

# ALIEN LAW EVADED BY LONG LEASES ON LANDS

## JAPS SOLVE PROBLEM BY TAKING LEASES

While Real Estate Men and Legislators Worry About Constitutional Amendment, Orientals Settle Question.

## ALIEN-BARRING LAW DOESN'T BOTHER THEM

Rent Farms for Terms of 99 Years; Few Heavy Annual Payments; and After That Virtually Nothing at All.

While the members of the Seattle Real Estate Association, state legislators and others are fussing around over the clause in the state constitution that provides that aliens shall not own realty in this state, the Japanese market gardeners have solved the problem to their own satisfaction by leasing farming ground for terms of ninety-nine years.

The lease in most cases, has all the earmarks of a sale. A very large deposit is charged and a heavy rental for the first three or four years is paid. After that period the rent is reduced to one dollar per annum or such a matter for the balance of the term of the lease.

A number of Japanese market gardeners who are operating acreage on Vashon Island and sending their products to the local markets, have found this a very satisfactory system. The same idea is being carried out in other parts of the state by other Japanese and Chinese. In some cases the Japs buy the land outright and have it held in trust for them by citizens of the United States.

It is claimed by landowners who have rented their holdings on this plan, that the law which bars out aliens is a good one, as by the time the leases have expired the land will be very valuable, and the heirs of the present owners will have a nice little nest egg.

## SEATTLE FINDS USE FOR MANY OFFICES

Occupancy of Arcade Building Is More Than 98 Per Cent—Other Big Structures Are Equally Crammed.

## SKYSCRAPERS' ROOMS ARE IN BIG DEMAND

10,647 Persons Take Joy Ride in Business Block Elevator in One Day—Indicates Solid Prosperity.

Seattle's splendid ability to assimilate the space in great new business blocks as fast as they are erected is exemplified in the remarkably high percentage of rentals which is to be found in the older office buildings in the central business district. In a number of blocks a poll of the elevator passenger business has been taken during the past week and a checking up of rentals and vacancies has been made.

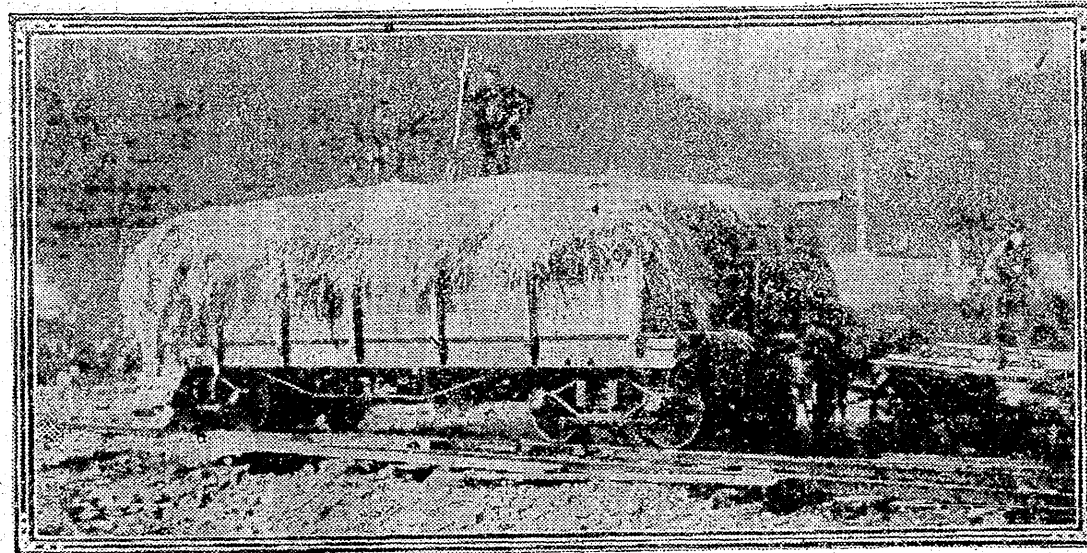
The results in the Arcade Building and Annex, the largest office structure in the city, occupying an entire rectangular city block, and offering its patrons ten and one-half acres of floor space, was made known yesterday. Its four main elevators carried on Monday last, 10,647 persons, the service elevator adding 560 to this number, or a grand total of 10,647 persons carried in a single day.

Of the 532 offices in the building, it was found that more than 98 per cent were occupied on that day, the negligible number of vacancies being due solely to the coming and going of tenants in a great office structure.

From a business standpoint these remarkable figures, which are practically duplicated by other structures in the retail business center, are taken to indicate the continued solid prosperity of Seattle business enterprises.

At the time the Alaska Building was erected many timid persons believed that a single skyscraper would operate to oversupply Seattle with office space, but

## Alaskan Farm Products To Be Sent to Seattle



SEATTLE commission men will be receiving vegetables from Alaska next summer, if the plans of a number of ranchers in the vicinity of Seward are consummated. Every year the Seattle commission men ship vegetables to Alaska, but the discovery at Seward two years ago that the climate and soil of that particular section is favorable to the growth of all kinds of root vegetables, killed the market so far as that particular city was concerned. Ranchers in the vicinity of Seward last summer supplied the town with potatoes, beets, cabbages, cauliflower, peas, radishes, lettuce, beets, carrots, turnips and various other varieties of vegetable edibles. A sufficient amount to sustain the community over the winter was placed in storage.

The soil in the Seward region is a dark loam, several feet deep, and in many places wild hay grows in a most

luxuriant manner. Several hundred tons of this was cut last summer and is being used for horsefeed at Seward this winter. During the summer the sun shines for twenty-four hours a day and this great amount of light causes all kinds of vegetable life to grow very prolifically.

Last fall a number of farmers broke large acreage, and as soon as the frost is out of the ground, will plant celery, tomatoes and many other kinds of vegetables and cereals. A harvesting machine and other farming implements is to be shipped in next spring.

W. A. McPherson, who is located four miles from Seward on the Alaska Northern Railroad, has the biggest ranch under cultivation. Of his 300 acres 20 acres were cultivated last summer. Five acres were planted in market vegetables and the balance in timothy hay. He is said to have cleaned up \$10,000 for his summer's work. Last fall he ploughed

an additional twenty acres, which will be planted in oats next spring.

Ole Martin has a 300-acre ranch five miles from the city and Otto Bergstrom has a 200-acre plot adjoining McPherson's ranch. Last summer both planted the greater portion of the cultivated land in timothy, and so much of this product was placed on the Seward market that it was sold cheaper than in Seattle. They are arranging to plant oats this year and will put a few acres in wheat for an experiment.

The success with which these three farms met last summer caused a number of others to homestead tracts of the rich soil, and several farms will be in operation next summer.

During the winter time the farmers devote their attention either to the development of quartz veins which trend through the mountains by which they are surrounded, or hunt moose, mountain goat and sheep which are placed in cold storage for the summer.

## SENTIMENT POINTS TO IMPROVED CONDITIONS

looked at two or three years hence, this market is to be regarded essentially as one decidedly in favor of the buyer. Nowhere on the Coast can a purchaser begin to buy as much for his money. The fact that everybody is not rushing in to invest at this time does not alter the conclusion. The public buys when it ought to sell and sells when it ought

## CONDITIONS COMPARE FAVORABLY WITH EAST

## MIDDLE WEST CASTS EYES AT THE SOUND

Ranchers of Mississippi Valley Flirt With Seattle Real Estate Man Who Stops at Chicago to Give Facts.

## THEY WANT DETAILS ABOUT THIS SECTION

Are Not So Skeptical as People From States Further East—Big Tide of Immigration This Way Predicted.

"By no means make up your mind that the far East has anything on the Mississippi Valley in the way of interest in the Northwest," writes Henry C. Ewing, of Calhoun, Denny & Ewing, who has just arrived in Chicago on his return trip from New York City and takes occasion to make some practical observations of interest to Seattle people. According to his letter:

"I had thought," continues Ewing, "that people around New York City were at the high mark in the measure of giving attention to our section of the country, but it seems to me that, if possible, the vast central portion, of which Chicago is the commercial capital, has the Puget Sound fever in an even greater degree."

"Wherever you go, if it is known that you are from Seattle and if you are credited with knowing what you are talking about, the audience is large and very eager to hear what you may say."

"One distinguishing feature is that the Middle West is less skeptical probably because its geographical position enables it to grasp more freely and appreciate the true Western atmosphere than the more conservative people of the East. You can feel, too, that the people are easier to convince, and, therefore, more quickly moved. That they will swell the emigration to Puget Sound more than other parts of the country is certain, and it may be assumed that the greater proportion of those interested in the soil will be re-

## APARTMENT HOUSES YIELD BIG PROFITS

Tendency of Seattleites Is to Enjoy Comfort and Economy Offered by Community Steam Heating Plants.

## MANY SALES RECORDED IN THESE PROPERTIES

Ranchers Forsake Simple Life of Apple Orchard to Become Owners of Establishments That Are Easy to Rent.

Seattleites, like the people of New York and other Eastern cities, are gradually developing into a race of "cliff dwellers." The knowledge that life in an apartment house offers many advantages along the lines of comfort and economy over life in a cottage is becoming more general, with the result that there is a steadily increasing demand for properties of this character in the local real estate market. A large majority of the important sales that have been consummated during the past two or three months have been in apartment house properties.

The up-to-date apartment is particularly attractive to the man who toils for a daily wage. It offers not only the saving in dollars and cents that is derived from a steam heating plant and a plentiful supply of hot and cold water at all times of the day or night, but he finds much comfort in the fact that the fire does not have to be kept in cold room every morning, and he doesn't raise any blisters on his hands by chopping wood; nor does he bark his shins by tripping on the doormat when carrying in the fuel after dark. Community laundry and drying rooms in the basement, and free telephone service make a decided hit with housewives.

During the past three months several ranchers who have made competencies in fruit farming in formerly arid lands have traded off their orchards and come to Seattle, where they now are the owners of profitable apartment houses.

Among these are Elva C. Carver, who last December bought the Abbottsford Apartments at the corner of Eleventh