

# The Facts Are Conclusive

They Came...They Saw...They Heard  
They Had Confidence....They Bought

## They Came . . . .

Las Vegas city folks and visitors were there by the dozens and hundreds ~ they filled our auditorium ~ they stood up ~ they came Saturday night and they came in increased numbers Sunday night ~ they were nice and friendly and Interested.

## They Saw . . . . .

the advertisements in the Las Vegas Papers about the city and its possibilities and about ARTESIAN PARK ESTATES and its opportunities.

## They Heard . . . . .

T. J. Lawrence tell of the wide Parked Streets and Boulevards, Plaza, School Sites: of Playgrounds where children will have some place to play except in the public streets: of large lots ~ building restrictions ~ race restrictions ~ Mediterranean, Spanish architecture ~ artistic homes with the red roof and stucco walls so popular ~ of trees, flowers, water, electricity ~ of the many attractions and advantages of the Residential District ~ and of the Scientifically planned Business District of ARTESIAN PARK ESTATES

## They Heard . . . . .

Willis Owen tell the story of what is back of Las Vegas ~ of "Las Vegas—The City of The Wells", of its Artesian Water Supply worth millions ~ of its thousands of acres of fertile land and their wonderful products ~ of its unequalled attraction for tourists ~ its importance as an aviation center ~ the huge operation of the United States Government, of Southern California and the adjacent States ~ of the factories, industries, canneries, packing houses, wholesale houses, payrolls and prosperity to come ~ of which Las Vegas is the Hub.

## They Heard . . . . .

Dr. O. D. Thomas tell the thrilling story of the amazing Mining and Mineral District of which Las Vegas is the Hub ~ of the endless supply of raw materials used by railroads, automobiles, paint and plumbing goods manufacturers and hundreds of other industries ~ of smelters, refineries, laboratories and chemical works that are to come with their payrolls and prosperity, making Las Vegas the great "Chemistry Shop of America."

## They Had Confidence . . . . .

in what they saw ~ in what they heard ~ they had confidence in what these speakers said ~ they had confidence in the future of Las Vegas.

## They Bought . . . . .

in ARTESIAN PARK ESTATES ~ they bought lots for investment ~ they bought lots for profit ~ they bought lots for their wives ~ their husbands ~ their sweethearts ~ their children ~ for their grandchildren ~ they bought lots for grocery, hardware and dry goods stores ~ for markets, garages, cafes and banks ~ for everything that a new city requires—The Facts Are Conclusive.

## T. J. LAWRENCE, Incorporated

takes this opportunity to express its thanks for the hearty expressions of confidence shown in its enterprise by the citizens of Las Vegas at its opening Saturday and Sunday of ARTESIAN PARK ESTATES and assures those who bought and those who soon will buy that it will do all it has promised to make this addition to Las Vegas One of the Outstanding Successes of the Country.

We Thank You ~ Come Again

One-Third Cash,  
Balance Monthly for 2 years

Lots 60 x 150 feet  
\$400 and up  
LAS VEGAS OFFICE: 218 Fremont Street

LOS ANGELES OFFICE: 701 West Sixth Street, TUCKER 3216

## PERSONAL

Mr. and Mrs. F. Hannig were called to Washington, Utah, by the serious illness of Mr. Hannig's mother, Mrs. Carrie Hannig.

Mrs. W. M. Parker and daughter, Miss Nora of San Bernardino, arrived Friday to spend the week end with Mr. and Mrs. O. W. Yates at the Pike apartments.

W. A. Young, assistant state highway engineer, left this city for Carson City this morning after several days spent here in inspection of highways.

Mr. and Mrs. Carl Dodge and Andrew Haight of Fallon, Nevada, made the Boulder Canyon dam boat trip yesterday as guests of Mr. James Cashman, and were enthusiastic about the pleasures of the trip.

Since leaving Las Vegas last Saturday Mrs. Mae Osier has made a trip to Los Angeles, spending a few days at the Breakers hotel in Long Beach, before going on to the Hotel Sanford at San Diego.

## RAILROAD CITES CAUSE OF PASSENGER DECLINE

NEW YORK, April 13. (P)—The Pennsylvania railroad company ascribes to a half dozen principal causes the steady decrease in rail passenger traffic throughout the country. These reasons are:

(1) Automobiles, (2) Improvement in telephone communications, (3) more general use of telegraph, (4) faster mail schedules, (5) relocation of industrial and assembling plants, and (6) migration of agricultural population to the cities.

The company believes that the decline will stimulate cooperation between rail, highway and air transportation.

## BAR ASSOCIATION TO MEET TUESDAY

The Las Vegas Bar Association will hold its regular monthly meeting at 6 p. m. next Tuesday in the Union Pacific dining room, according to Fred S. Alward, secretary of the organization.

The business meeting will be preceded by a dinner. T. A. Wells is president of the association.

## RESTRICTION IS GROWING FACTOR IN REALTY FIELD

(Continued from page 1)

duration of restrictions is for 20 years, although in the most recent development the duration period tends to cluster about the 33 year mark, on the theory that a man buys his homestead when starting his career, and that a 33 year restriction will keep his property desirable as a home for him during the most active years of his life. There is one example of a development in which the restrictions are imposed for a period of 101 years, and two other single instances of 63 and 40 year restriction periods. The shortest duration for restrictions is the ten year period.

**Type of Structure Important**  
The most important of the pertaining to the type and use of structures is that which requires approval of building plans. Nearly 50 per cent of the developments studied contain such clauses in their deeds. This type of restriction, as are the ones on alienation and occupancy, is a new device whose use is increasing. Set back provisions for the buildings are almost invariably among the deed restrictions.

Enforcement of restrictions is usually accomplished through property owners' association. The usual method of restraining violators of restrictions is through the serving of injunction.

According to the National Association of Real Estate Boards, the data contained in the tabulation and analysis of the 84 subdivision developments is of considerable interest to realtors, since it gives in concise form the latest developments in this branch of real estate practice. It is likewise of interest to attorneys because of the specific examples of court action given to show to what extent the legality of the deed restrictions will hold.

In summarizing the attitude of the courts toward deed restrictions the monograph states: "Deed restrictions, if carefully drawn, are a potent form of control. The courts will uphold them . . . and persons seeking to protect their investments in land may with some confidence resort to this device."

## EAGLES AND H. S. TO PLAY BALL SUNDAY

'Spreading' Eagle Ball Team To Meet High School Outfit at U. P. Park Sunday. Lodge Initiates Flock of New Players.

By YÉ RAMBLER

The Eagles' baseball team will battle it out with the high school nine Sunday in the Union Pacific ball park, at 1:15 p. m.

This will be the third game of this season for the lodge boys, who are building up a diamond machine which promises to overshadow everything else of a baseball nature in the city.

Eagles "Spread Eagle" The Eagles took in ten crack baseball players as new members last Tuesday, and intend to take in a score more next Tuesday. Art Harris and Walter Houck, both crack umpires, will engineer the game Sunday.

**New Players Taken In**  
The ball players initiated Tuesday by the Eagles are Al Conger, Jack Stumpf, William Walker Davis, Ebbie Davis, A. V. Wilson, Murray Golden, A. Foscarini, Bert Smith, Al Simon and Thomas L. Williams and Fred Wilson.

The Eagles nine lineup for the game is as follows:

R. L. (Red) Jackson, pitcher; Murray Golden, catcher; F. Butler, first; A. M. Vann, captain and second; L. Ronald, third; Bill Hall, shortstop; J. Bahn, center; B. Smith, right field; J. Jacomini, left field; Singleton, coach and utility man, and Vogel, utility.

The Giants, who make no apologies for the brand of ball they can dish up, and, considering that they had barely organized, had had no practice whatever, and were minus five men, their defeat at the hands of the Eagles two weeks ago does not discourage these sluggers in the least, and they've been practicing hard for their next game with the Eagles next week.

## EXCHANGE BLDG. NEARLY READY

Completion of the finishing work on the new Las Vegas Stock Exchange building, in Exchange Place, in the Miller block near the Northern hotel, is expected some time next week, according to Dr. Roy W. Martin, chairman of the board of governors of the new exchange and one of the organizers also of the Pursell-Martin company, stock brokers.

The lease on the building has been completed with John Miller, owner and builder of the structure, and the office of these two concerns will be installed as soon as the finishing of the building is completed.

The Stock Exchange will occupy two rooms and the exchange and brokerage offices the third. Before May 1 it is expected the new concerns will be doing business in their new offices.

## 22 FOOT VEGAS PICTURE COMING

A beautiful oil painting, 11 by 22 feet, picturing the completed Boulder Dam, Las Vegas, and a large part of Southern Nevada all in one picture, will grace the front of the new T. J. Lawrence auditorium at 218 Fremont beginning early next week.

The painting, being done in the shop of Dan Jondahl on South Main, is nearing completion, and is expected to be done by Monday, according to Jondahl.

Glover Melville, of Fresno, California, is the artist whom Jondahl secured for the work. Melville painted the sister picture to this one, recently installed at the Los Angeles office of T. J. Lawrence at Sixth and Hope.

"I'm stressing accuracy of detail in this picture, and want to give as true a representation as possible," said Melville, who has specializing in pictorial work since 1906.

## A. S. O'NEIL CONSTRUCTION CO.

811 H. W. Hellman Building  
VAndike 9715 Los Angeles  
A REPRESENTATIVE AT THE HOTEL BEING BUILT AT FIFTH AND STEWART STREETS, LAS VEGAS

We Build Homes and Supply All Money For Building Easy Terms

Our price for building the hotel was \$10,000 less than the next lowest bidder.