interested in the so called Imperishable Block The best reply to that attack is reference to the fact that the tow has been down for three years on Battery street, where the heaviest teaming of the city passes, and it is yet in first-class condition there. A section of the so called Imperishable Block Pavement was laid on the corner of California and Montgomery streets about ten months since. comparison of it with the Stow on Battery street will show everybody which is really best.

THE TOWN OF DECOTO.—ALL WHO HAVE YET VIS-ited the above town alte admit that it is one of the most desirable spots on the Pacificcoast. It is only 20 miles distant from San Francisco, by Oaklaud Ferry and the main Central Pacific Railroad line. Special trains will soon berun, by which residents will be laid down there in one hour. Commutation fares have been fixed at the low price of \$7.50 per month, so as to bring a residence at Decoto within the reach of the man of small means. The price of Decoto lots has been put at so low a price that the difference between them and the rates asked for outside city lots that the difference between them and the rates asked for outside city lots here, will alons nearly pay for the erection of a comfortable house. Those who live at Decoto will have the benefit of a country residence; a ride through a delightful and varied country, and a pleasant sniff-of fresh sea air on the ferry boat twice a day. The saving in doctors' bills and the advantages to the health of women and children cannot help but be large. Investments in lots at Decoto will pay as well as any other land investment which can now be made in California. These are not wash assertions but reasonable estimate based on the progress of lend in rash assertions, but reasonable estimates, based on the progress of land in the vicinity of other large cities. 37,500 Evergreen Trees have been planted upon the property, or 25 trees to each lot. There are 1,500 shares, of \$200 each, payable in 20 monthly installments, of \$10 each. Each share represents a lot of 50 by 100 feet. No assessments can be levied beyond said \$200. For particulars, pamphlets, etc., apply to H. V. HERBERT, Secy., or HARVEY S. BROWN, Agt. 624 Montgomery St., San Francisco.

THE SAN FRANCISCO CO-OPERATIVE LAND A.ID BUILDING ASSOCIATION offers to all an opportunity of making a safe; profitable and desirable investment of a small sum each month. To those who subscribe for the purpose of securing a house, or improving vacant lots on very easy terms, it offers advantages hitherto unavailable to our people. As ar investment, it will not be excelled by anything offered in this city. Prospectus and Articles of Association, with full particulars, may be obtained at the office, No. 306 Montgomery street. H.B. CONG-

FOR SALE, 1.149 ACRES OF LAND. PORTION OF THE RANCHO DE PETALUMA and LAGUNA DE TOLA, near Lakeville, county of Sonoma, together with all the houses, stables, and improve-ments thereon. All the above tract is fenced and considered first-class agricultural land; all clean and improved. Apply to A. D. SPLIVALO, 430 Jackson street, San Francisco. Or, JOHN PRUZZO, on the premises,

GALLAGHER & PIERSON, ATTORNEYS AND COUNSELORS AT Law. Particular attention paid to examining titles to real estate.

Office, northwest corner of Montgomery and Commercial streets, San

A UCTION SALE OF STATE SALT MARSH AND TIDE LANDS.—The Board of Tide Land Commissioners, commissioned and acting under Acts duly passed by the Legislature, to survey and dispose of certain salt marsh and tide lands belonging to the State of California, will offer for sale, at auction, to the highest bidder, at Platt's Hall, our THURSDAY, May 18th, 1871, at 10 o'clock, A. M., and continue every alternate day thereafter (Sundays excepted) until the said lands are disposed of (except said sale or sales shall be postponed by order of the Board of Tide Land Commissioners in part or in whole), all the right, title and interest of the State in and to the following property, in Marin

County, to wit:

1st. 2 lots, 100x300 feet each, and 10 fractional lots lying in front of the town of Saucelito. 2d. 2 fractional lots lying between the town of Saucelito and the Saucelito ferry wharf. 3d. 86 lots 240x400 feet each, and 3 lots 200x540 feet each, and three lots 200x670 feet each. 72 fractional lots, lying in Richardson's Bay, and front of the town of New Saucelite. 4th. 3 lots containing 20 acres each, and 20 fractional lots, situate on the westerly arm of Richardson's Bay. 5th. 30 full lots, containing 20 acres each, and 36 fractional lots, on the northerly side of Richardson's Bay, between Strewberry-Point and Peninaula Island.—6th. 2 fractional lots in Sec. 5, T. 1, S., R. 5 W. 4 fractional lots in Sec. 5, T. 1 S., R. 5 W., and 2 fractional lots in Sec. 32, T. 1 S., R. 5 W., fronting on Raccoon Straits. 7th. 4 fractional lots in Sec. 32, T. 1 N., R. 5 W. 4 fractional lots in Sec. 31, in T. 1 N., R. 5 W. Fractional lot 29, in Sec. 30, in T. 1 N., R. 5 W. 12 fractional lots, in Sec. 25, in T. 1 N., R. 6 W. 5 lots containing 200 acres each, and 12 fractional lots, in Sec. 24, T. 1 N., R. 6 W. 2 lots containing 20 acres each, and 8 lots containing 18.57 acres each, and 9 fractional lots, in Sec. 23, in T. 1 N., R. 6 W. 3 lots, containing 18.57 acres each, and 7 fractional lots, in Sec. 22, in T. 1 N., R. 6 W. 9 lots containing 20 acres each, and 17 fractional lots, in Sec. 15, in T. 1 N., R. 6 W. 16 lots containing 20 acres each, and 12 fractional lots, in Sec. 14. in T. 1 N. R. 6 W. 3 lots, containing 20 acres each, and 11 fractional lots, in Sec. 13, in T. 1 N., R. 6 W., between Raccoon Straits and Point San-

GENERAL DESCRIPTION.—The above lands are situated in Richardson's Bay, Raccoon Straits, and along the shore of San Francisco Bay, between Raccoon Straits and Point San Quentin, in the County of Marin, and shown on the official map in the office of the Tide Land Comm corner Clay and Kearny streets. The dimensions of fractional lots will

TERMS OF SALE: Cash in gold coin-25 per cent, payable on the day of sale to the Commissioners, and 75 per cent. payable 25 per cent. in one year, 25 per cent. in two years, and 25 per cent. in three years thereafter to the State Treasurer, at Sacramento. The Commissioners will receipt to each purchaser for the amount of his payment of 25 per cent., stipulating that if the remaining 75 per cent. of the purchase money shall be paid in three equal parts—in one, two and three years thereafter—together with legal interest, to the State Treasurer, at Sacramento, he shall receive a deed from the State of California, for the property purchased by him. Deeds at expen e of purchaser. B. F. Washington, Rodmond Gibbons, L. L. Bullock, Board of Tide Land Commissioners. Wm. S, Byrne, Sec y.

OAKLAND REAL ESTATE AGENCY, ON COMMISSION ONLY.—MATHER, MUDGE & CO., No. 306 Montgomery street, San Francisco, and southwest corner Broadway and Sixth streets, Oskland, have for sale, strictly on commission, some elegant residences in the choicest locations in Oakland and Brooklyn; also, good building lots. Houses built as per plans and specifications, under the supervision of a competent architect, upon very easy terms of payment. Houses is all parts of the cities of Oakland and Brooklyn to rent. Rents promptly collected. Loans negotiated at lowest raies.

JOS. A. DONOHOE, DONOHOE, KELLY & CO., BANKERS, SOUTH-west corner of Sacramento and Montgomery streets, San Francisco. Exchange for sale on Eugene Kelly & Co., New York, on St. Louis, Chicago

and Cincinnati.

Also, on Messrs. Smith, Payne & Smith, London; the Consolidated Bank (Limited) London; the Bank of Ireland, Dublin; Messrs. Hottinguer & Co.,

Exchange on the Bank of Ireland, Dublin, is payable at all the Branches, and in every county town in Ireland.

IBERNIA SAVINGS AND LOAN SOCIETY - Office, northeast cor ner Montgomery and Market streets. Officers: President, M. D. Sweeny; Vice-President, C. D. O'Sullivan. Trustees: M. D. Sweeny, C. D. O'Sullivan, John Snllivan, R. J. Tobin, M. J. O'Connor, P. McAran, Gust. Touchard, Peter Donahue, Jos. A. Donohoe. 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 upward. Office hours from 9 to 3.

MASONIC SAVINGS AND LOAN BANK-NO. 6 POST Street, Masonic Temple, San Francisco.

GEORGE ROBINS, Secretary. LEONIDAS C. PRATT, President.

CERMAN SAVINGS AND LOAN SOCIETY.-GUARAN. tee Capital, \$200,000. Office, 513 California St. Office hours from 9 to 3. Extra hours on Saturdays from 8 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other consecrations, J. Gundlach, ors. L. Gottig, G. H. Eggers, F. Koster, E. Kruse, F. Roeding, J. Gundlach, Henry Schmiedell, Charles Kohler, M. Mendheim. Officers: L. Gottig, Loans made on Real Estate and other collateral securities. Direct ; Geo. Lette, Secretary; John R. Jarboe, Attorney.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAP-ITAL, \$5,000,000; D. O. MILLS, President; W. C. RALSTON, Cash-ier. Agents: In New York, Messrs. LEE & WALLER; in Boston, TRE-MONT NATIONAL BANK; in London, ORIENTAL BANK CORPORA-TION. Letters of Creditissued, available for the purchase of merchandise throughout the United States, Europe, India, China, Japan, and Australia. Exchange for sale on the Atlantic Cities. Draw direct on London, Dublin, Paris, St. Petershurgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokohama, Shanghae, Hongkong, Frankfort on the Main. Frankfort on the Main.

FRENCH SAVINGS ND LOAN SOCIETY, No. 411 BUSH STREET, ABOVE KEARNY. G. MAHE, Directors. Loans made on real estate and other collateral securities at current rates.

PACIFIC FIRE AND MARINE INSURANCE COMpany, San San Francisco, California.—Capital Stock, \$1,000,000.

Amount in hand in excess of capital, available to pay losses and dividends \$639,928.09. All losses paid in United States gold coin. Fire and Marine Insurance. Officers: Jona. Hunt, President; Wm. Alvord, Vice-President; A. J. Ralston, Secretary; A. Baird, Marine Secretary.

PIRE AND MARINE INSURANCE.—UNION INSUR-ANCE COMPANY of San Francisco, the CALIFORNIA LLOYDS, Established in 1861. Nos. 416 and 418 California street. Cash capital, \$750,000, gold. Assets exceed \$1,000,000, coin. Fair rates; prompt settlement of losses; solid security. GUSTAVE TOUCHARD, President, CHARLES D. HAVEN, Secretary. GEO. T. BOHEN, Surveyor.

HOME MUTUAL INSURANCE COMPANY OF CALIFOR-nia.—Office, 433 California street, Merchants' Exchange Building, San Francisco. Fire and Marine Insurance. Capital, \$650,000. John H. Redington, President; Geo. H. Howard, Vice-President; Charles R. Story; etary; N. B. Eddy, Marine Secretary; John E. Bigelow, Special Agent,

MERCHAN'TS' MUTUAL MARINE INSURANCE Company. Office 406 California street. Capital, \$500,000. Losses paid promptly. Directors: C. L. Taylor, F. Roeding, Isaac E. Davis, J. B. Scotchler, A. M. Simpson, James Irvine, Jabez Howes, A. P. Tubbs, C. Adolphe Low, W. J. Adams, R. F. Raimond, James P. Flint, Wm. Scholle, J. B. Scotchier, President; Jabez Howes, Vice President; E. W. Bourne; Secretary. This company is engaged exclusively in Marine Insurance.

REMOVAL.-HENRY F. WILLIAMS & CO., REAL IState Agents, have removed to Room 20, Stevenson's Building, south-west corner Montgomery and California. Prompt attention given to every

Winterburn & Co., Printers, 417 Clay st.

PROPERTY FOR SALE BY CHARLES D. CARTER (All Property placed in my hands for sale is advertised gratis in the annexed list.)

Inside Property. Large cottage house and lot on Bush, 31x137%, with L in rear to alley leading from Taylor street; improved grounds, near Leavenworth. 12,000
Large lot on Francisco and Vandewater streets, with two houses. 4,000 Haif 50-vars lot with cottage house, stable, &c., on Green street Half 50-vara lot on Bush street near Leavenworth..... Large house and lot on Powell street, near Jackson.... Lot filled in and improved, on Commercial, near Drumm.

50-vars lot on Vallejo street.

Lot 137 % x160, opposite Washington Square.

House and lot on Stockton street, near Greenwich.

Large brick building and lot on Stockton near Jackson: rents for Lot 45x68, to rear street on Mason near Chestnut se and lot 30 % x75, on Powell near Clay, to rear street. Improved business property on Front street, near California..... 30,000
Two houses and lot 34 %x137% on Pine near Dupont; well rented 10,000

Lot 25x137% on Filbert street, near Leavenworth, South of Market Street. Well rented investment on Market, near Kearny......

Double house, well rented, and lot on Dora street, near Folsom. 2,800

Three-story and basement building and large lot corner Second Lot 45%x137% on Berry street, near Sixth

Lot 50x160, fronting on Sixth street and Park Avenue, with fine house, stable, &c... Two-story and basement, house and lot 45x137% on Beale street, Corner lot on Howard street, 453/x90.... Two houses and lot on Silver street, near Third... Lot 22x45%, with building occupied as store below and dwelling up stairs on Steuart near Mission.

Two-story house and lot, 25x80, No. 524 Bryant street, near Third Large house and lot, 34% x137%, on First, near Harrison

Missian Property. Good house of 6 rooms, well, stable and hen house, lot 55x125, on Dismond street, near Nineteenth; street improved; only.. New cottage house and lot, 26x100, on Alabama, near 24th.. House and lot on Twenty-fourth, near Harrison..... House and lot, 24x190, on Thirteenth and Quinn streets. Lot 95x125, on Mission street..... House and lot, 30x122 %, on Capp street, near Eighteenth ottage house and lot, 27xt04, on Twenty-fourth, near Alabama Lot 51 %x114, on Twenty-third street... Lot 75x102, on Twenty-third, near Bryant... New house and lot, 26x115, to rear street, on Howard...... House and lot, 50x110, on Sixteenth, near Guerrero...... Lot 228 on Church, 80 on Army, and 80 on Twenty-seventh streets Lot 25x140, on Howard, near Twelfth.

Lot 60x115, corter Twenty-third and Diamond; only.... Lot 25x100, on Chattanooga street, neer Twenty-fourth Western Addition, New two-story and basement house, with all the modern conveniences, and lot on Grove street, near Polk Lot 50x137%, on Waller, near Webster; on grade..

50-vara lot on O'Farrell street, near Buchanan, Lot 27 % x110, corner Oak and Steiner streets... Lot 82 %x120, on Geary street, near Van Ness Avenue; on grade. I wo-story and basement house and half 50-vara lot on Geary, Lot 25x120, on O'Farrell, near Octavia..... 50-vara lot corner Vallejo and Broderick.

Lot 27%x120, corner Fell and Webater, through to Hickory Avenue; on grade; streets macadamized and sidewalked.....

Four 50-vara lots corner California, Buchanan and Sacramento sta Cottage house, stable, &c., and lot 27%x137%, on Turk street, House and lot, 323 x68%, on Fillmore, near Turk
Elegan Services Founded by Gough, Chestnut, Octavia and Bay

Handsome residence and corner lot, 286x148, on Pierce street.... 25,000 Outside Property. Lots 50x100, on west side Mission street or San Jose road, near five-5,500 Choice land by the acre at Menlo Park, cheap..... Corner lot, 50x100, O'Neil & Haley Tract . Well located and cheap lets, 75x100, in South San Francisco.... Lots in Gift Maps 1, 3, 3 and 4..... Improved lots in Precita Valley. Block of eight lots, each 100x125, University Mound for all.... House and lot on Columbia Place, near Precita Place.... Tract of land near Cliff House Itoad....

THE REAL ESTATE ASSOCIATES, (INCORPORATED 1866) No. 408 Montgomery street, San Francisco. Assets, in excess of liabilities, \$490,000. Officers, President, Maurice Dore; Vice-President, D. A. MacDonaid; Secretary, Wm. Hollis; Treasurer, Pacific Bank; Attorney, T. B. Bishop. Directors, Maurice Dore, Wm. Sutton, D. A. MacDonald, H. L. Hutchinson, Edward Barry, Wm. Hollis, T. B. Bishop. Buy and sell real estate on commission. Effect repairs and insurance, and take full charge of property. Collect rents and make remittances to absent owners. Lease or rent houses, lots and stores. Pay taxes, assessments and other charges on real property. Attend generally to all matters appertaining to the care or management of real estate. Loans negotiated and capital invested on mortgage or other securities.

W. J. GUNN, REAL ESTATE AGENT, 24 MERCHANTS Exchange, California street. Roal estate bought and sold. Building lots, houses, and business property for sale, in all parts of the

THE STOW FOUNDATION PAVEMENT.—FOUR YEARS ago the above Pavement was first laid here. No effort was made to trumpet its merits in a dvance; but now that it has been down so long, it is but simple justice to say that it has shown itself to possess, first and chiefly, durability; 2d, smoothness of surface; 3d, noiselessness; 4th, it is easy for horses and vehicles; and 5th, cheapness. The Stow has been laid on Battery street for over two years, where it has had to stan the pressure of the heaviest teaming traffic in the city. Neither on that or any other street has it warped, swelled, or become fissured. Is it not, therefore, the most durable and desirable pavement for this city?

JAMES F. CROSETT, REAL ESTATE AGENT AND MONEY Broker, 304 Montgomery street, San Francisco. Real estate bough

Chas P. Carter's Real Estate Circular

ONE DOLLAR PER YEAR.]

FOR THE MONTH OF MAY, 1871.

SINGLE COPIES, 10 CENTS.

TEMPORARY OFFICE, No. 338 MONTGOMERY STREET.

No. 7.

peath of Churles D. Carter.

and kept talking in his usual cheerful manner while undres

only been there about ten minutes when he said that his head

was aching, and requested his wife to bathe it again. She did so.

and she then noticed him attempting to lift his left arm, in

which attempt he failed. He asked her to rub it, "for," said

he, "my left side and arm feel as though they were para-

lyzed." This thoroughly alarmed her, and she told him she

would send for the doctor immediately, which was done. He

did, and also told him she would send for his clergyman. She

also, knowing the nature of the disease to which he was sub-

ject, told him, with bursting heart, to pray; that perhaps God

was about to call him. He did so, but in less than fifteen

winutes after he lay down, he lost and never again regained

consciousness. The Rev. Father Aerden and the Rev. Father

Garrega arrived in a few moments after. The former expressed

to perform the operation on his unconscious friend, who was

was twice sent for but failed to arrive until a little after 1 o'clock.

When he arrived, he bled Mr. Carter immediately, and put

a handkerchief soaked in alcohol on his breast, to which he

on the strength of that held out hopes of his recovery. But

his consciousness never returned, at least to outward appear-

ance, and he drew one long and but too palpably fatal sigh

Those who read, in the morning papers, the account of the

neeting which Mr. Carter last attended (and which, beyond a

loubt, was the immediate cause of his death), could hardly

believe the sad news, as it rapidly spread through the city, that

Mr. Carter was only forty-six years old at the time of hi

sudden death, which was caused by apoplexy, of which disease

he had one other attack in November, 1868. He was born in

Harlem, N. Y., in which place he lived, learning the business

of a blacksmith, until the excitement of the discovery of gold

in California. This led him to take passage hither. He land-

ed in San Francisco on the 30th of August, 1849. He worked

at his trade for some months after his arrival, locating himself

on the northwest corner of Clay street and Portsmouth

of selling general merchandise, and eventually into that o

real estate. He revisited the East in 1850, and again in 1869

With these exceptions, he was almost constantly in the city.

He had a special talent for everything connected with real es

late. He was clear headed and far seeing in his operations, and

would go into speculations which few endorsed and few be

lieved in, at the time they were first made. His sagacity, in

this respect, became well known at last, and for several years

before his death he had many friends who would invest

on his judgment, where they themselves would never have

thought of going in alone. There are, probably, not over half

a dozen men in the city who have had as good opportunitles

to become millionaires as those which Mr. Carter enjoyed; but

he never cared for money. He loved far more to give it away

than either to make it or to keep it. The truth is, his gener-

osity ran into a failing, about which his nearest friends vainly

remonstrated. The writer-who for five years past has had

the best possible means of knowing—does not hesitate to say that, if Mr. Carter had been found by a friend hastening to

pay a sum of money, which he had borrowed to save himself

from bankruptcy, he could have been talked into lending it to

Square, opposite the Plaza. He soon went into the business

he was no more.

and expired at half-past one o'clock on Friday morning.

set fire. He found that Mr. Carter's pulse was good, and

the belief that Mr. Carter ought to be bled, but he himself feared

breathing hard and suffering dreadfully. The doctor (Bennett)

arged her to rub his arm and side more quickly. This she

He then said his evening prayer and went to bed. He had

large sums in charity, when he himself was in great straits Since the last number of THE REAL ESTATE CIRCULAR Was for money. This fact is not here given as one of Mr. Carter's issued, sudden and unexpected death has called Mn. CHARLES virtues, for it was a great weakness, but as a truthful illustra-D. CARTER from the world. He was in apparent health, and tion of the character of the man. His heart and hand were certainly in the full enjoyment of his usual cheerfulness and always ahead of his pocket. He always took far more interest spirits, up to the evening of May 25th. A meeting of the in the Industrial School, the San Rafael Orphan Asylum, and ndustrial School was held that night, at which, as President other charitable institutions, than he did in making money in of the School, he presided. The meeting most unfortunately his business; and the writer often ran the risk of his proved a very-stormy and-unpleasant one. Charges were displeasure in strongly, but vainly, remonstrating with him upon giving his time and money to these things, when his own made against some of the officers of the School and certain spartments of its management which Mr. Carter felt called business required his pressing attention. Mr. Carter never upon to rebut, whether out of a feeling of their injustice of in his life pressed a creditor, no matter how much he was ont of his well-known desire to shield and befrieud-those under himself pinched for money. He could not be made to behim, cannot now be definitely stated. But there is no doubt lieve that any one really meant to cheat him; although the that Mr. Carter was very much excited by the events of the fact that he was being imposed upon was frequently plain as evening. His excitement was that of interest in the school day to everybody else. He was always willing to pay the and not of temper, however, for anger was almost foreign to his highest rate of interest for a loan, yet never, to the writer's nature-certainly to his nature in the company he was in that knowledge, charged a cent of interest on all the many private night, for all who were present at the meeting were his friends loans he himself granted. -many of them old personal friends. Nevertheless, Mr. Carter Those who knew Mr. Carter thoroughly were aware that he was both excited and exhausted when the long three hours was ntterly careless about the majority of strict business rules, especially where he himself ran the risk of suffering by meeting came to a stormy close; but there was no evidence. either to himself or those around him, that anything was wrong the neglect. He was, in many respects, quite careless of with him-much less that the hand of death was on him. He what men said of him; and he could say and do a thousand rode in a hack up the steep hill on Washington street, to his things, both in business and in his social relations, which home on Taylor street, where he arrived a little after eleven would not for a moment have been tolerated in anybody else. o'clock. When he reached his room, he sat down in his easy He really bore enmity to no human being, and was always, chair, and made a few remarks to Mrs. Carter about the ex even under the most gloomy circumstances, good natured, full citing events of the evening, which alarmed her, for she to overflowing with hope, and was noted for being witty and knowing and dreading the risk he ran, had a thousand times the best of company. vainly begged of him to let some one else take his place, so No one who was intimate with him failed to love and re that he might take better care of his precarious health. spect him. He was one of the best of husbands, the kindest response to her auxious inquiries, he replied that he felt all of fathers, the most attached of friends, the most genial of right, except that his head was hot. She noticed, when bath companions, and kind of employers. The city has lost many ing it, that it was very hot, and that the veins of his forchead richer and some better known men than Charles D. Carter, but it were very much swollen, and a dread-almost a chill of deathhas probably never lost one who had a larger heart of charity came over her. But Mr. Carter insisted that he was all right and sympathy, or one more full of public philanthropy and

carelessness of self.

SALES FOR THE MONTH OF MAY.

Table showing the Number and Value of Sales of Real Estate

Section.	No Sales.	'Amount.'
ifty Varas	39	\$398,185
ne Hundred Varas	20	62,748
ity Slip and Water Lots	8	94,008
outh Beach	3	5,937
otrero	25	44,607
lission Addition	60	270,680
Vestern Addition	38	200,132
lomestead Associations	51	23,756
ntside Lands	38	102,595
ax,Blackmail and Skeleton Titles	11	1,992
Total.	293	\$1,204,640

SAN FRANCISCO, June 1st, 1871. The dullness which has so long been noticeable in real estate continued last month. The sales of May were larger than those of April in point of value, but this was largely due to the recording of several deeds by which some large past real estate transactions were finally closed up. The number o sales effected in May was less by 32 than the transfers of April. Paying inside property-whether on business or private resi-

dence streets-is still in demand. Such property can not be purchased at any abatement on old prices; indeed, in many cases very heavy advances are demanded, and paid, too. Good residence property lying east of Leavenworth, north of Bush and between Polk, Gough, Bush and Ellis streets, is

in fair demand, and advanced prices are being paid for it in nearly all cases.

Outside Western Addition, Mission and other lots bring fair to poor prices, according to circumstances. Sharp buyers find no difficulty in securing bargains; that is, bargains, compared with the outside prices of two years ago. This, however, is the rock on which real estate buyers and sellers split. Owners naturally insist on-getting old prices, while buyers refuse even to talk of the rates of two years ago. Many a sale is thus broken up, agents thereby suffer, and the total list of transfers is kept in a reduced state. The matter stands just this way: those who really must sell within a given time, must make up their minds to take reduced prices; while those who would like to sell, but are not actually forced to do so, can afford to hold out for the highest prices, and they are not likely to lose anything eventually either by doing so. Real estate agents do not now care much to take outside property for sale at old prices. If reductions are not made, they generally refuse to make an effort to sell at all.

We elsewhere give full particulars of all the prominent sales made last month.

Large Loan at a Low Rate of Interest.

The German Loan Society loaned \$100,000 last month at 91/2 per cent. per annum, on the two-story brick building and lot on the northwest corner of California and Battery streets. The lot has a frontage of 141 feet and 10 inches on California, by a depth of 70 feet on Battery. The property brings in a the friend who had met him. Dozens of his acquaintances are aware of cases where he lent to pretended friends, or gave total monthly rental of \$2.000.

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 May, 1871.

By whom taken or released.		MORTGAGES.		RELEASES.	
L. C. TOLOGOGU	No.	Amount.	No.	Amount.	
Private Individuals	93	\$329,507	127	\$516,330	
Hibernia Savand Loan So.	34	92,700	29	131,250	
Clay St. do. do.	21	65,250	12	48,800	
French do. do.	1	100,000	4	58,190.	
German do, do,	22	187,510	4	7,399	
Odd Fellows'\ do.	27	229,100	8	17,700	
Masonic do.	13	24,750	2	1.100	
Humboldt do.	7	24,400	2	14,000	
Building and Loan Society			19	25,558	
San Francisco Sav. Union.	13	27,000	-6	34,100	
Red Men's Bank	1	600	2	1,800	
Fireman's Fund Ins Co	-1	- 350	2	8,600	
Pacific do.	2	17,500	3	20,200	
Occidental do.	1	15,000	2	20,000	
People's do.	4	9,150	2	6,250	
Security Savings Bank	4	27,500	••	•••••	
Totals	244	\$1,150,317	224	\$911,277	

The mortgages recorded in May amounted to a little more than those of April, both in number and amount. The releases were smaller in value, the reduction amounting to

The mortgages recorded monthly have lately been nearly equal to the sales made. This, in a season of great activity, would be a very bad showing, but it is not so in the present real estate dullness, and for this reason: the most of the mortgages recorded now are given by parties who have for years owned the property they borrow upon. They now borrow either to erect improvements upon vacant lots, for use in their business, or other like purposes. The buyers of last month really only gave 43 mortgages, of the aggregate value of \$223,187; so that, of the total amount of the sales of May, over 85 per cent. was paid in eash.

The releases of mortgages were large last month, though not so heavy as those of April. Deducting them from the mortgages, reduces the latter to 20 in number, and to \$239,040 in

Surface glances at the real estate transactions of each month do not show the true state of affairs, or how near a cash business is being done by buyers.

Money can now be had at ten per cent. per annum, even in small loans, on real estate, and that fact has much to do with the great increase of mortgages. Those who would not borrow to build or to engage in manufacturing enterprises while money was worth twelve per cent., are now encouraged to do so by its reduction to ten.

The Hibernia Bank is granting loans on all sums, large and small, at ten per cent. per annum, and it is not now expected that the price of money will ever again be advanced by it above that figure. This being the ease, it is only a question of time—and that of but a short time, too, we hope—when all the other savings banks will come down permanently to ten per cent. on all loans. The CIRCULAR has for nearly two years and we are very glad indeed to see that it now appears to be shed fact. Money is plenty at the Hibernia Bank, and the demand was fair last month.

The French Society granted one large loan of \$100,000 last month, on which eleven per cent. was charged. This bank is not now loaning any money at ten per cent.

Money is plenty at the Jerman Bank. The demand has been light. Ten per cent, is the rate generally charged by this institution. One loan of \$100,000 was last month granted by it at 91/2 per cent: per annum.

Money is also plenty at the Savings Union. Loans are granted by it on desirable property at ten per cent. The local demand was light last month, but several applications were made from the country, of which those that were safe were.

The Savings and Loan Society has plenty of money on hand. Some loans have been granted by it at ten per cent., but twelve is the ruling rate there. Many applications for loans have lately been received from the country, but very few of them have been granted.

By Whom this Circular is Issued.

This number of THE REAL ESTATE CIRCULAR is issued by the person who has edited and had charge of it for Mr. Carter since it was first published in November, 1866.

Where Copies may be had,

Copies of this issue of THE CIRCULAR can be had at 338 Montgomery street, up-stairs.

Sale on McAllister Street.

The lot on the northeast corner of McAllister and Franklin streets, fronting 87½ feet on the former by a depth of 120 feet on the latter was sold on the 23d ult., for \$9,000. Higher prices than this prevailed in that locality two years ago.

SALES RECORDED' ON ALL THE PRINCIPAL STREETS Lot south side Sutter, 137% feet west of Octavia, west 55xt 20; was OF SAN FRANCISCO FROM APRIL 26th TILL MAY 25th, INCLUSIVE.

North of Market Street. Brick building and lot west aldo Front, 12914 feet north of Pine, Frame house and lot west side of Kearny, 57 1/2 feet north of Green, Frame house and lot west side Kearny, 137% feet north of Broadway, north 20x6216; half interest, Frame house and lot east side Dupout, 115 feet north of Lombard, Frame house and lot east side Stockton, 67 feet south of Filbert. south 25%x137%; was previously sold in April and in September, 1869, for \$4,500; and now resold for. Old brick synagogue building and lot east side Stockton, 69 feet north of Broadway, north 40x69.

Lot west side Taylor, 60 feet north of Ellis, north 77 ½ x137 ½. Lot southeast corner Francisco and Taylor, cast 45%x55, to Water street in the rear..... Frame house and lot north side Lombard, 137% feet west of Du-Lot south side Lombard, 137 % feet west of Leavenworth, west Lot north side Lombard, 68% feet east of Leavenworth, cast 22x Frame house and lot north side Lombard, 187% feet east of Jones, Lot south side Broadway, 201 feet west of Taylor, west 23 & x120;
was previously sold in January last for \$700; and now re-Brick house and lot south side Pacific, 71% feet west of Mason, west 22x68% (sheriff's sale to a Loan Society). Frame house and lot south side Clay, 137% feet weat of Leaven-Worth, west 43x137%.

Frame house and lot south side Clay, 115 feet west of Davis, west Frame shanty south side Sacramento, 34% feet east of Mason, east Three story brick building and lot south side California, 87 % feet west of Sansome, west 50x137 1; together with lot used as an alleyway, on west side Sansome, 80 feet south of California, south 1 1 x 87 %. (This sale was made before the 52 1-6, northwest 70, east 21, north 25, east 13, north 25, west 65 to Taylor, south on Taylor 137%, east on Tyler 29%; the

North side Market, 29% feet east of Taylor, northeast on Market ot was sold in January, 1868, for \$28,000; now resold, with old frame houses, for Nouth of Market and East of Ninth. Frame house and lot south side Market, 175 feet west of Fifth west 25x100; The lot was previously sold in February, 1807. for \$11,000; honse and lot now seld for.

Lot southwest corner Market and Seventh, west on Market 250

feet, south 165 to Stevenson, east on Stevenson 175, north 25, east 75 to Seventh, north on Seventh 140; an undivided sion, north 45%x137%; two-thirds interest; the whole interest in this water lot was sold in October, 1867, for \$15,000; two-thirds interest now sold for Frame house and lot east side Ninth, 140 feet south of Folsom, south 25x75.... Lot north side Mission, 255 feet west of Sixth, west 20x85..... south 25x75 Frame house and lot south side Folsom, 350 feet east of Sixth,

Frame house and lot north side Harrison, 300 feet west of Third. Frame house and lot north side Harrison, 145 feet east of Eighth, east 40x80; was previously sold in January, 1871, for \$5,500; Lot north side Brannan, 35 feet west of Zoe (between Third and Fourth), west 30x160 to Freelon street in the rear.... Lot south side Brannan, 350 teet west of Fourth, west 25x120.... Lot south side Brannan, 34 feet west of Geneva (between Sixth-

Mission Addition and Beyonds Southwest side Eleventh, 57% feet southeast of Mission, Toutheast 22 1/2 x90; subject to a mortgage of \$1,500; was previoually sold in September, 1870, for \$3,200; now resold for... Frame house and lot northeast side Twelfth, 195 feet northwest of Howard, northwest 23 1/2 x146 1/3; was previously sold last month for \$3,000; and now resold for the same price..... Northeast corner Sixteenth and York, east 75x150... South side Sixteenth, 33 feet west of Guerrero, west 66x80%; was previously sold in February, 1865, for \$4,000; and now re-

Lot south side Eighteenth. 30 feet east of Stevenson, east 25x85. (Sale made by the Willows Land Association)... Lot south side Twentieth, 60 feet west of Harrison, west 25x95 ... Lot south side Twenty-second, 100 ft-east of Guerrero, east 25x 114 Lot west side Mission, 235 feet north of Nineteenth, north 25x80. one-story frame house and lot east side Mission, 180 feet south of Twenty-lith, south 30x115; was previously sold in December, 1870, for 1,350; and now resold for the same price 1,350 Lot east side Bartlett, 285% feet south of Twenty-third, south 50 second, north 60x1221; this property was exchanged for a

Frame house and lot east side York, 240 feet south of Twentyfifth; was previously sold in June, 1869, for \$3,500; in June, 1870, for \$3,000; and resold in July last for \$4,000; but the deed was only recorded now....Lot west side Potrero Avenue, 108% feet north of Alameda, north 54 % x200 to Hampshire street... Lot west side Potrero Avenue, 275 feet south of Twenty-second,

Lot west side Potrero Avenue, 120 feet north of Twenty-third, Lot west side Potrero Avenue, 65 feet south of Twenty-third, south 32%x117%.....

Western Addition. Frame house and lot southeast corner Polk and Willow avenue (between Ellis and Eddy), south 60x55. 4,000

Northwest corner Van Ness avenue and Clay, north 127%x247%. 25,000.

Not northeast corner Van Ness avenue and Pine, north 103 1-6x

Lot southeast corner Franklin and Jackson, north on Franklin 167% feet, east 64%, south 401-6, east 68, south 9, east 15, south 117% to Jackson, west on Jackson 147%.

Frame house and lot southwest corner Gough and Fulton, south 60x87%. (The full 50-vara in which this lot is, was sold in August, 1867, for \$5,000; and in September, 1868, for \$9,750: and in April, 1869, for \$14,500); portion now sold for..... Lot northeast corner Buchanan and Pacific, north 275 feet on Buchanan by 206 k on Pacific and Broadway.

Lot west side Webster, 53 north of Sacramento, north 50x50..... 0-vara lot northeast corner Fillmore and Filbert.....

Lot west side Broderick, 77% feet south of Sacramento, south 27 %x82 % Lot south side Sacramento, 141 feet west of Van Ness avenue, west 40x127°3°.
Southeast corner California and Franklin, east 95x137%. Lot sold in January, 1869, for \$9,000, in March, 1869, ior \$10,000,

and now resold for... Lot south side Pine, 110 feet cast of Buchanan, east 27%x137%... 0-vara lot southeast corner Sutter and Octavia.....

previously sold in August, 1868, for \$1,900, in March, 1869, for \$4,000, and now resold for House and lot south side Post, 128% feet east of Laguna, east 25%

x120. The let was sold in August, 1868, for \$1,000...... North side Geary, 275 feet west of Franklin, west 50x137 Lot north side Ellis, 60 feet west of Scott, west 30x75..... Lot north side Ellis, 139 feet feet east of Pierce, east 25 %x137% Was previously sold in October, 1868, for \$725, and in March

1869, for \$1,100. Now resuld for Lot north side Ellis, 164% feet east of Pierce, east 25%x137%; was previously sold in October, 1868, for \$725, and in March, 1869, for \$1,100. Now resold for.

Lot north side Ellis, 190 feet east of Pierce, east 25 kx137 k; was previously sold in October, 1868, for \$725, and in March, 1869, for \$1,100. Now resold for ...

Lot south side Turk, 143% feet west of Steiner west 87%x137% .. Undivided % of 50-vara lot northwest corner of McAllister and Laguna—a full interest was sold in March, 1869, for \$12,000 1/2 interest now sold at executor's sale for . . . Lot northeast corner of McAllister and Franklin, east 87 ½120.

The full 50 vara sold in July, 1867, for \$8,100; part now for Frame house and lot south side Grove, 220 feet west of Franklin. west 27 ½x75... Frame house and lot north side Grove, 62½ feet east of Franklin.

east 47 ½ x 68 ½ Miscellaneous Sales. West side Downey (between Seventh and Eighth), 20714 feet south of Bryant, sonth 33½x75.... Lot 1, block 300, South San Francisco Homestead Association.... Portion lot 59, block 184, Central Park Homestead Association... 1,200 1 ota 42 and 43, block 544, Haley Purchase..... Lots 330 and 331, Gift Map 4... East side Clinton (between Sixth and Seventh), 200 feet south of Brannan, south 25x80... North side Natoma, 250 feet east of Seventh, east 25x75..... South half of Potrero Block 17 Portion of blocks 67 and 68, Potrero. West side Maiden Lane, 98 feet north of Vallejo, north 393ex40... Lots 1 to 12, inclusive, block 179, O'Neil & Haley Tract. North side Card Alley (between Vallejo and Greenwich), 77% feet west of Stockton, west 60x6214. Ist 31, block 305, O'Neil & Hsley Tract .. East side Shipley, 175 feet north of Ninth, north 25x75 lot sold on the homestead plan..... Block bounded by Alabama, Serpentine avenue, Columbia, Precita avenue and Precita place...

East side Auburn (between Mason and Taylor), 683; feet north of Blocks 122, 123, 171 and 172; also portion of block 42, Horner's

Lots 2, 3, 6 and 7, block 44, Excelsior Homestead Association: also south side Berry, 45% feet east of Seventh, south 137 16 x 45%; (Sheriff's deed) subject to taxes and assessments.

Lots 10 and 11, block 18, R. R. Avenue Homestead ...

Northwest corner Santa Clara and York, north 100x100... Lots 13 to 24, and 35 and 36, block 179, O'Neill and Haley Tract... West side Geneva, 106% feet south of Brannau, south 32%x64... East side Stone, 100 feet north of Washington, north 37%x60... South side Vandewater, 114% feet west of Powell, west 22%x60... Lots 1,479 to 1,485 and 1,487, 1,489, 1,491 and 1,493, Gift Map 2 . . . Lots 6 and 7, block 11. Fxcelsior Homestend.. ... Portion Laurel Hill (Lone Mountain) Cometery Tract, containing Lots 2,477 and 2,494, Gift Map 4. Lots 208 and 209, and north half 207, Gift Map 3.

Important Sale of Outside Property.

P. H. Canavan, S. F. Butterworth and L. L. Robinson last month purchased twenty-three 50-vara lots, lying between Cemetery and First avenues and California and Pacific streets. This is one of the most beautiful and desirable locations for private residences in the county. The view on all sides is very fine and commanding. It includes the bay, the ocean, the Mission, Hayes Valley, San Sonci Valley and the bay southward toward San Jose. The grades are very easy, too, and the air very fresh and exhilarating. Two horse railroad lines (one on Culifornia and one on Post) now run to Cemetery avenue. Sacramento street is being graded along the northern boundary of the Cemetery, and a horse railroad will shortly be built upon it. The line will pass Agricultural Park and be continued thence to the Cliff House. The portion of the city where the late purchase was made is just now coming into market, and will be sought after for its healthy location and magnificent views. Messrs. Butterworth and Robinson have selected Mr. Canavan as the trustee and representative of their two-thirds interest in the property. We hear that estimates have been made for other parties, owning in the same tract, for the erection of sixty new houses on two blocks of land at Cemetery avenue and Sacramento

street. They will be sold upon the installment plan to buyers who will occupy them. The buyers of the twenty-three fiftyvaras are all live men. They will do much to improve that portion of the city, and we doubt not the purchase will prove very profitable in their hands. The fact that such men are not afraid to invest at advanced rates is proof that general confidence in outside property is increasing.

Dodges to attract Customers.

A real estate agent lately advertised a lot for sale on Fourth street, near Howard, which attracted the attention of an owner on that street. Upon inquiry, however, he found that, instead of being near Howard, the property was within a few feet of Folsom street, and consequently much less valuable. Shortly after, another agent advertised the property, and he carried the joke still further by describing it as being near Mission street. The object of this deception was to seduce purchasers into the agents' offices, where it was hoped they could be talked into the belief that a lot on Fourth, near Folsom, was worth as much as though it were in a more northern, and-us real estate experts know-much more desirable location.

---Fallure of a Sale at San Leandro.

An attempt was made to sell a large tract of San Leandro property-part of the Estudillo Ranch-last month. Bids of \$1,000 were made for blocks containing four acres of hand, but the owners expected to receive about \$500 an acre, and so the sale proved a complete fizzle.

Number and Value of Street Sales in 1870.

The following table shows the number and value of the sales anade upon the main streets of San Francisco during the year 1870. Mission street heads the list in point of number, and Kearny street in the value of the sales made. For the convenience of those who do not wish to peruse the whole list, we append the names of the six streets on which the greatest number of sales were made, and the six which led in point of

Greatest Number. Mission street......31 Kearny street.....\$697,800 "29 Sutter Harrison " 28 Market 252,650 The full table has been prepared with great care, and will

be found of great value as an index to those streets on which property pays best, and is in most demand.

				- + -	_	
	Street.	No	. Value	. Street.	No	Value,
			\$5,50	00 Onk	5	
	Davis	: :	4,90	10 Page		4.00,010
l	Front.		234,00	10 Haight	9	1000
1	Sansome				4	
Ì	Montgomery		54,00 56,00		. - 3	3,000
ĺ	Kearny	13			1	
1	Dupont	10			. 4	60,650
Ť	-Stockton	18		0 Benle	2	10,000
ļ	Powell	. 11	53,83	5 Fremont	3	18,867
Į.	Mason	. 6	28,30	0 First	-2	13,000
l	Taylor	. 10	64,65	O Second	. 1	-24,000
	Jones. Leavenworth	10	49,95	O Third	4	181,000
	Hyde.	11	22,90	Fourth	1	12,000
	Larkin	13	50,00	Fifth	3	33,500
	Polk	-12	54.32	Seventh	8	105,750
	Van Ness Ave	12	131,000	Eighth.	4	23,500
	Franklin	- 3	T 34,750	Ninth.	. 3	24,550
	Gongh	2	37,750	Eleventh	7	44,300
	Octavia:,	3	28,750	Thirteenth	. 4	36,500
	Laguna	1	000	Fourteenth	1	2,000
	Webster	17	57 000	Fifteenth	. 10	21,275
	Fillmore	5	8 781	Sixteenth Seventeenth	. 3	16,000
	Steiner.	4	4.450	Eighteenth	6	36,800
	Pierce	3	2,650	Nineteenth	1 4 8	50,780 36,325
	Scott	4	- 6,600	Twentieth	. 7	14,225
	Devisadero	10	10,180	Twenty-first	5	15,900
	Broderick	3	12,050	Twenty-second	.: 3	16,500
	Baker	3	41,350	Twenty third	. 8	7,300
	Beach North Point	2	2,000	Twenty-fourth.		34,450
	Francisco	8	3,000 _36,500		7	4,925
-	Chestnut	-3	7,000		- 6	218 500
	Lombard:	6	32,775	Mission	. 31	318,500 184,845
	Greenwich	8	11,600	Howard	. 19	162,150
	Filbert	5	12,411	Folsom	13	136,150
	Union	15	24,759		. 28	204,085
	Green. Vallejo:	13	52,750		. 11	46,350
	Broadway	11	-30,543 $54,695$. 6	60,225
	Paeine.	10	71,200	Townsend	. 2	15,000 =
	Jackson	13	86,270	Berry.	1	8,000
	Washington	19	144,422	Channel	î l	3,000
	Clay	16	124,300	Potrero Avenue.	2	3,000
	Commercial	2	16,500	Hampshire	1	3,100
	Sacramento California	12	116,700	York	6	8,138
	Pine	19 25	81,950 78,200		8	16,435
	Bush	14		Alabama Treat Avenue	3	4.950
3	Srtter	25		Shotwell	12	16,100 39,825
j	Post	24		Сарр	8	14,375
(ieary.	15	1-18,631	Bartlett.	4	A A MIN ME CO
1	O'Farrell.	16.	93,534	Valencia	11	74,825
J	3 7 7	29	175,675	Guerrero'	10	32,150
1		13 18	93,725	Dolores	-9	19,650
	Tyler	5	111,787 31 150	Church	2	4,500
1	lcAllister	11	73.595	Sanchez Noe	11 5	23,310
Ŀ	'ulton	12	29,763	Castro	2	9,000 3,000,
Ĺ	irove	6	26,700	Fair Oaks	6	9,625
t	inyes	7	30,530	Chattanooga	6	6,280
Ľ	ell	12	39,100	Vicksburg	3	2,050

Debt of New York and Philadelphia. The debt of the city of New York is fifty millions of dollars. That city is supposed to be the most corrupt and extravagantly rnled city of the Union; yet its debt is not so large as that of Philadelphia, while the park, public buildings and water works of New York are far superior to those of Philadelphia. The Inquirer, of the latter city, says that excessive taxation is driving capital and labor out of Philadelphia to places more congenial to their existence. "Yet," it says, "the tax rate, already too great, is not sufficiently so to pay the current expenses of the city government and the interest on its loans. We are drifting into a sea of debt which seems to be absolutely without boundary or bottom. Directly, unless some remedy against the unprincipled jobbery that prevails in councils and the departments is found, the poorest persons in the community will be those who unfortunately own real estate."

Dannny Bidders.

It is said that a class of adventurers make a regular business of attending real estate sales in New York with the object of acting as bidders. Their business is to put up the prices of lots on bona fide buyers. The latter have so often suffered from this class of buzzards, that they find it to their interest to silence their bids with a ten or twenty dollar bill, which at once closes and fills the bidder's mouth, and enables him to live until another large sale occurs. We have not yet got the length of having professional dummies in our auction rooms. What New York Millionaires Pay for Property.

Mr. A. Van Valkenburgh, a New York real estate operator of thirty years' standing, is at present in San Francisco, and from him we gather, the following information relative to the prices of Fifth avenue property. Land on that, the choicest private residence street of New York, is worth an average of \$1,000 per front foot, between Fourteenth and Twenty-third streets, which portion of the avenue is being rapidly taken up for first-class business purposes. From Twenty-third to Thirty-fifth street the land is worth an average of \$3,500 per front foot, and the following sales lately made illustrate Fifth avenue prices from the Park upward: Northeast corner Fifth avenue and Sixty-first street-29 on the former by 100 on the latter-\$105,000; two lots adjoining on Sixty-first-each 25 by 100 in size - \$40,000 each. Middle lots on Fifth avenue in this locality are worth \$45,000 to \$60,000 each. The vacant land on the northeast corner of Madison avenue and Sixtythird street-100 on the former by 150 on the latter-lately changed hands at the price of \$100,000. The same property was sold in December last for \$66,000; its price has therefore advanced \$34,000 within five months. Twelve lots, forming a piece of ground 200 feet front on the east side of Fifth avenue by 150 feet each on Seventy-third and Seventy-fourth streets were lately sold for \$325,000, Tiffany, the celebrated ieweler, having been one of the purchasers. A piece of land fronting 200 feet on the east side of Fifth avenue and extending to and having a depth of 125 feet upon Fifty-eighth and Fifty-ninth streets, brought \$600,000. A large hotel, to cost a million of dollars, is now being crected upon this land. At least a dozen of magnificent houses, to cost \$40,000 to \$150,000 each, are to be erected this Spring and Summer on Fifth avenue, between Fifty-ninth and Eightieth-streets. The great-majority of such mansions are occupied by the owners, who, being all millionaires, neither stop to count the cost of the houses or of the lots. When such houses are rented they bring from \$6,000 to \$10,000 per year. It is not considered quite the thing to be a tenant, however. A resident of that locality must own the property he occupies, or there is danger of secial disgrace. Mr. Van Valkenburgh—who seems to have a clear head on the subject of city real estate generally-thinks the best private residence property of San Francisco, which is now worth only \$150 to \$250 per foot, must rise rapidly in value within the next five years.

Stock tlambling and True Progress.

The answer to the question-How long will the present real estate duliness and business depression last?-rests altogether with ourselves. If we will only put money in a productive shape, where it will give employment to laborers and mechanics, and increase itself without making any meraber of the community poor, times will very rapidly improve, and real estate once more advance. Had even half the money which has gone into stock gambling during the excitement of the past three months been invested in railroads or manufactones, great and enduring public benefit would have resulted. while, in the end, even the owners of the money themselves would have been much better off. Stock gambling is but oneremove above and but little better than eard gambling. It produces nothing of itself. Money made at it to-day is sure to be lost to-morrow or next day, and the profits are certainly made at the expense and frequently by the ruin of other

The profits attending the extension of manufactories and the construction of railroads and other internal improvements are neither so large or seductive as those which surround mining stock and city land speculation, but they are certain and they are legitimate, while they neither encourage a spirit of gambling or of reckless expenditure.

Division of the Sweeney & Baugh Truct.

The above tract was divided last month. It is situated at the northwestern corner of the county, and overlooks the bay and ocean. It reaches almost to the Cliff House, and includes the Point Lobos telegraph station. About two-thirds of the tract was taken for the new City Cemetery, which contains 200 acres of land.

Ruse to Sell Lands.

The Chicago Real Estate Journal says a gentleman recently wished to sell a piece of land on Wabash avenue, but could find no purchaser. He announced that he would build a livery stable on the land shortly, and he immediately effected a sale to an adjoining owner. That's business in Chicago.

lime Allowed for Search of Title.

Seven to ten days are allowed buyers for search of title to real estate in San Francisco. Thirty days are allowed for this purpose in New York. The reason for granting so much time in the latter city is that searches are there made by elected officials, who are held responsible for the correctness of their reports. Each buyer has to take his turn in waiting for a report of title; hence the delay. In San Francisco searchers of records report on real estate titles, and the work is done much more expeditionsly by them.

Sale on Front Street.

The property on the west side of Front street, 1291/3 feet north of Pine, has been sold for \$27,500. The lot is 24x1371/2 in size, and there is a brick building on it, which is rented for \$275 per month. The price noted is at the rate of \$1,146 per front foot for the land, including the improvements. The late owner claims that he lost \$7,000 by selling at the price noted.

The Chicago Common Council occasionally drives dull care away from its meetings by spirited debates. One of its late meetings was compared to a drunken wake, which Irish tradition research. tion reports to be almost equal to an old time Donnybrook set-to.

Sale by Sam Brannan. ---

The last of the property owned by Sain Brannan on Montgomery street is up for credit auction sale this month.

The Need of Manufacturing Progress. The country which exports the most of its leading farm staples and imports the most of its manufactured articles must ever remain thinly peopled and but partially prosperous. Its yearly-trade showings will certainly reveal small balances on the credit side of the ledger, if not actual deficiencies. California is in this position. At one time two years ago there were seventy clipper ships at sea bearing California wheat to England. That grain was destined to feed English artisans who manufacture goods for this State and other like undeveloped portions of the world. The measure of a country's prosperity can always be known by examining the list of the goods it imports. Such an examination, in the case of California, would show that we are still importers of many staple kinds of goods the raw material in which we export in immense quantities. So long as we do this, it is folly to expect general prosperity, or to look for rapid increase of popu-We must extend our manufactories, but this we can not de

until money can be borrowed at 8 to 10 per cent. Twelve to fifteen per cent. is now the rate, and that is a price which manufacturers can not pay. Hundreds of thousands of dollars are kept lying idle in bank vanlts because of the difficulty of letting money at these now exorbitant rates. Several new banks have lately been started, from which fair promises of cheap money for manufacturing purposes were made; but we find that they all fall into the old groove of aiding stock and real estate speculators rather than the great interest which would cheapen the goods we consume and make the State prosperous and independent.

Dulliess of Real Estate in Brooklyn. A New York paper says: "The market for Brooklyn real estate is in a still worse condition than that of New York. Almost everybody's house in Brooklyn is for sale or exchange. The city is so overridden with taxes that all property holders are anxious to get out. They will-trade for almost anything, farms, merchandise, or anything else, if they can only get something that represents anywhere near the equivalent of the value of their property. They seem to be absolutely frightened, and many of them think that nothing but bankruptey stares the city in the face, and that there is little or no hope of a reduction of taxes in any event. The brokers have their books full of property of all kinds and descriptions, which the owners, knowing that they cannot find a cash customer, are anxions to trade for New York or New Jersey property. The major portion of the transactions that take place from day to day are being effected in this way. In unimproved lots there is little or nothing doing for cash. A buyer, with the ready eash, can purchase lots almost anywhere, except in the very heart of the city, for from 30 to 40 per cent. less than the prices that were freely paid in 1869."

Could not Live in the Country.

An old resident of Chicago in its early and dirty-and they were very dirty-days, once ventured into the country for rest and recreation. He took sick, however, when he got where the seent of new mown hay and flowers was in the air, and at last fainted outright. Many restoratives were applied, but to no effect, until an old resident of Chicago appeared, who comprehended the situation at a glance. He ordered a decayed fish to be placed to the fainting man's nose. The effect of this movement was instantaneous. The sufferer opened his eyes, evidently delighted and strengthened. "Ah," said he, "that smells good, and just like home," to the air of which he immediately returned, and from which he never aguin strayed.

Sale on Market, Tyler and Taylor Streets.

The lot on the northeast corner of Tyler, Taylor and Market streets, having a frontage of 137% feet on Taylor and a frontage on Tyler and Market streets of 811/2 feet, was sold last month for \$72,000. The lot is of very irregular shape in the rear, but its average depth from Taylor street is about 70 feet. There is an old frame building upon it, which was moved there. It cost, we are told, \$2,000. The seller bought the lot in January, 1868, for \$28,000, so that he makes about \$42,000 by the sale, from which interest on his purchase money is of course to be deducted. A brother of Ben Holladay was the buyer. It is understood that the purchase was made by way of investment.

Prices on Van Ness Avenue. The lot fronting 103 1-6 feet on Van Ness avenue, by a depth of 1371/4 feet on Pine, and forming the northeast corner of said streets, was sold on the 9th ult. for \$15,500-\$150 per front foot. Both-streets are graded and macadamized. A deed to the lot on the northwest corner of Van Ness avenue and Clay-fronting 127% feet on Van Ness avenue, by the extra depth of 2471/4 feet on Clay-was also sold last month, the price paid being only \$25,000. The streets are improved.

Drawbacks to Manufacturing.

A leading city paper lately contained an article in which an attempt was made to prove that there are not now many openings for manufactories here. It also gave a long list of asserted drawbacks to progress in home manufacturing, among which the high price of money, which is the great—indeed, almost the only-drawback, was not once mentioned.

Sale on Taylor Street, near Ellis.

The lot on the west side of Taylor, between Ellis and O'Farrell streets, 771/2 feet in front by 1371/2 feet in depth, was disposed of last mouth for \$15,000—nearly \$200 per front foot.— The street is sewered and planked, and the cars of the Central Railroad line run upon it. The lot stands above the grade of the street.

Stoves in Street Cars.

One of the Brooklyn street railroad lines has introduced stoves into its cars for cold weather. The cars, it is said, are drawn by good horses, and are attended by unusually polite

The New City Hall Business We have no-objection whatever to the building of the new City Hall upon Yerba Buena Park; we only object to the sale of the Market street front of that Park, and the erection of the Hall in the rear. It has been very refreshing to us to read the communications in the daily papers on this subject. The writers all tried to come the high philanthropic and publicsprited dodge, as though they were not personally interested at all in the building of the new Hall upon the proposed site. But this will not do. The facts are these: certain Market street and surrounding property owners raised twentyfive thousand dollars in the Winter of 1869, with the lubrieatory aid of which they got a bill passed by the last Legislature requiring the erection of a new City Hall on Yerba Buena Park and the sale of the Market street front of the same. We do not now stop to inquire into the morality of having bills passed in this way. The bad practice has become so common that it is generally winked at, and, besides, even an angel would have found it difficult to get a bill through the last Legislature without conciliating each member of the Third House. We do, however, object to the claim being made that public necessity required the erection of a new City Hall on, and the sale of the best portion of, Yerba Buena Park. It money had not been used, that Park would not have been chosen

The opposition that is now being made to the erection of the new building is just about as disinterested as the movement which caused its location. Certain property owners at the north end perceive that their property will inevitably be lowered in value if the City Hall is moved, and they are now engaged in a very lively fight to keep it where it is. They are candid enough, however, not to make claims for disinterestedness or philanthropy, as the property owners at the south end have done

We hope work on the new City-Hall will progress -as we believe it can as far as the completion of the foundation-without the sale of the Market street front. It will take six months at least to complete the foundation of the building. The Legislature will then have met, and provision can be made for the erection of the new Hall by authorizing the city to issue bonds.

The Holladay Railroad Row.

Of the real merits of the present railroad row between S. G. Elliott and Ben Holladay the public know nothing, beyond the assertion of Elliott that Holladay sold twelve milions of dollars worth of the bonds of the Oregon and California Railroad in Germany, of which amount he (Elliott), although owner of over two-thirds of the stock of the road, received no portion whatever. Probably the public is very little concerned as to how the row ends between the individuals, as such; but the railroad interests of the coast and our financial rating abroad require that our railroad builders shall not imitate Fisk Jr. and his confreres in playing sharp dodges and possum-like tricks. It was very smart of Ben Holladay to steal a march on Elliott, by privately postponing the departure of the Portland steamer, so that Elliott might be delayed in getting up there in time to attend to his suit against Holladay, while he (Holladay), as owner or controller of the Overland stage line from Tehama to Oregon, hurried off privately by that route to Portland. Elliott no doubt bit his fingers with rage when he was thus circumvented, for the laugh was decidedly against him; but it is more than likely that Holladay really injured himself more than he did Elliott, no matter what temporary advantage he gained. A man who occupies Holladay's position, who has raised some millions of money abroad for railroad purposes, should meet a suit against him fairly and squarely, and either explode its claims or settle them. He cannot with safety to even his own interests attempt those dodges which have brought Atlantic railroads and American credit into very bad repute in many portions of

California needs many millions of dollars for railroads and other internal improvements, and we must look to Europe mainly for this money. Our credit has heretofore stood high there, and we can not afford to have it tarnished by acts at which a certain class of lawyers may smile, but at which justice must frown and capital take alarm.

Responsible Men In the Board of Supervisors.

A seat in the Board of Supervisors is one which unserupulous persons have always sought after, because it is one which can be made very profitable. It frequently happens that men get elected to represent important wards, who heither own a dollar's worth of property in the wards they represent, or in any portion of the county. Of course, such persons care little whether taxes are high or low, or the expenses of local government extravagant or economical. As a rule, large property owners should be elected to supervisorships, for they would have the greatest interest in keeping taxes down. Even if dishonest, they could not afford to sell their votes for the passage of plundering schemes, simply because they would have to pay out, in the increase of taxes, the most of, or even more than what they received in bribes.

Ward politicians who never had sufficient industry or selfdenial to own a lot, are the class of men who are most anxious to be supervisors. We had a taste of their legislation when the Ring of the last Board was in power, which ought to teach us to look out for more respectable and responsible men. Taxes never will be light until we do this. Irresponsible local government has almost bankrupted New York, Brooklyn and Philadelphia, as will be elsewhere seen, and it promises to do as much eventually for San Francisco.

Improving the Odor

The Folsom Street Railroad Company seems to think that the residents of that street, like the Chicagoan elsewhere mentioned, cannot exist without bad odors. Not satisfied with the stench which arises from thinly-veiled marshes and sewers which are constantly choked, the company has added to and improved the stench by sprinkling Folsom street with putrid water, drawn from a swamp. The atmosphere of that region will soon be dense enough to be cut with a knife, if further additions to its miasm are made. It is now a nice healthy locality for delicate women and children.