

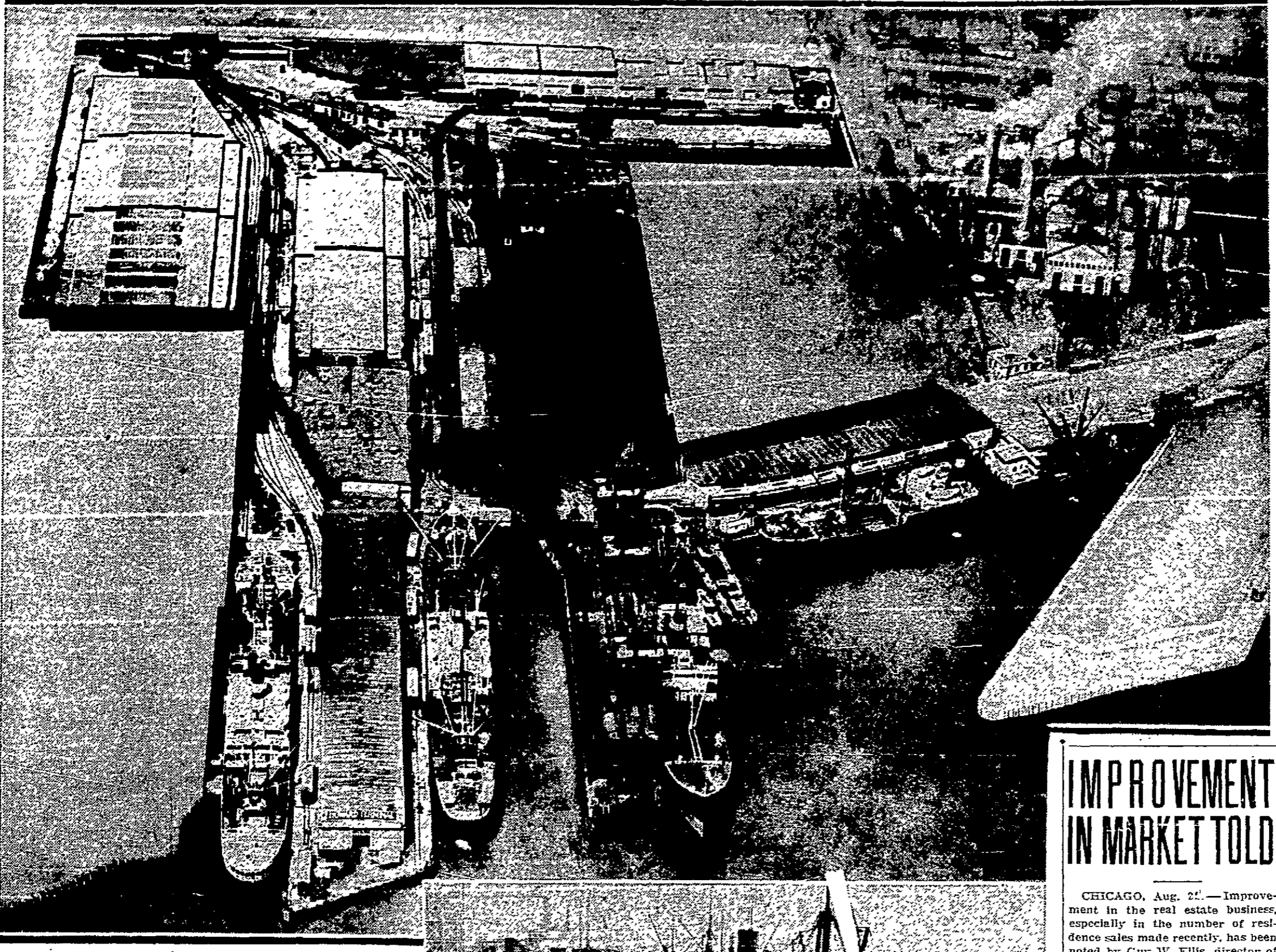
**VANTAGES
TERMINAL
SCRIBED**

WORLD COMMERCE RADIATES FROM HOWARD TERMINAL

Construction of a new freight shed has drawn attention to the Howard Terminal in Oakland inner harbor, one of the most modern and best equipped terminal plants on the Pacific coast, the connecting link between Panama canal commerce and Oakland's great trade territory.

The terminal covers 16 acres, has direct pier connections with the Sacramento and San Joaquin rivers, and direct rail connections with the Southern Pacific, Western Pacific and Santa Fe railroads. Photos vividly picture "sling to warehouse" service, and shows ships from all

over the world berthed at the Howard piers, cargoes arriving and departing over radiating rail lines. Four ships are shown alongside piers, with a closeup of a great freighter at the docks, one of many big ocean steamships that make regular calls at the Howard Terminal.



Howard Dock at Inner Harbor Is Completing New Unit Storage Sheds

from the seven seas carry cargoes into the spacious sheds and docks of the Howard terminal on the Oakland inner harbor, and there again are loaded for distribution.

Howard terminal covers a site. A new freight shed is under construction, and completed next month. The shed will be known as "unit number" and will occupy 25,000 sq. ft. of floor space. A portion of the service facilities terminal sets forth:

Howard terminal offers facility of the modern terminal for the handling of cargo, transit to other points of distribution. "From ship's warehouse" covers briefly the service which the Howard terminal offers those taking advantage of water rates through the canal and then distribute Pacific coast trade from

terminal has direct pier connections with the steamers on the Sacramento and San Joaquin rivers, enabling those using at this terminal to ship at low freight rates of shipment, without drayage to points on these rivers or great valleys of California.

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LAND RECLAIMED. Aerial survey of the Howard terminal reads: "On September 31, 1919, John D. Carr, founder of the Howard terminal, started the reclamation of a large tract of marsh land near of Market street in the Oakland, constructed a pier and slips for the accommodation of deep water vessels, began one of the early developments of Oakland's water commerce on a fairly large

vessels were in the months days, bringing coal, coke, pig iron, and lumber and departing with wheat and barley. Steamers replaced these sailing types, faster and larger tonnage and improved facilities to keep abreast of the company's expansion. In 1919, to gain berthing space for vessels, the company contracted for a pier and dredged. In 1919, to gain berthing space for vessels, the company contracted for a pier and dredged. In 1919, to gain berthing space for vessels, the company contracted for a pier and dredged.

warehouses of brick have been constructed. These plans to accommodate bonded merchandise.

P. Howard is general manager of the terminal. The following steamer services are from the Howard terminal: Hawaiian S.S. Line, Calmar Line, D.S. Nelson S.S. Co., Quaker Line, S.S. Corp., Chesapeake Line, Kingsley Line, Los Angeles S.S. Co., South Coast Line, Star Line, Donald East Asiatic Line, Fred French Line, Furness and Bergsma Line, Lloyd, Holland, Royal Mail Steam Packet, Line, Interceanic Line, Line, Johnson Line, L. Pacific-Atlantic Line on Smith Line.

Conventions Scheduled to 1931 List
A long list of conventions has been enlarged to include two new ones, to the Convention and Department of the Chamber of Commerce. The convention of the Chamber of Commerce is scheduled for September 22 in the First Methodist church.

9 to 200 exhibitors are at the first annual Olaner show which will be held October 5, 6 and 7, at Oakland.

New Building to House Expositions in Oakland

"Oakland—the Exposition City of the West." That descriptive phrase will become a reality in fact when the new \$125,000 exposition building, which is being erected on a site adjacent to the Municipal Auditorium is expected to begin within six weeks, throws its doors open to the public.

Inclusion of the appropriation to finance construction of the new municipal building in the city budget this year resulted from a campaign launched by the Oakland Junior Chamber of Commerce following a disastrous fire which burned temporary stock quarters adjacent to the auditorium last February. The campaign received the support of individuals and civic organizations throughout the entire city.

With approximately 40,000 square feet of floor space made available in the one and one-quarter acre building, Oakland will rank with the foremost cities of the Pacific coast in the possession of facilities for the proper and convenient display of exhibits.

ON CITY LAND. The structure is to rise on a city-owned tract of land at Tenth and Fallon streets. It will front on Fallon street, set back 50 feet from the property line. Its outside dimensions embrace a width of 150 feet and a length of 369 feet.

Plans and specifications for the building are already well formulated, and the architectural firm of Reed & Corlett is expected to submit them to City Manager O'Sullivan E. Carr by September 10. "Should the council approve the plans at that time, bids can be obtained and actual construction work begun by October 1," Carr explained yesterday.

The building is to be so constructed that additional units may be erected without difficulty, as a part of a general scheme for the enlargement of the exhibition space by several thousand more square feet.

HOUSE HORSE SHOW. The Oakland National Horse Show, an event which attracts thousands of entries from all parts of the United States, and draws thousands of visitors to the city, is expected to be the first exhibit presented in the new structure. The horse show is scheduled for the first week in February. The structure will rise too late for the dairy show, but that institution will find ample facilities for its purpose in succeeding years.



View of the new exposition building under construction in Oakland.

City Manager Carr disclosed yesterday that the Oakland Naval Reserve unit has made arrangements to rent quarters in the exposition building, and to use the floor area for drill purposes.

LEASE SITES. The official expects that numerous other Eastbay organizations, needing facilities such as those incorporated in the building, will make arrangements to reserve space in the structure.

Plans for the exposition building were furthered through the efforts of a committee named by the Oakland Junior Chamber of Commerce, of which A. H. Breed Jr. is chairman. The committee includes W. L. Kaye, J. J. Allen Jr., Fred Kunselman, Ernest Louvain, Zeno Mauvais, Lloyd Hughes, Dolz Eves, Earl Twomey and K. H. Dyer.

Traffic Course Will Be Taught
A course in industrial traffic management will be offered in the public evening schools during the fall semester opening this week. F. W. Bridges, conducting the courses.

Will Open Bids For Sunnyvale
Bids for all work at the Sunnyvale dirigible base will be opened in Washington, D. C., September 22rd, according to reports given the chamber of commerce.

IMPROVEMENT IN MARKET TOLD

CHICAGO, Aug. 27.—Improvement in the real estate business, especially in the number of residence sales made recently, has been noted by Guy W. Ellis, director of sales conferences of the National Association of Real Estate Boards who returned here today after a month's tour of central, southwest and Pacific coast cities.

Brokers in 16 cities are encouraging a new demand for homes and sales of residences are decidedly on the up-grade in these places, according to Ellis. Real estate dealing in small farms in the middle-west report increasing demand and more sales for this type of property.

Seattle and Portland brokers declare that they are not only experiencing a rise in residence sales, but that sales are increasing on which all cash down to the first mortgage is paid.

The other cities in which Ellis heard reports of activity in residence sales include: Pueblo, Colorado Springs, and Denver, Colo.; Omaha, Neb.; Sioux City, Council Bluffs, Cedar Rapids, and Davenport, Iowa; Houston, Dallas, and Fort Worth, Texas, and Stockton, California. Improvement in sales of small farms was reported by firms having headquarters in Cedar Rapids, and Wichita, Kansas.

Ellis, who conducts conferences in which new sales approaches and material is given to local realty men, states that "the greatest evidence of improvement are generally in towns that have had no boom whatever, and are not industrial centers."

LAND VALUES
A survey of California land resources by the Bank of America indicates a distinct betterment in both the prices and the production of general major agricultural and horticultural products and a renewed interest in mineral lands and their output.

The bank states that "prices on commodities where the product is below normal promise to be better than in 1929."

CUT IN TAXES IS SOUGHT BY ASSOCIATION

California Real Estate Men Believe State Ought to Take Over Building Cost

LOS ANGELES, Aug. 22.—The function of elementary and high school education should be taken over by the state government insofar as maintenance and operating cost are concerned, says a resolution adopted by coordinating groups of taxpayers in California, according to Glenn D. Willaman, state secretary of the California Real Estate association, who will attend the Western States Taxpayers' conference at Reno, Nev., September 3 and 4, of which Jerry Sheehan of Reno is president. The resolution was adopted at a joint meeting of Realtors, the Farm Bureau Federation of California and the County Tax Equalization League, held in San Bernardino.

PROGRAM OF RELIEF
Willaman is to be accompanied by Hayden F. Jones, chairman of the Realtors' taxation committee, and Dr. Herman Janus, Los Angeles realtor.

The California Real Estate association has been working, the state secretary said, on a program of relief for the owners of homes and farms, to control and keep down the cost of government, relieve real estate from its present exposed position which causes it to bear the brunt of local taxation, and to develop new sources of revenue.

It is the realtors' contention that a greater share of the cost of education, exclusive of capital outlays for buildings and grounds, should be shifted to the state.

POINT TO HIGHWAYS
They point to the state's success in taking over and financing the highway system with a form of consumers' tax on fuel, and great interest is being shown by California educators and school superintendents in the suggestion of the realtors. The educators want an equalization fund for school costs, Willaman said.

The California secretary will go to the conference direct from the county assessors' convention at Salinas, where he represented President D. D. Watson and delivered an address. He called on the assessors to cooperate with the real estate taxpayers. On September 15 interested groups will discuss taxation in Berkeley at a meeting called by the state farm bureau federation.

Auto Parking Space Needs Aid Building

SEATTLE, Wash.—A ray of hope for the building industry is held out in the report of the Downtown Garage committee of the National Association of Building Owners and Managers which predicts the rapid increase of downtown parking space for business men and shoppers to park their cars. Parking regulations are becoming more stringent each year in the business districts, and at the same time the increasing number of automobiles in use make it difficult to find places to park the cars. This points to the inevitable increase of parking facilities provided by private enterprise. Possibly some of this space will be provided in vacant lots, but a great deal of it will be provided in garages where cars can be washed, serviced and protected from the elements. The report suggests some new business for the building industry.

"Chicago's no parking ordinance has been decidedly beneficial in clearing the streets and in expediting the movement of traffic. This has resulted in a large increase in the number of downtown garages, as well as open air parking spaces."

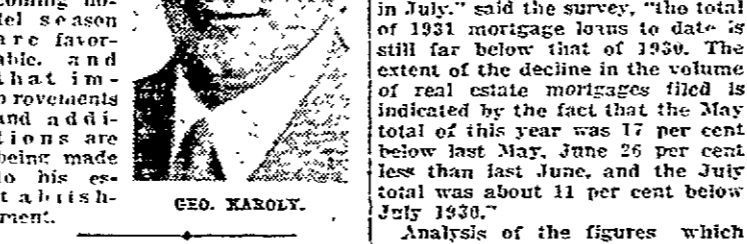
The committee has found that office buildings with garages in conjunction have had a decided advantage competing with buildings which lack such facilities.

"Garage operators today should increase their efforts toward the sale of servicing and parts replacement. Patronage of garages are not turning in their cars for new ones as frequently as formerly. This is resulting in an increase in service demands as well as parts replacements such as batteries, tires, brake linings, etc., etc."

KAROLY HERE FROM SOUTH

George Karoly, former owner of the Venus Cafe in Oakland, and for many years a leader in civic affairs of the Eastbay, is visiting Oakland for a few weeks.

Karoly is now manager of the Palm Springs Hotel at Palm Springs in Southern California. He reports that all indications for the coming hotel season are favorable, and that improvements and additions are being made to his establishment.



Chamber Aids Legion Quest for Convention

The Oakland Chamber of Commerce, through its convention and tourist department, is lending every possible aid to Oakland hosts of the American Legion in their efforts to bring the 1932 state convention of the order to Oakland.

Real Estate Mortgage Loan Trend Is Upward

CHICAGO, Aug. 29.—The real estate mortgage loan market in July showed the first upward trend in recent months, according to a monthly compilation of the volume of real mortgages recorded in the principal urban districts, issued by Nelson, Hunt & Company, specialists in real estate and mortgage financing.

Official figures from selected representative metropolitan areas compiled in the survey showed that the total of real estate mortgages filed in July was 7 per cent larger than in June. Thirty-five districts, where comparative data was available, reported a total of \$220,983,178 in mortgages filed in July as compared with \$204,777,555 in June.

"Despite the increased volume in July," said the survey, "the total of 1931 mortgage loans to date is still far below that of 1929. The extent of the decline in the volume of real estate mortgages filed is indicated by the fact that the May total of this year was 17 per cent below last May. June, 1931, was 27 per cent below June, 1929, and the July total was about 11 per cent below July 1929."

Analysis of the figures which covered thirty-six districts, comprising more than half of the urban population in the United States and reporting a total of \$322,165,277 in real estate mortgages, showed that thirteen cities reported a gain in July over the same month in 1929 in the volume of real estate mortgages recorded. Detroit with a total of \$19,988,462, showed the largest increase, exceeding July total of last year by \$12,900,000. Milwaukee was second; its July total being more than \$3,700,000 greater than a year ago. Pittsburgh with a total of \$11,461,837 showed an increase of \$2,100,000; Omaha with a total of \$2,674,423 and White Plains with a total of \$10,470,162 showed increases in excess of one million dollars over last July. Birmingham and Toledo

showed increases of more than \$500,000 over a year ago. Other cities showing a gain in mortgages filed were Bridgeport, Conn., Buffalo, Minneapolis, New Haven, New Britain, and St. Paul.

Sales Increase Is Announced
An increase in aircraft sales activity in northern California is reported by Ivar Akselsen, sales manager of the Curtiss-Wright company at San Mateo. Akselsen reports that his company sold five planes during July.

COME TO
Oakland's Bargain Spot
FOR
New and Used Building Material

Good used Instantaneous Water Heaters	.....\$7.50	Garage Doors, pair	.....\$10.00
Good used Sinks from	.....75c	Corrugated Iron, lb	.....2c
Good used Doors from	.....50c	Pipe, galvanized, 1/2 price	
Good used Windows	.....50c	Sheeting, per M	.....\$16
Toilet Comb. from	.....\$6.50	1x4 and 2x6 ft, per M	.....\$12
Double Wash Trays	.....\$5.50	1x4 Flooring, per M	.....\$16
Wash Basins	.....\$4.75	1x6 Flooring, per M	.....\$16
Range Boilers\$3.00	Window Frames\$1.50
Bath Tubs from\$6.50	Roofing Paper, roll\$1.10

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