

twenty-one blocks near the Pioneer Race Course and within the limits of Valley, Jersey, Dolores, and Castro streets, the title to which is a U. S. Patent. A division of the lots has been made.

Trustees—S. P. Middleton, E. Polhemus, H. H. Haight, O. Livermore, B. G. Latimer, T. Van Tassel, and C. H. Stoughtenborough.

HAYES VALLEY HOMESTEAD ASSOCIATION.

Incorporated August 19, 1861. Capital, \$10,800 in thirty shares. This Association purchased block No. 224 in Hayes Valley, which is fully paid for, all the stock paid in, and the Company prepared for a division of lots.

Trustees—R. J. Tiffany, H. L. King, J. C. Johnson, Wallace Stewart, and C. S. Capp.

EUREKA HOMESTEAD ASSOCIATION.

Incorporated August 29, 1861. Capital, \$72,000 in two hundred shares. This Association has purchased a tract near the Jewish Cemetery.

Trustees—E. D. Sawyer, Samuel Cowles, Geo. C. Potter, J. W. Towne, F. W. Brooks, B. C. Howard, C. J. Jansen, Horace Davis, and H. C. Hudson.

ODD FELLOWS SAVINGS AND HOMESTEAD ASSOCIATION.

Incorporated Sept. 1, 1861. Capital, \$120,000 in two hundred shares. This Association has purchased two fifty vara lots, one of which is situated on the north-west corner of Van Ness Avenue and Fell Street, and the other on the north-west corner of Van Ness Avenue and Oak Street.

Officers—President: Henry B. Brooks; Secretary: William J. Gunn; Treasurer: Charles Langley; Directors: Henry C. Squire, Cornelius Bartlett, Samuel H. Parker, J. A. J. Bohlen, Joseph Winterburn, David Hunter, A. D. Meacham.

INTERNATIONAL HOMESTEAD ASSOCIATION.

Incorporated October 23, 1861. Capital, \$150,000 in three hundred shares.

Trustees—John Mason, Claus Spreckles, R. H. Waller, Henry Austin, Willard Hodges, George C. Waller, and F. A. J. Diss.

WEST END HOMESTEAD ASSOCIATION.

Incorporated Nov. 12, 1861. Capital, \$18,720 in two hundred shares. This Association purchased a tract of one hundred and seventeen acres on the southern boundary of San Francisco County, near the San José Road, which they have improved, divided into lots, and distributed.

Trustees—J. A. Bauer, H. Payot, F. Leppien, J. Regensburger, E. Rondel, J. W. Shaffer, G. J. Hobe, J. N. Eckel, and H. Dreschfeld.

SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION.

Incorporated Nov. 13, 1861. Capital, \$150,000 in five hundred shares. This Association originally purchased a tract of about six hundred acres at Hunter's Point, and by an Act of the last Legislature acquired two hundred and twenty-nine acres additional water lot property, which includes the water front of some two miles in extent, and to one fathom at extreme low tide. A survey of this water lot property has been made, the purchase money paid, and a patent issued to the Company. Negotiations are in progress with a company of capitalists to construct at this point a stone dry-dock, the work to be completed within eighteen months.

The officers of this Association are—President: H. F. Williams; Vice President: Thomas Tennent; Secretary: A. S. Gould; Treasurer: John E. Kincaid; Directors: Edward Tompkins, F. D. Conroy, J. B. Knapp, W. M. Seales, H. W. Chittenden, Henry Webb, Thos. Anderson, C. J. Hawley, Geo. W. Paget.

THE PEOPLE'S HOMESTEAD ASSOCIATION.

Incorporated Nov. 25th, 1861. Capital, \$250,000 in five hundred shares. This Association purchased a tract of eight hundred and fifty acres of the Bernal Rancho, between Silver Terrace and the West End Tract, which has been improved and distributed in two hundred and ten lots.

Trustees—R. J. Tiffany, J. B. Spring, C. S. Capp, J. R. Mead, J. W. Hendrie, Mrs. Whiting, C. M. Kinney, P. Durkin, and G. Wetzlar.

THE COTTAGE SAVINGS AND HOMESTEAD ASSOCIATION.

Incorporated Dec. 5th, 1861. Capital, \$40,250 in one hundred and fifteen shares. This Association purchased a tract in Hayes Valley.

Trustees—Thomas Penniman, W. N. Arthur, Wm. Fall, H. A. Cobb, F. MacCrellish, W. P. Merriam, and D. P. Belknap.

THE CITIZEN'S HOMESTEAD AND ROAD ASSOCIATION.

Incorporated Dec. 24th, 1861. Capital, \$150,000 in one hundred and fifteen shares.

Trustees—H. M. Gray, B. A. Sheldon, George Eidenmuller, J. Rowell, Edward Flanagan, George D. Husey, Charles E. Hincley, Thomas Green, and Ebenezer Morrell.

THE SUBURBAN HOMESTEAD ASSOCIATION.

Incorporated June 30th, 1863. Capital, \$36,000 in one hundred and twenty shares.

Trustees—J. F. Babcock, B. G. St. John, J. Rudman, N. Pierce, R. C. Leman, R. S. Eells, Warner Buck, and James L. King.

SAN FRANCISCO MECHANICS' HOMESTEAD ASSOCIATION.

Incorporated July 18th, 1863. Capital, \$7,500 in three hundred shares.

Trustees—B. H. Freeman, R. P. Clement, Thos. Tennent, P. B. Dexter, Lorenzo Cadey, N. B. Perrine, Joseph Britton, Cyrus Palmer, and Charles M. Plum.

Savings Banks:

One of the most healthy and beneficial institutions of a large city is the Savings Banks, which is emphatically a monetary agent of the people. By receiving on deposit at a remunerative rate of interest, sums, no matter how small, and which would otherwise too often be heedlessly squandered, habits of economy and thrift are inculcated which are productive of the most beneficial results to the entire community. By constant additions, sums insignificant at the outset are gradually swelled to an amount of which the depositors themselves had no definite idea until they gave these institutions a trial and fully and satisfactorily tested the experiment. The loans made by these institutions are generally secured by bond and mortgage, and upon loans mutually advantageous to all parties. By requiring with the payment of the interest due each month, a sum equivalent to a monthly installment of the original loan, at the time fixed for its maturity, the debt has been entirely extinguished. There are four of these institutions conducted upon the same principle in successful operation in the city of San Francisco, the beneficial effects of which are felt and acknowledged by the community at large. The first of these organized on this coast is the