ND LODGE

SACTED HE CONVENTION

and Gratifying Order Reported Meeting.

annual convention Knights of Pythias a which was held the following offi-

ew Westminster. ine, Nelson. mar, Grand Forks. rown, Revelstoke. nley, Vancouver. S., Emil Pferdner,

mas Walker, Vic-

wlinson, Nanaimo. schman, Fernie. ted the grand lodge sion in Victoria and endorsed by the the Vancouver Islras supplemented by herbert Cuthbert, ctoria Tourist Asso-

by the grand lodge grand lodge will be City on the second

grand lodge records cord of Bro. John who has been many ight and who, while on of the grand d had celebrated his his birth. The con grand lodge were

the grand lodge the W. Irvine, in refernia relief matter, eived many letters our order in this the benefit of the eive credit for their to each subordinate re amount of their is as follows: The the largest given by in Canada, \$1,214.15. te of the order, Mr order of the Knights gh one of the youngntinent, has a re nal order. Formed this time a mem-000. It started in the and has now spread States into Canada It bids fair to cover

it started in Victoria to a membership of ake into consideration on is largely a shifting seen that our mem ten per cent. of the hite population from aw. I believe this reed by any other grand e reason to be proud Take also into conr financial standing our lodges have paid 24,000 for benefits and inds in the past year e indeed grown to be All this has been out any great flourbut as deeds are onger and make more in the order of the as because of its doayings."

e grand lodge shows o which must be add-pages, and 49 applies are taken from the he initial lodge, ha

il Pferdner, of Vice following: nbers, December 31 ed during year, 386; Imitted by card, 40; toons: Members sushdrawn by card, 43

13; members, Decem-Grand Chancellors, 15; 450; Knights, 2,223 ing year, 2; charter 32; consolidated, 1; 21, 1906, 31,

receipts during year, \$72,439,28. Relief, \$14,423.95; \$16,760.50: s, \$16,760.50; invested 58; cash on hand, 1906,

lges: Cash on hand, ments, \$82,885.01; real

rs issued under the au-Holmes under Mon-Holmes under yesterifth Regiment, is au-

BOARD AND ROOMS. dvertisements under this head a cent a word each insertion. the Royal School of quimalt, for a short

REPLIES TO ADVERTISEMENTS.

Letters in reply to advertisem

Suggy, C., D., F., G., H. G., I. X. R. R., S. J. H., T. J. O., W. H. F., Y.

WANTED-MALE HELP.

VANTED—At Levy's restaurant, to steady, respectable youths, not under years old; wages \$30 each and board.

WANTED-Junior clerk, must be able to write neatly. Apply, by letter only, Pem-berton & Son, 45 Fort street.

WANTED-FEMALE HELP.

Advertisements under this head a cent a word each insertion.

WANTED-A young lady to learn hair dressing, etc., paid while learning Mrs. C. Kosche's, 55 Douglas street.

Lockport, N. Y.

WANTED—Sewing machine operators
shirt and overall factory; electric power
8 hour day, union wages. Apply Turner
Beeton & Co., Ltd., factory, Bastion

WANTED—To purchase, about 3 acres-of land, suitable for poultry, a few miles from city; must be reasonable. Apply E. T., 146 Johnson street.

Advertisements under this head a cent a word each insertion.

MONEY TO LOAN—On mortgage. Apply Box 158, Times Office.

LOCAL REAL ESTATE FIRM is pre-

Advertisements under this head a cent a word each insertion. NUMBERS-17, 27, 37, 38, 46, 50, 60, 70, 86 1, 93, 109, 110, 125, 148, 170, 175, 206, 214, 216

EXTRA LARGE BELL TENT FOR SALE. Apply W. O. Wallace, family grocer, cor. Yates and Douglas. Advertisements under this head a cent a word each insertion. VANTED-A bartender, for night shift.

GLADSTONE FOR SALE. Address Victoria Transfer Co., city. WANTED-Good, strong boy, to learn moulding. Apply at once, Adams & Parsons, Work street.

FOR SALE—A number of second-hand buggles, rubber and steel tires, express and delivery wagons, I road sulky, I pony cart, 2 split seat and other carts, 2 one-horse farm wagons, I English wagonette; also 4% acres on Burnside road. Carriage painting and rubber tires put on. R. Ledingham's Carriage Shop, 97 Cormorant street.

WANTED—Immediately, an experienced clerk, thorough knowledge of house furnishings and hardware necessary; also strong and active boy to learn the hardware business. Apply personally or by letter to B. C. Hardware Co., cor. Broad and Yates streets, or P. O. Box 683. ADARE POULTRY FARM—Choice eggs from prize stock. Plymouth Rocks. Wyandottes, Leghorns, Minorcas, \$2 setting, 50 \$5, 100 \$10; cockerels, \$2 to \$5. W. Baylis, Queen's Hotel, Victoria.

cal., \$6; shotgun, 12 bore, \$12; full dress coat and vest, \$7.50; Tuxedo coat, black cloth, \$4.50; strong boots, \$1.50; banjo, \$7.50; solid gold 18 kt. watch, \$50; dlamond ring, \$25. Jacob Aaronson's new and second-hand store, 64 Johnson treet, two doors below Government treet. ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

t SALE—2 horses and farm wagon, rts and light wagons; carriage paint-g done. 56 Discovery street. W. A. Dertson & Son.

HOUSES AND LOTS FOR SALE. Advertisements under this head a cent a word each insertion.

FOR SALE—5 roomed bungalow and fur-niture, on Beacon street, close to park, all modern improvements, price \$4,500, terms. For full particulars apply Box 489, Post Office.

FOR SALE—5 acres, Strawberry Vale, Burnside road, rich, black loam, easy to clear, high ground, price \$550 if taken this week; terms. Apply P. O. Box 194,

wanted by satisfactory tenant for a permanency, from about May 7th next; must be within reasonable distance of city. Address lowest terms to Box 75, Times Office, city.

WANTEL-A 5 or 6 roomed cottage, not too far out; must be in good repair and on easy terms; would buy from owner only. Apply Box 216, Times Office,

FINE ROOMY HOUSE of 5 apartments, etc., in northern district, newly painted and papered, \$1,800, terms. The Domin-ion Real Estate Exchange, 22 Trounce

FOR SALE—Bay street, close to Douglas, two story nine roomed house, with three lots, brick foundation, well finished throughout, fully modern. For price and particulars apply P. O. Box 275.

WANTED—Scrap brass, copper, zinc, lead, cast iron, sacks, and all kinds of bottles and rubber; highest cash prices paid. Victoria Junk Agency, 50 and 32 Store street. Phone 1336.

Office.

FOR SALE—7 roomed house, 2 big barns, chicken houses, fruit trees, 3 acres. Apply R. Bosence, Cedar Hill road, Oaklands.

SUNLIGHT SOAP COUPONS WANTED

-Toilet soaps given in exchange for
these coupons by C. R. King & Son, 75
Wharf street, Victoria.

JAMES McK. WILSON, City Scavenger. Phone 662. FOR RENT-Furnished house, Fourth street, just off King's road, 6 rooms, all modern conveniences, well furnished. Inquire Hinkson Siddall & Son, New Grand Theatre Building, Government CUSSEX (PRIVATE) HOTEL, 65 Sinclair road, Kensington, London, W., Eng. Addison road station, 3 minutes' walk. Shepherd's Eush tube station, 5 minutes. Terms, Box 340, Victoria, B. C.

SITUATIONS WANTED-MALE. Advertisements under this head a cent a word each insertion.

FURNITURE—We have secured the agency for the famous Gunn sectional book cases. Come and examine the special features, fully explained. Baxter & Johnson, Government street, opp. Post Office. AN EXPERIENCED BOOKKEEPER, with first-class Victorian references, has portion of day at liberty. Address P. O. Box 340, city.

START YOUR LIBRARY NOW with a Gunn sectional book case. You will not miss the investment in one or two sections each month until your library is complete. Baxter & Johnson, Government street, opp. the Post Office.

LOST AND FOUND. Advertisements under this head a cent a word each insertion. A. B. McNEILL

17 TROUNCE AVE.

REAL ESTATE ADVERTISEMENTS.

VALUABLE WHARFAGE PROPOSITION—2 lots in Esquimalt, with deep water at low tide; low price for quick sale. Box 253, Times.

UTE ON & CO., 114 Yates street, make ladies' dresses to order. Cheap sale of Chinese silk and cotton blouses and

S. C. BROWN LEGHORN EGGS, for hatching, \$1.50 per 15, \$2.50 for 30; guar-anteed from prize winning and laying stock. Fred. Garland, Oaklands, Vic-toria. WANTED-Two young women, to assist in tea room. Apply Victoria Coffee Parlors, 40 Broad street.

FOR SALE—Four fresh cows with calves, one team heavy horses about fifteen hundred each, four-inch tire wagon and harness, cheap. Apply to I. J. J. Fisher, carriage shop, corner Herald and Stove streets. WANTED—Immediately, good, respectable, reliable waitresses, at King Edward Hotel.

WANTED-Middle-aged woman to do house work for two old people. Apply It Kingsten street.

ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y. OR SALE—A large list of desirable houses, lots, farms and acreage, in all parts of the city and surrounding dis-tricts. Hinkson Siddall & Son, New Grand Theatre Building, Government

OR SALE—Owner leaving city, two half-acre lots, just off Quadra street, near Tolmie avenue, price \$600. Inquire Hinkson Siddall & Son, New Grand Theatre Building, Government street.

FOR SALE—Modern house, magnificent view, every convenience, price \$3,200, terms; let us show you. Hinkson Sid-dall & Son, New Grand Theatre Build-

ing, Government street. 4 BEAUTIFULLY SITUATED 60 ft. x 161 ft. 9 in. LOTS, being numbers 366-78-9, on Cook street, between Arthur and Topaz avenues. These lots command a magnificent view of the whole coast. \$600 each. Terms, 1-3 down, 1-3 in 1 year, 1-3 in 2 years, at 6 per cent. interest. The Dominion Real Estate Exchange, 22 Trounce avenue.

only. Apply Box 20. Times office, WANTED—To rent for one year or more, by a gentleman from the East, a FURNISHED HOUSE of at least 12 rooms, with 4 or 5 acres of ground preferred. Apply to Gavin H. Burns, Room 20, Flve Sisters' Block.

TWO HOUSES, on a large Pandora street lot, \$2,100, terms. The Dominion Real Estate Exchange, 22 Trounce Ave

WANTED—Old coats and vests, pants, boots and shoes, trunks, vallses, shot-guns, revolvers, overcoats, etc. Highest cash prices paid, Will call at any address. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government street. improved FARM of 100 acres for sale, in best farming district on Vancouver Island. Apply for address to Times Office.

FOR SALE—Cord wood timber, near rail-way; also a few lots, cheap, terms. See owner, F. J. Bittancourt, at his Grocery Store, 60 King's road, off Douglas street. Phone B1236.

Advertisements under this head a cent a word each insertion.

YOUNG MAN, 3 years timekeeping, etc., International Harvester Co., desires situation, W. C. W., care of Y. M. C. A.

CONTRACTORS—We can furnish you with laborers, or any kind of men, at short notice; Poles, Slavs, Huns, Italians, Lithuniana, etc. Boston Shipping Co., 18 Norfolk street, New York

WANTED-Roomer, for large, well furnished front room, centrally located, near car line. 33 John street.

Merely Some Which Has Not Been Advertised.

NEW HOUSES. CADBORO BAY ROAD-7 rooms, strictly modern, 1/2 acre, \$4,400. FERNWOOD ROAD-7 rooms, modern and convenient, \$3,900. STANLEY AVE .- 6 rooms, up to date

PANDORA-8 rooms, modern, \$4,200. QUEEN'S AVE.-6 rooms, modern bunga low. \$3,600. LOTS-In James Bay, \$800. LOT-On View street, \$1,500. LOT-On St. Andrew street, James Bay \$1,050.

These houses are strictly up-to-date and are under value, BUY BEFORE THE COMING IN CREASE IN VALUES. ACRES-At Sooke Lake, \$750.

G. E. GREENE REAL ESTATE. ROOM 2, 76 GOVERNMENT STREET. PHONE 497.

LOIS-On Blackwood street, \$500.

TIAL SITES IN THE CITY. LOW PRICES AND EASY TERMS. COME IN AND EXAMINE LIST

BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED.

40 GOVERNMENT STREET.

ROOMED COTTAGE AND 3 LOTS-Just off Fernwood road, brick founda-tion, \$2,500. ROOMED HOUSE AND 1 LOT-On Quebec street, James Bay, modern every respect, cheap at \$3,000.

LARGE MODERN DWELLING AND 2 LOTS—James Bay, double frontage, \$4,500. PENDER ISLAND—About 100 acres, sea front, spring of water, portion has been cleared, \$10 per acre.

ROOMED BRICK COTTAGE Centrally located, just off car line, with lot 60x120, nice garden, \$1,850.

GOOD 6 ROOMED : STORY HOUSE—On Second street, modern, large lot, front and back, entrance. \$2,600; a bargain.

BANNERMAN & NIVIN

103 GOVERNMENT STREET. Next to Imperial Bank. NEW 7 ROOMED BUNGALOW, with 1½ acres land, 5 minutes from cars, \$4,750, terms. Modern 2 story house, 6 rooms, and nice lot, Frederick street, \$3,600, terms. 2 story house, 6 rooms, \$1,200, terms. Nice cottage, close to Oak Bay terms. Nice cottage, close to Oak Bay cars, \$2,100, terms. 2 choice lotx. Niagara street, opposite St. Andrew's street. \$ choice lots, Niagara street, \$1,000 each. 1 choice lot, Michigan street, near Menzies, \$1,000. 1 choice lot, Powell street, \$500. 20 choice lots, Oaklands (make us an offer for the lot). Several choice acre plots, Oak Bay, Esquimait and Mount Tolmie districts, from \$750 per acre up. Some choice small fruit farms, within 4 miles of post office, in blocks of 5 acres up, at about \$400 per acre. about \$400 per acre.

COLUMBIA LODGE, No. 2, L. O. O. F., meets every Wednesday evening at 8 o'clock in Odd Fellows Hall, Douglas street. R. W. Fawcett, Rec. Sec., 24 South Government street.

COMPANION COURT FAR WEST, I. O. F., No. 279, meets first and third Mondays each month in K. of P. Hall corner Dougles and Pandora streets. Janet W. Carlow, financial secretary, 10 Amelia street.

L. O. L., 1426 and 1616, meet in A. O. U. W. Hall, Yates street, the first and third Mondays each month. Degree meeting fourth Wednesday.

WOODMEN OF THE WORLD-Victoria Camp, No. 52, Canadian Order of the Woodmen of the World, meets in K. of P. Hall, corner Douglas and Pandora streets, 1st and 3rd Fridays in the month. Wm. Jackson, clerk.

QUEEN ALEXANDRA HIVE, LADIES OF THE MACCABEES, meets 2nd and 4th Monday of each month, at 8 p. m., in K. of P. Hall, cor. Douglas and Pan-dora streets. Mrs. T. Watson, record keeper.

K. OF P.—No. 1, Far. West Lodge, Friday, K. of P. Hall, cor. Douglas and Pandora Sts. H. Weber, K. of R. & S. Box 544. A. O. F., COURT NORTHERN LIGHT.
No. 595, meets at K. of P. Hall and and
4th Wednesdays. W. F. Fullerton, Secy.
VICTORIA LODGE, No. 1, A. O. U. W.
meets every second and fourth Wednesday in month at A. O. U. W. Hall
Members of Order visiting the city cordially invited to attend. R. Noble, M.W. COURT CARIBOO, No. 745, I. O. F., meets in K. of P. Hall, corner Pandora and Douglas streets, on the 2nd Tuesday and 4th Monday of every month, at 8 p. m. For information inquire of C. B. Deaville, Fin. Secy., at Melrose Co.'s, Fort street. COURT VANCOUVER, 5155, A. O. F., meets first and third Mondays in K. of P. Hall, cor. Douglas and Pandors streets. S. Wilson, Secy., Michigan street, James Bay. Visiting brothers cordially invited.

COURT VICTORIA, A. O. F., No. 8990 meets at Sir William Wallace Hall, 1st and 3rd Wednesdays. W. Noble, secre-tary, 144 Oswego street.

THE TIMES IS THE SMAll ad. medium of the city.

PARSONS, LOVE & CO.

NO. 74 DOUGLAS STREET. ROOMED HOUSE-On Rockland Ave 2 lots, \$3,750.

OTS-Off Hillside Ave., \$500; very eas

ACRE-In Spring Ridge, \$3,150; good location; a snap.

C. NEWTON YOUNG. REAL ESTATE AND INSURANCE AGENT, NOTARY PUBLIC, ETC. PHONE 6. DUNCAN. V. I, B. C.

FOR SALE-IN DUNCAN.
USINESS AND BUILDING LOTSAdjacent town of Duncan. RESIDENTIAL PROPERTIES—In and 10-acre lots. and 10-acre lots.

FARM—87% acres, 50 acres cultivated, house, barn, etc., on easy terms.

ON SOMENOS LAKE—1 mile from Duncan, farm, 80 acres, 20 cultivated, balance slashed and seeded, house, barn, outhouses complete, implements and stock, fine view, cheap for cash. OTHER PROPERTY-On Somenos Lake N COWICHAN RIVER-1 mile from Duncan, farm, 52 acres, 15 cleared, 6 planted in small fruit, river frontage. N COWICHAN RIVER-1 mile from Duncan, 3% acres, with fine residence.

MANY FARMS throughout the Cowichan Valley. FARMS—At Comox, Extension, Albern Saanich and elsewhere. GOING BUSINESSES in the town

VANCOUVER ISLAND REAL ESTATE CO.

OFFICE, 51 FORT ST. PHONE 138

RITHET STREET. NICE 5 ROOMED COTTAGE

HAYWOOD AVE.
3 CHOICE BUILDING LOTS,
For \$4,500. FARMS. Near City, Saanich, Duncans, Lady-smith, Alberni.

FINANCIAL AND INSURANCE AGENTS, ETC., ETC.

GILSON & CO. NEW 7 ROOM BUNGALOW—Fronting on Beacon Hill park, on 2 lots running from street to street, everything modern and street to street, everything modern and up-to-date, this is a snap at \$5,250; can be bought on very easy terms.

\$400 CASH DOWN—Balance at \$10 per month, buys cottage and large lot, on sunny side of Gladstone Ave.

LARGE NEW COTTAGE (BUNGALOW)

—Fernwood road, everything modern, corner lot, 15x100, nice garden, lots of strawberry plants, price \$4,250; on easy terms. terms. Sortage AND LARGE LOT-Stable, alley in rear, good garden, with large bearing fruit trees, \$2,500; terms. ROOM COTTAGE—James Bay, cosy little home, on a corner, \$1,500; small cash payment, balance in 1 and 2 years at 6

payment, per cent.
CALL AND SEE US if you want a farm, any size, we have them; fine building sites and swell residences.
LIST YOUR PROPERTY WITH US for a quick turnover. SWINERTON & ODDY

102 GOVERNMENT ST. Est. 1892 A NICE NEW BUNGALOW IN GOOD LOCATION

AND 4% ACRES OF LAND ABOUT 1% MILES FROM CENTRE OF CITY.

\$5,000 CASH, BALANCE AT SIX PER CENT.

SWINERTON & ODDY H. P. WINSBY REAL ESTATE.

LOT-2 minutes' walk from car, only \$275. AN INVESTMENT for \$26,000, yielding a clear 12 per cent. FINEST RESIDENCE in the city, as to view, architecture, convenience and grounds, etc., 6-acre plot, \$26,000. FORONTO STREET—Just off Government street, 5 room cottage, modern conveniences, price only \$2,300; terms. 22 ACRES—Gorge road, for \$14,000. ROOM HOUSE—Caledonia avenue, upto-date, etc., price \$3,000.

T. G. RAYNER & CO NO. 18 FIVE SISTERS' BLOCK.

HOUSES.
BUILDING LOTS.
FARMS.
FRUIT LANDS.

LEE & FRASER. REAL ESTATE AGENTS.

I TROUNCE AVE., VICTORIA, B. C. ALEDONIA AVE.-Modern bungalow and lot, only \$2,650. OOK STREET-10 roomed 2 story dwelling and large lot, \$6,500. JAMES STREET-James Bay, cottage and large lot, cheap. UPERIOR STREET-Large lot, 60x160 f IAGARA STREET—Corner lot, 60x110 ft., for \$1,000. DMONTON ROAD-Lot, 60x120 ft., for MONEY TO LOAN on real estate secur-LEE & FRASER, TROUNCE AVE., VICTORIA, B. C. FIRE AND LIFE INSURANCE.

G. B. HUGHES. REAL ESTATE, INSURANCE, MONEY TO LOAN, ETC.

50 YATES ST., VICTORIA, B. C. 0 LOTS-Oakland Estate, \$4,000. 6-10 ACRES-On Carey road, close in, ACRES-On Oxford street, near Cook street, \$10,000.

2 STORY 8 ROOMED HOUSE, modern, and 2½ lots, on Superior street, \$8,500.

PEMBERTON & SON 45 FORT ST.

VICTORIA TRANSFER CO. 20 shares (par value \$50 per share). Owner wants offer.

COMOX. ACRES of splendid land, very eas eared, highly timbered, \$6 per acre. ALBERNL

OAKLANDS. ROOMED COTTAGE, with two good lots, all ready for planting, fruit trees, bush fruit, \$1,500. Owner open to offer

ACRES, Cedar Hill and Lansdowne roads, \$1,000 per acre. KING'S ROAD.

STORY HOUSE, backing on to school, \$1,500. House insured for \$1,500; easy MENZIES ST. GOOD TWO STORY HOUSE, opposite Rithet street, all conveniences, easy terms, \$3,000.

LARGE TWO STORY HOUSE, 10 rooms, close to school, \$9,000.

NORTH ROAD.

GOOD HOUSE, \$2,000. To rent at \$17 per month. SPRING STREET. WO STORY HOUSE, \$1,800. To rent a GOOD TWO STORY STORE AND DWELLING, good place for a grocery store, \$2,500. To rent at \$26 per month.

THE LAST THREE FOR SALE AT \$5,750 THE LOT. location, with two lots and fruit trees, \$8,000.

DOUGLAS STREET.
WELL SITUATED 143 ACRES, near railroad track, \$1,600.
Easy terms.

LARGE LOT, over 200 feet deep, \$1,650. GOOD TWO STORY HOUSES, will rent for \$15 each, \$1,500 each.

ACRES of good land, clos front, on Monterey Ave., \$2,750. CENTRE ROAD. COTTAGE, \$400; \$50 down and \$10

LARGE TWO STORY DOUBLE HOUSE, will rent for \$10 per month, \$800; \$50 down and \$20 per month. LINDEN AVE. LOT. \$1.250.

45 FORT ST.

T. O. MACKAY. Real Estate & Financial Agent No. 9 Metropolitan Bldg., Government St., Opposite Post Office.

EXCELLENT BUY—Five acres, on East Saanich road, six miles from post office, good house, driving shed and barn, 100 fruit trees, price \$3,250; ½ cash, balance

TWO GOOD LOTS-86x100 each, corner Hillside Ave. and Prior street, \$1,200, 1-3 cash, balance easy terms. E. C. B. BAGSHAWE REAL ESTATE AND FINANCIAL BROKER.

3 NEW, UP-TO-DATE HOUSES—Near Beacon Hill park, close to car line, 7 rooms each, prices \$4,300, \$4,500 and \$5,300; terms. 9 good building lots, near the hospital, only \$5,600. Good 8 roomed house, all modern conveniences, in splendid repair, full lot, on Second street, only \$2,300. 2 7-10 acres, Cook street, near Fairfield road, only \$1,900 per acre Acreage in Foul Bay, Oak Bay and Cadboro Bay. Some very choice farms for sale near the city.

A. WILLIAMS & CO., LTD. REAL ESTATE AGENTS. 4 YATES STREET. VICTORIA, B. C. PHONE 1386.

33 acres, excellent buildings, beautiful water front, snap ...\$11,000 -5 acres, under crop, good soil, good buildings, stock, imple-ments and furniture\$ 6,000 -40 acres, fine black soil, very good buildings, close in\$ 8,000

3-5 acres, very good soil, cleared and fenced, good buildings\$ 3,500 47-35 acres, good land, beautiful locality\$ 3,500 Good 6 roomed house, close to High school, large lot\$ 3,200

2 good business lots, some build-ings, very good investment ...\$ 6,000 6—Large, well built corner store, very cheap, only \$,000

VICTORIA AND DISTRICT REALTY CO. 8 METROPOLITAN BLOCK, OPP. POST OFFICE.

Good acreage for sub-division, Fort street, near St. Charles, will make good investment, cheap and on easy terms. good investment, cheap and on easy terms.

2. Building gites, unexcelled view, best residential portion.

3. Good water front acreage, just outside city boundary.

4. 3 acres, water front, good soil, near city.

J. STUART YATES

22 BASTION STREET, VICTORIA.

ACRES-Sooke District, just inside TWO LOTS—On Victoria harbor, with large wharf and sheds and 2 large ware-houses, in good condition, on easy terms.

stores, bringing in good rentals.

TO RENT-Large wharf at foot of Yates street, rent \$130 per month. For further particulars apply to J. STUART YATES,

22 BASTION STREET, VICTORIA.

HEISTERMAN & CO. REAL ESTATE AND INSURANCE

75 GOVERNMENT STREET. LOTS. OAK BAY-5 lots, close to beach, cheap at \$3,000. CORDOVA BAY-2 water lots with good five room cottage, finest beach frontage, only \$2,000. GLADSTONE AVE.—Choice double corner lot, oak trees, \$1,350.

JAMES BAY-Very comfortable cottage, modern conveniences, only \$1,500. LAMPSON STREET—Large corner lot, 158x300, well located, \$1,800. QUADRA STREET-Five acres, very choice, \$7,500.

FIRE INSURANCE WRITTEN. **B.C. INFORMATION AGENCY**

MONEY TO LOAN.

LIMITED 78 DOUGLAS STREET. 200 ACRES—About 70 acres under cultiva-tion, railway and wagon road running through the place, house and buildings, stock and implements, good timber, plenty water, close to school, \$12,000.

acres ready for plough, good buildings, stock and all necessary farm implements, near railway, close to school, \$26,000.

ORCHARDS—In full bearing, from acres to 20 acres, at reasonable prices. ROOM HOUSE-Large lot, in good condition, close in, \$4,500. RESIDENCES, LOTS AND BUSINESS PROPERTY IN ALL PARTS OF THE CITY. CONSULT US for general information B. C.

REMEMBER THE NUMBER, 78 DOUGLAS STREET. ARTHUR BELL PHONE 1385. 91 YATES STREET.

A SNAP. 10 ACRES ON DOUGLAS STREET. BEFORE BUYING, it will pay you to look into our Oak Bay proposition. The prices and terms are made to suit the most careful buyers. It is selling fast and the prices will be advanced shortly. Buy now and get in on the ground floor.

LIST YOUR PROPERTY with us for quick sale. We are represented in most of the towns in the East, and in the last week have been asked by them to send a new list. If you list your property before Wednesday it will go out on this new list all over the East, and in all probability will be sold quickly.

| Sold Residente, Touch Resi 33 FORT ST., OPP. TOURIST ROOMS.

R.S. DAY & B. BOCGS REAL ESTATE AGENTS.
42 FORT STREET.
Established 1890. Pho

LAKE HILL-1½ miles from tram, 5½ acres, all cultivated, 200 fruit trees, numerous small fruits, 4 room cottage barn, etc., price \$3,500. COWICHAN—We have a large list of Cowichan farms which is open to in-spection at our office. A competent guide will be furnished by us at any

JAMES BAY—Handsome dwelling, con-taining 10 rooms, modern in every way, pretty grounds, close to tram and beach. Price and order to view on application. GORDON HEAD-5 acres, fruit land, nearly clear, price \$1,500; terms, 1-3 cash, 1-3 one year, 1-3 two years, TO LET-Furnished dwelling, modern, in nice district, close to tram, rent \$30. RITHET STREET—James Bay, lot 60x130, price \$1,200.

ELFORD STREET-Bungalow, 6 rooms, modern, brick foundation, price \$3,856. ROCKLAND AVENUE — Dwelling, a rooms, near Government House, immediate possession, stable and garden, price 34,760.

MOUNT TOLMIE—Dwelling, 7 rooms, barn and outbuildings, 2 acres orchard, bearing trees, price \$6,000.

CEDAR HILL—Dwelling, 6 rooms, stable, 2 acres orchard and garden, a pretty home in every way, price \$5,250.

KING'S ROAD—House, 6 rooms, lot 50x 140, price \$1,700. DUNCANS—160 acres, 4 miles from Dun-cans, 12 acres cleared, balance valuable timber, price \$2,000. CADBORO BAY-Over 2 acres, price \$750. SAANICH ROAD—S acres fruit land, sloping to southwest, cultivated, and can be planted at once, price \$400 per NORTH SAANICH—Farm, 70 acres, of which 60 acres are cultivated, 1,200 feet sea frontage. This is one of the best and cheapest properties in the district. Terms easy. OAK BAY-Dwelling, 7 rooms, nice gar-den and fruit trees, close to sandy beach, price \$3,150; terms.

ORDOVA BAY-Cottage, on water front, 3 acres, garden, orchard and pasture, water piped to house, barns, etc., price \$3,000. RUDSON BAY LANDS On "Viewfield Farm," Macaulay Point, blocks of I to 2 acres; these lots were selected from the H. B. Co. and can be secured at low prices and easy terms. low prices and easy terms.

NORTH DAIRY FARM—814 acres, close to pumping station and Rockside, orchard, cheice fruit land, mostly cleared and ploughed; price \$3,000.

COWICHAN RIVER—25 acres, having over half mile frontage on river, only half mile from Duncans, 3 acres cultivated, 4 acres pasture, all park land, small cottage; price \$2,100.

OAK BAY AVENUE—Bungalow, nearly new, an brick foundation, a choice home for small family, lot 100x100.

THE ROYAL GUARANTEE & TRUST CO., LTD. REAL ESTATE, FARM LANDS, TIM-BER LIMITS. BUSINESSES. COR. GOVERNMENT AND YATES STR. PHONE 1137. ADELPHI BUILDING. On Belcher street; this is the best part of town, and is a cheap buy at \$6,500. ROOMED HOUSE AND TWO GOOD LOTS-On Oak Bay avenue, price \$6,500. 3½ LOTS—In the Pearse Estate, just above Belmont avenue; these are the highest lots in this estate and command a magnificent view, price \$2,250. ACREAGE—Just off Esquimalt road, price \$1,200 per acre; this is a good buy.

LOT-On Esquimalt road, near city limits, price \$600, easy terms; this is cheap. WE HAVE FOR SALE 18 acres of beau-WE HAVE FOR SALE 18 acres of beau-tiful fruit land on Okanagan lake, 18 acres of which is planted out in apple and peach trees, and balance is culti-vated; there is a good stream through the property for irrigation. This pro-perty is offered at \$100 per acre, which is less than they are asking for wild land in neighborhood.

2 LOTS-On Belmont avenue, price \$1,200;

S. A. BAIRD
REAL ESTATE AND FINANCIAL
AGENT.
NEW ADDRESS. 70 DOUGLAS ST.

COTTAGE AND 2 LOTS—Electric light, etc., good stable, \$4,000. LOTS ON EDMONTON ROAD-From \$250 to \$300 per lot. ROOMED COTTAGE-Lot 45 ft. x 140 ft., Edmonton road, \$1,000. 121/2 ACRES OF GOOD LAND-Suitable for fruit, near Elk Lake. \$1,800. A MODERN 5 ROOM COTTAGE, close

WINNIPEG BROKERS.

LOT-Victoria West, \$350, near

Methodist church.

REAL ESTATE.
HANNA BLOCK, YATES ST. FOUR SAMPLES FROM A LARGE LIST. \$8,200—Residence, 7 rooms, bath and pantry, fine residential street.

house, barn, sheds, running stream through the property.

CHOICE LOTS IN OTHER PARTS OF OUR FARM LIST already includes over THE CITY AT LOW RATES, 40 fine properties to choose from,