

**WIN NEW RATINGS** credited ratings in the state's thirty-seven counties in California have won modified accreditation to fight to eliminate bovine tuberculosis from its dairy herds.

## Why Pay Rent?

### Take Advantage of the New FHA Loan Plan . . .

Monthly Payments on \$2500 Home are.....	\$20 Mo.
Monthly Payments on \$3000 Home are.....	\$24 Mo.
Monthly Payments on \$3500 Home are.....	\$28 Mo.
Monthly Payments on \$4000 Home are.....	\$32 Mo.
Includes Insurance, Taxes and Interest On 20 Year Loans!	

#### BUILDING MATERIALS ARE LOW!

Now is the time to build a new home, or to repair or add to your present home under Title 1 of FHA! . . . will gladly and without charge co-operate with you in compiling costs and estimates to present to your banker for a loan!

**Torrance Lumber Co.**  
1752 Border Ave. Phone 61

## GROUP TO PUBLICISE NEW PLAN

No family with an income of \$100 or over a month can longer afford to delay the construction or purchase of a new home under the recently liberalized terms of the Federal Housing Act.

This was the consensus of a group of Torrance business men who met at the Chamber of Commerce Tuesday afternoon to study the advantages of the new FHA insured loans for home construction.

In fact, the opportunities for new home ownership, particularly for families in the lower income brackets are so overwhelming that it was decided by those present to organize and enlarge the group into a

Better Housing committee for the purpose of explaining the many advantages and promoting the idea of building new homes in Torrance.

Financed to 90 Percent

"If the people now paying \$20 or more a month rent will only stop and analyze the new FHA plan, they will readily see how foolish it is to continue living in rented quarters," remarked a prominent business executive at the meeting.

"When these people learn that they can just as well build a home of their own and pay for it on terms as low or lower than rent, with taxes, interest, insurance, and principal payments included in the small monthly payments, they are sure to jump at the chance."

Through the recently amended plan, owner-occupied homes may be financed up to 90 percent of their appraised value by banks and building and loan

## HOME OWNERSHIP MADE EASY

Here are some figures which every family who wants to own its own home should be keenly interested in! They are compiled from information given The Herald by Dean Sears of the Torrance Bank of America and point to easy home ownership by way of a new FHA insured loan which any bank or building and loan will grant.

Basically, under the new liberalized FHA insured loan plan, it costs \$4.00 per \$1,000 loan for principal and interest over a 20-year period. The prospective borrower must have at least a 10 percent equity in the appraised valuation of house and lot. This equity may be either in cash or in the valuation of a lot with a clear title and the payment costs listed below are specifically for "owner occupied" projects which are entitled to benefit from the "90 percent FHA loan plan."

For a \$2,000 FHA loan the payments, including principal, interest, insurance and taxes over a 20-year period, are \$17; for a \$2,500 FHA loan, payments amount to \$20; for \$3,000 FHA loan, \$24; for \$3,500 FHA loan, \$28, and for a \$4,000 investment in home ownership, the monthly payments over the 20-year period are \$32.

Those are figures well worth study if you want a home instead of rent receipts!

associations. This means that for a new house and lot with a combined appraisal of \$3,000, all that is necessary for the owner to put up as an initial payment including the cost of his lot is \$300. In some instances even the lot may not be entirely paid for. The balance can be paid off in small monthly

payments over a period of 20 or 25 years. Other examples of typical loans are given in the accompanying box.

#### Meet Again Friday

At the meeting it was decided to enlarge the Better Housing committee to include representatives from both local banks, the Torrance Mutual Building and Loan Association, all building material firms, building contractors, realtors, the Retail Merchants' association, and The Herald. This enlarged committee will meet tomorrow (Friday) at 4 p. m. at the Chamber to elect a permanent chairman and other officers and perfect plans for a widespread educational campaign.

It was also indicated by some members of the committee that an effort may be made to build a group of houses through co-operative effort and to sell them on reasonable terms.

Present at the preliminary meeting Tuesday were: Dean Sears, A. H. Silligo, I. C. Holloway, Sam Levy, DeKalb Spurlin, B. C. Buxton, Grover C. Whyte and L. J. Gilmeister.

#### Indian Statue Gets Wig

TUCSON, Ariz. (U.P.)—A life-sized model of a Yaqui Indian, on exhibit at the state museum here, was bald for five months while officials searched the nation for a suitable wig.

#### RIO GRANDE Service Station

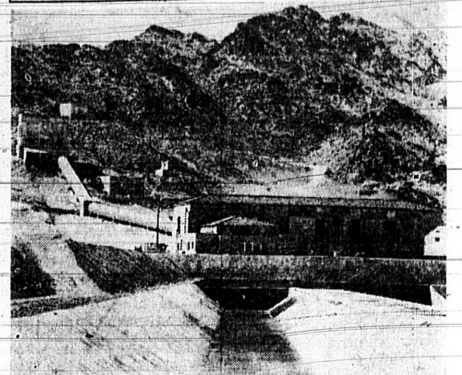
Cravens and Torrance Blvd.

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## Southern California's Conquest of Drought



One of the five pumping plants on the Metropolitan Aqueduct which will lift water over the mountain barriers that lie between the Colorado River and Southern California's coastal plain.

(Note: The Colorado River was discovered a hundred years before the Pilgrims landed on Plymouth Rock, and has been known at various times as the River of Good Guidance, the Firebrand River, the River of Martyrs, and the Red River—El Rio Colorado. Until the government built Boulder Dam, the roaring summer floods of the Colorado threatened many times to revert the name to the River of Martyrs. It was a river of extremes varying in the quantity of water it carried from 2,000 to 200,000 cubic feet per second. This is the fifth of a series of articles about the Colorado River Aqueduct.)

The Federal Government checked the flood menace on the Colorado River by the construction of the giant Boulder Dam, creating a man-made lake 110 miles long in which the floods are caught and held, later to be released in a constant flow downstream. Not only checking the floods, this reservoir acts as a vast desilting basin, taking the red silt out of the water and giving the lake the clear, sky blue color of a mountain stream.

Believing that this dam would be built, the problem facing the City of Los Angeles in 1923 was that of transporting part of this water clear across the state of California—300 miles—to the Coastal Basin.

After a personal reconnaissance in October of that year, Chief Engineer Mulholland set under way the most comprehensive topographic survey ever to be undertaken in this country by any agency other than the Federal Government. At that time most of the desert regions between the Coastal Basin and the Colorado River were unmappped. Because there was no well defined belt, clearly better than any other, to which surveys for an aqueduct route could be limited, it was necessary to make a general topographic survey of the entire area. This survey required seven years to complete and covered 25,000 square miles—approximately equal in size

to the combined areas of the New England states.

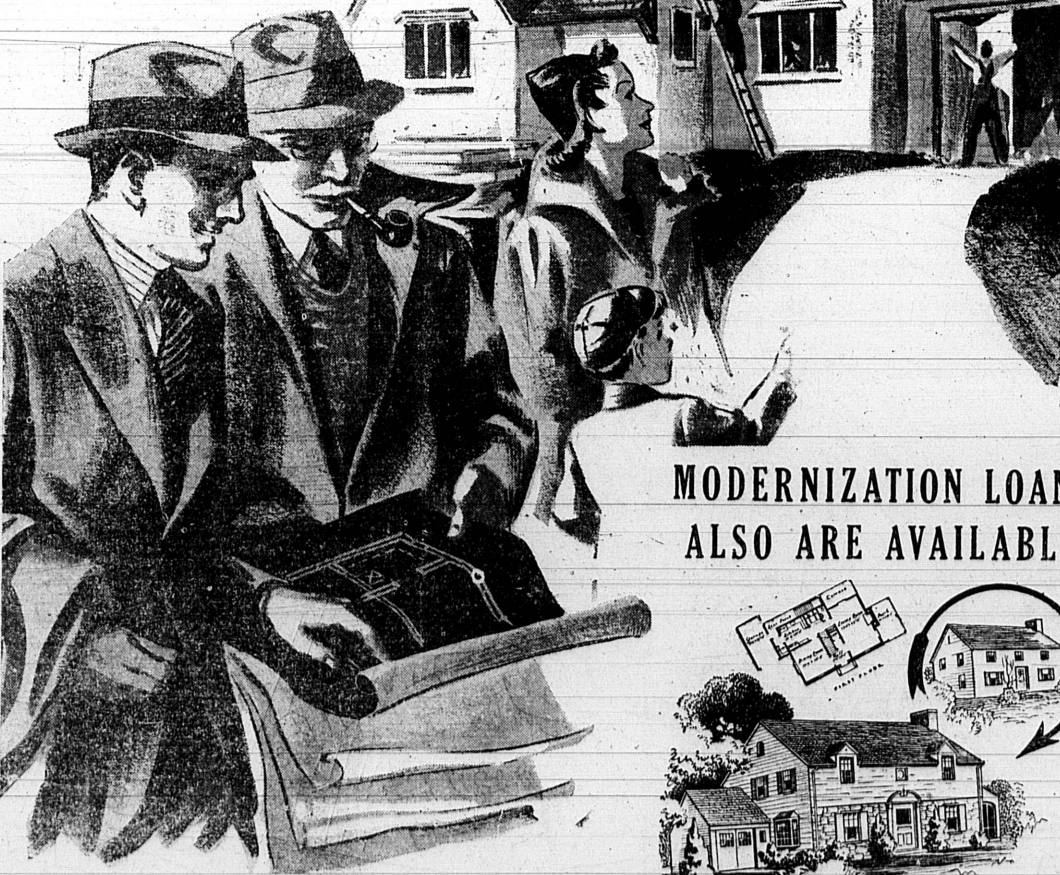
There were few roads, and these were planks laid on the sand, across this uncharted desert. The mountains and plains are completely barren of green vegetation. There are no streams, and animal life is limited to the rattlesnake, the chuckawalla, and a few venture some jack rabbits. When this pioneering job was started there were no communication systems—survey parties were out of touch with civilization for weeks at a time. Automobiles carried the equipment as far as they could be pushed, then it was transferred to pack trains, and finally when the burros couldn't scale the cliffs, the men took up the load and carried it on their backs as they made their way hand over hand. Shivering all other hardships was the terrific desert heat that blankets the area from the first of May until the first of November.

Death Valley is in this region, and its heats are common to the rest of the territory. Official temperatures of 120 degrees are common and temperatures of 130 degrees have been recorded—these of course are shade temperatures. Out in the sun where the bronzed instrument men and footmen worked, the thermometer reaches heights unknown and unbelievable to the layman. Living in fly-camps, without benefit of air-conditioning, the dark after sunset meant little when the temperature at midnight was over 100 degrees and when water was 110 degrees "cold" after standing fourteen hours in steel tank-cars parked on sun-baked sidings.

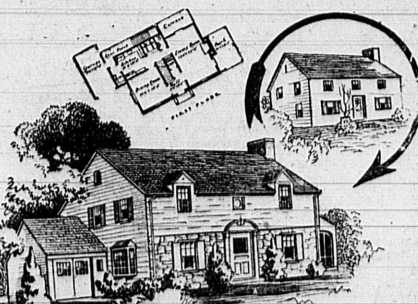
Up and down the Colorado River these parties ranged from the Utah-Arizona line to the Mexican boundary, a distance of 300 miles, and west from these extremes in a vast triangle whose sides converged on the Los Angeles metropolitan area. Inside the boundaries of this giant triangle, the engineers ran an even 100 different lines for possible aqueduct routes from the river to the sea. (To be continued)

## Now you can Build your own Home

• At last the dream of every family can be realized! The Federal Government has made it possible to build a home of your own and all you need is 10% of the total value of house and lot! Monthly payments are LOWER than rent and include payment on principal, interest, insurance and taxes!



## MODERNIZATION LOANS ALSO ARE AVAILABLE



• We are now taking applications for both Title 1 (Modernization) and Title 2 (New Construction) and will be glad to assist you with your plans and financing. Information and suggestions given without obligation.

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