

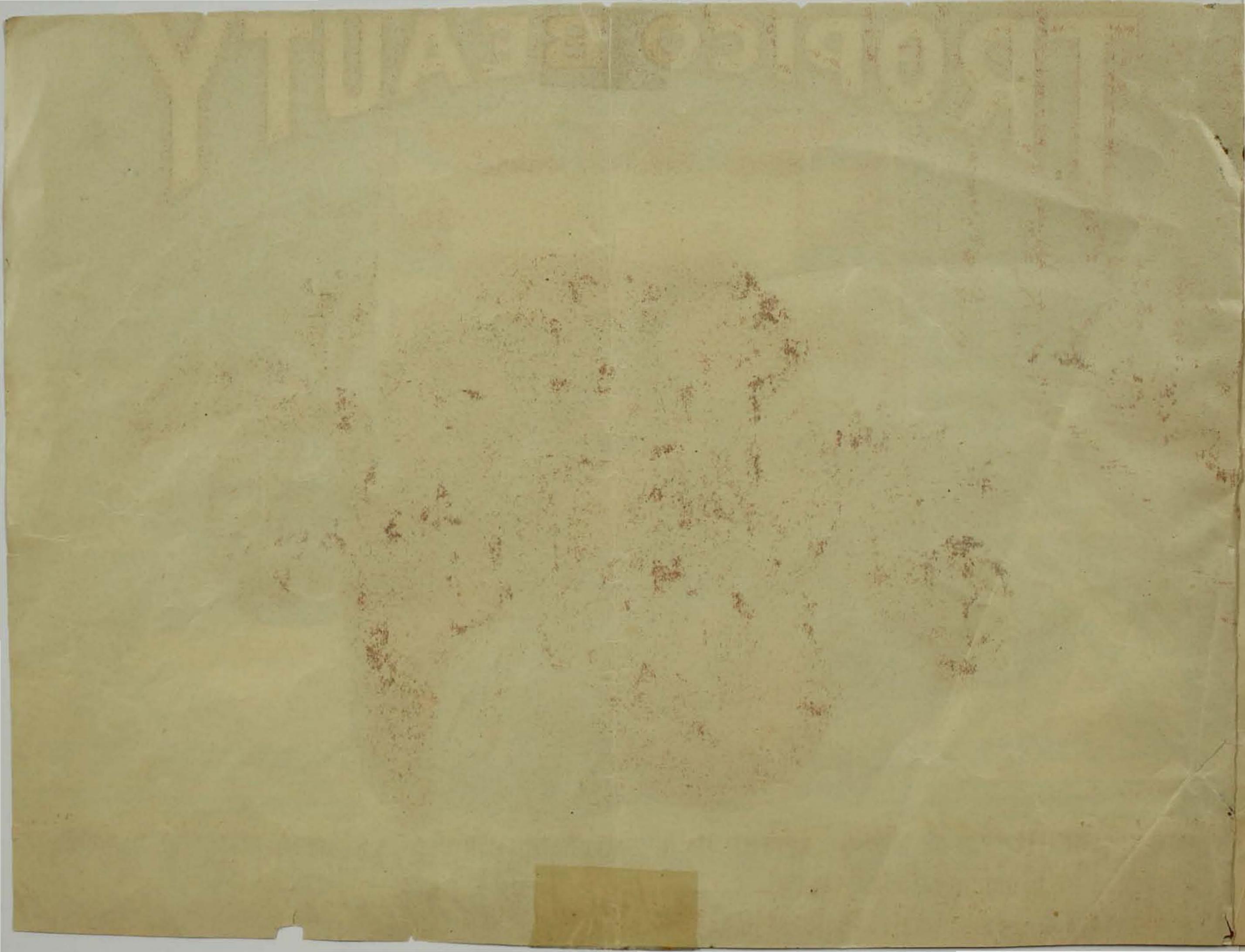
TROPICO BEAUTY

TRADE

MARK



REGISTERED BY D. GRISWOLD, TROPICO, CAL.



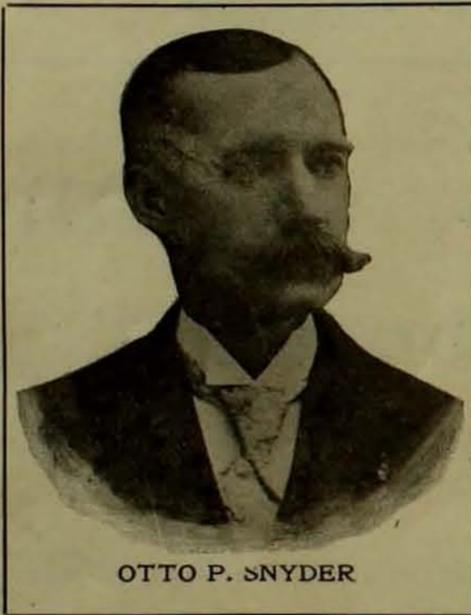
The Purpose

THIS BOOKLET is prepared and published by the Tropic Improvement Association, for the information of tourists, home seekers and the public in general, of one of the most delightful and fertile portions of Southern California.

Respectfully submitted,

D. H. IMLER,
WM. MALCOM,
DWIGHT GRISWOLD,
Committee

M. M. ESHELMAN,
Chairman



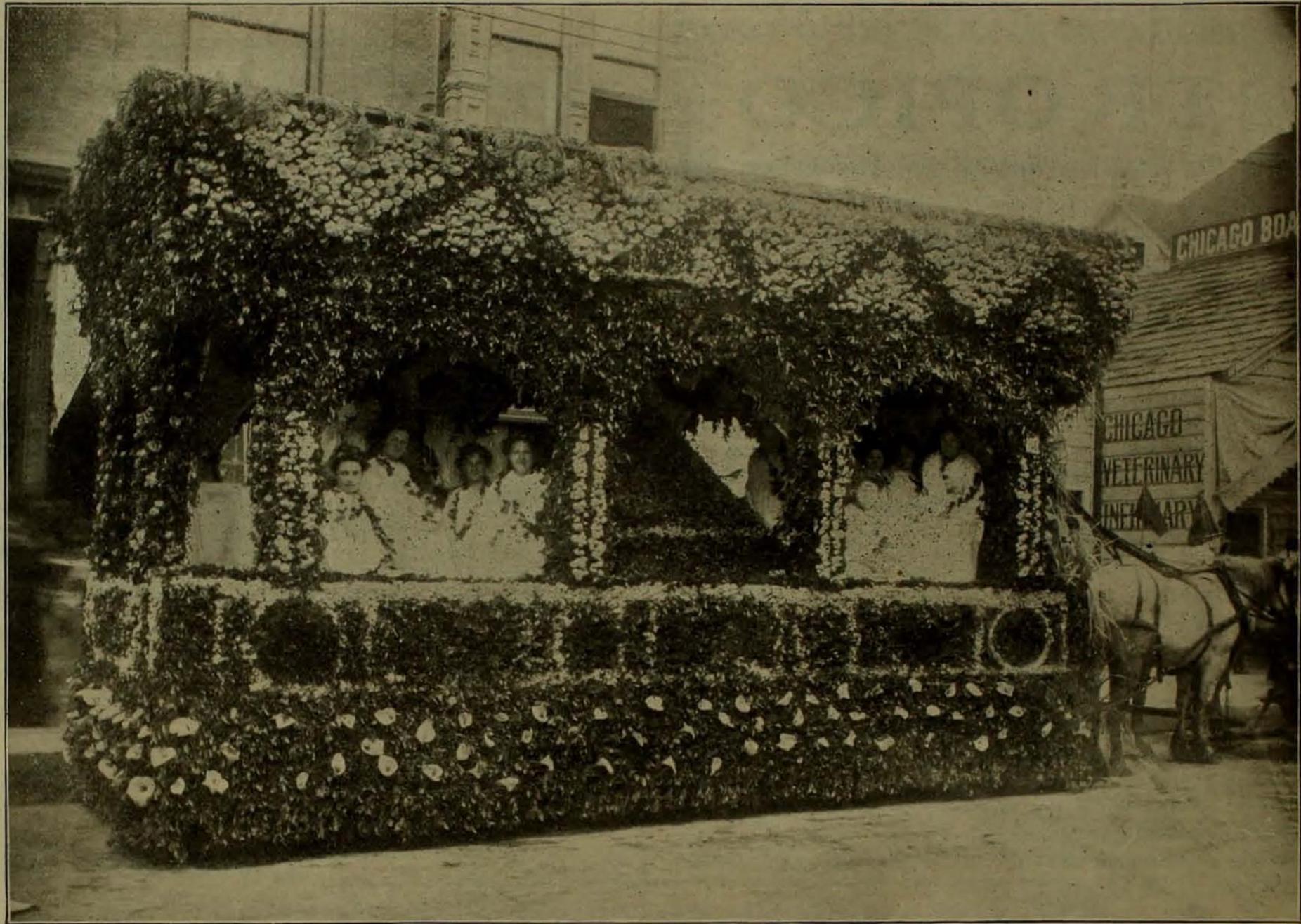
OTTO P. SNYDER

Officers of the Association:

OTTO P. SNYDER, PRES. M. M. ESHELMAN, VICE-PRES.

MISS CORA HICKMAN, SECRETARY

MRS. JAS. O. GALE, ASST. SECY. E. K. DANIELS, TREAS.



TROPICO FLOAT AT LOS ANGELES FIESTA, 1901

THE TROPICO IMPROVEMENT ASSOCIATION

"Men can be great when great occasions call. In little duties women find their spheres, the narrow cares that cluster 'round the hearth."

Three public spirited, loyal, earnest women conceived that a village improvement association, having in view the maintenance of clean, well kept sidewalks, the encouragement of well trimmed hedges and shrubbery and the enhancement of the best interests of the citizens of Tropic in the beautifying of their homes, were instrumental in organizing this Association.

At its inception, several enterprising business men of Tropic, also lent their encouragement; therefore bulletins were posted and a meeting called in Richardson's Hall,

July 14, 1900, for the purpose of organizing. D. H. Imler was chosen President, E. W. Richardson Vice-president, Miss Cora Hickman, Secretary; C. C. Chandler, Treasurer, and Mrs. F. I. Marsh, Assistant Secretary. The Stars and Stripes were adopted as the banner, and the carnation as the floral emblem. A membership of twenty-five was enrolled and this has been increased to one hundred. Meetings are held the fourth Monday of each month.

Through this association Tropic was represented at La Fiesta of 1901 in Los Angeles, at which time the first prize of \$150 and a blue banner was awarded to Tropic for the most elaborately decorated float entered. Every encouragement is given individual and corporate interests to locate here.

TROPICO

Its Location, Beauty and Excellence

Behold! What a goodly prospect spreads around,
Of mountain, dales, and lawns, and trees,
And flowering valley and peaceful stream,
Till all the stretching landscape into beauty spreads.
—CORA HICKMAN.

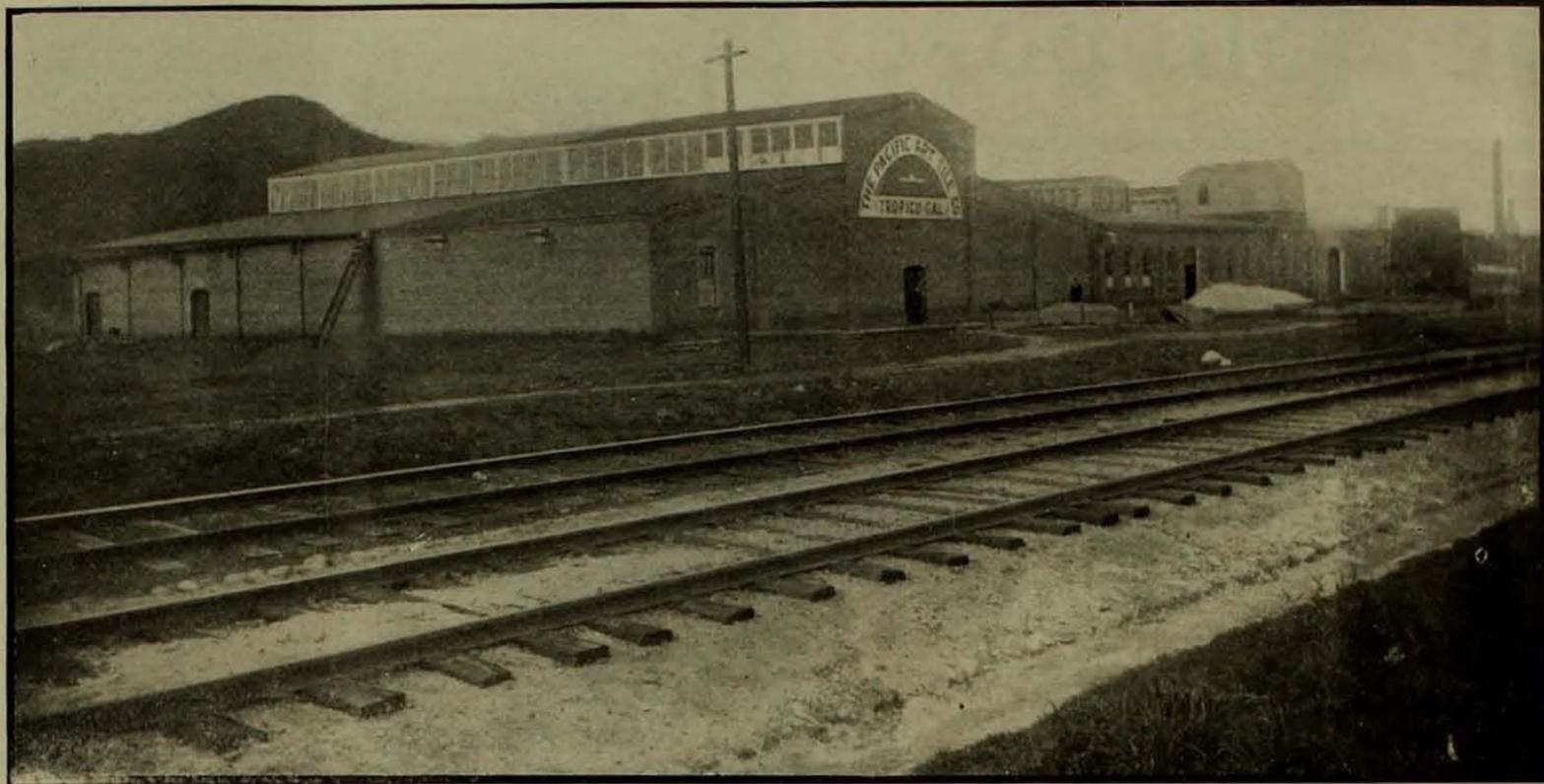
TROPICO is the Spanish for the English word Tropic. Tropic is not incorporated, and is the name of the beautiful valley lying two and one-half miles north of the city limits of Los Angeles. The name was recommended by the citizens of the locality, and adopted by the postoffice authorities at Washington, D. C., and officials of the Southern Pacific Railroad, about sixteen years ago.

HISTORICAL.—This part of Los Angeles Valley is embraced in one of the oldest Spanish grants in the State. The Rancho San Rafael, granted in 1784, to Don José Maria Verdugo, a corporal of the San Gabriel Mission Guard. The area of this grant was 48,000 acres, and, at the time of the American occupation of California, was held by the descendants of the proud and princely old corporal. But in 1871 it was partitioned among claimants, when only about 4,000 acres of the immense patrimony remained to his descendants, of whom Don Teodoro Verdugo still survives, advanced in age, at his home in the Verdugo Cañon.

BOUNDARIES.—The conceded boundaries of Tropic are, on the north, the north line of the Dreyfus Tract; on the west, Griffith Park, Ivanhoe and Los Feliz (the Happy) hills; on the south, the city limits of Los Angeles; on the East, the Julio Verdugo tract, the hills skirting the Verdugo road, and of Hunter's Highland View tract; conforming to the boundaries of the Tropic school district.

POPULATION.—The population of Tropic is about seven hundred, representing the inhabitants of almost every State and Territory of the United States. The wages for unskilled labor, such as picking, packing, washing fruit, etc., range from \$1.35 to \$1.75 per day, without board. For skilled labor, the wages run from \$3.00 to \$6.00 per day.

ART TILE FACTORY.—On the west side of the Southern Pacific Railroad, a short distance north of the depot, are the spacious and attractive buildings of the Pacific Art Tile Works, just completed, and, at present, are being equipped with the necessary machinery. Floor, mantel,

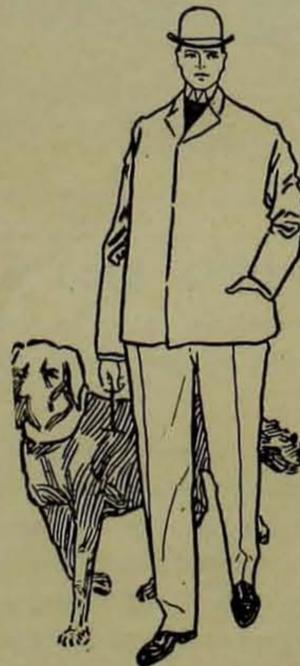


PACIFIC ART TILE WORKS, TROPICO, CAL.

“THE QUALITY STORE.”

THE FAME OF M. & B. CLOTHING

Extends Throughout
all the West



Ideal in fit, perfect in finish, correct in style, dependable in fabric, combining every essential that contributes to make superior clothing—The “Quality” sort.

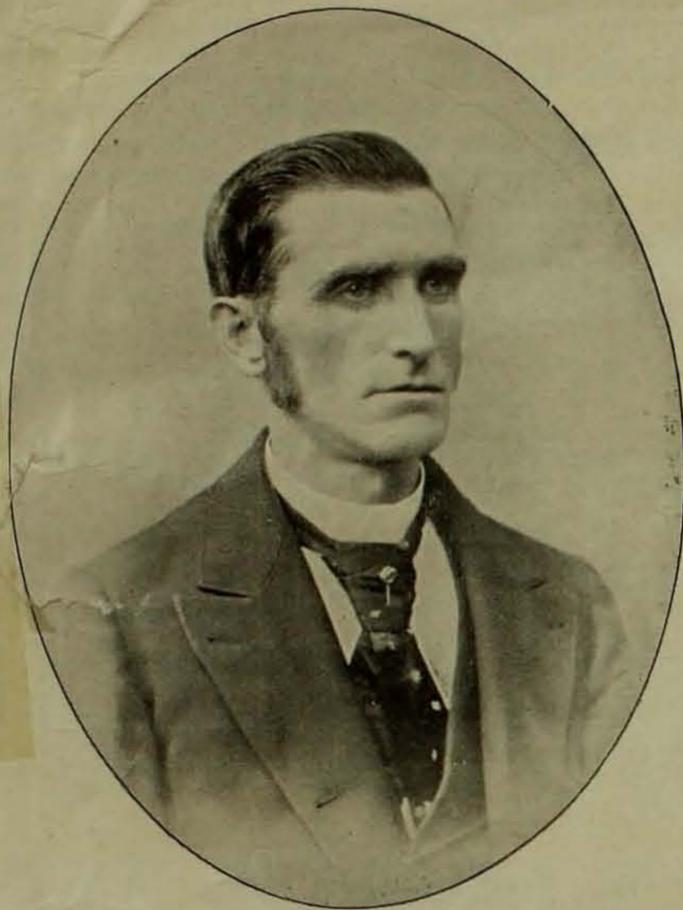
A complete line for men, youths and boys. Men's Suits and Overcoats \$10 to \$40. Boy's Suits and Overcoats \$2.50 up.



Mail orders a specialty. Self measurement blanks sent on application.

Mullen & Bluett Clothing Co.

N. W. COR. FIRST AND
SPRING STS.
LOS ANGELES, CAL.



PROF JOSEPH H. KIRKHAM, Genl. Manager Pacific Art Tile Co.

wall and exterior and interior ornamental tile, and a superior grade of bric-a-brac, requiring a high order of artistic skill, will be manufactured. When in full operation, several hundred people will be employed.

OTHER INDUSTRIES.—An orange and lemon packing establishment is in operation at the Southern Pacific Railway depot. Two grocery stores, a blacksmith shop, two barber shops, a realty company and a shoemaker shop are doing business here.

BUSINESS OPPORTUNITIES.—Investors are invited to investigate the openings here for a fruit canning and drying establishment; a general store; boarding-house and hotel; houses to rent; a creamery, and factories of various kinds.

SOIL.—Plant life receives quick and nourishing properties from this soil, which is composed of disintegrated rock and decayed vegetable matter. It is a soil easily worked.

PRODUCTIONS.—The delay in the development of the horticultural resources of this locality has been due entirely to the uncertainty of its water supply. Now that this uncertainty is removed, and the unlimited and reliable presence of this essential factor of achievement is no longer a question of doubt, this development is advancing with bounding strides. Eighteen years ago, Tropic was a broad

VISITOR:—

WHEN you come to this "Beautiful Valley" in whose interest this illustrated booklet is issued *do not fail to visit* that section next to the foothills where you will find unequalled views, freedom from frosts and sudden changes of temperature; in fact after you have found that "ideal spot" and have erected thereon the mansion which shall be your home of "peace and comfort," then you will indeed be envied of mortals and will be almost perfectly happy. The only "one thing essential" to complete your happiness will be the knowledge of the fact that even in the far away western country the needs of the inner man have not been overlooked, for although our climate is very invigorating, the residents hereabouts do occasionally (about every 6 hours) take some solid nourishment. This beautiful Glendale Valley boasts of one of the most completely stocked and well-conducted grocery stores adjacent to Los Angeles. You can satisfy your desire for nearly every article of diet any sane person would crave. You can get it fresh or you can get canned articles, that come dry and others that are not. You can also secure those luscious, juicy roasts and steaks that will remind you of home and grandmother, for we also run a meat market presided over by the greatest and most courteous meat artist that ever graced these shores. If you should imagine you felt a trifle chilly (which could only happen when your mind should chance to revert to your former frozen eastern home) we have coal, actually have a few lumps, which we'll cause to be expeditiously transported to "your happy home" in order that the warmth may return to your feet and the roses to your cheek. We also have hay for your quadrupeds, either equine or bovine. Coal oil we have that makes light and at other times makes only smoke, but we can't be blamed for that, for the "stuff" was made by the "great and only" Standard Oil machine. We carry several other needful things in stock such as tacks, public telephone, prunes, the postoffice, some flour, ink, corn meal and shoe laces and even a few other items of interest, which we might enumerate if the booklet only had 1000 pages more.

Anyhow, when you arrive in Los Angeles take the Salt Lake route, buy your ticket to Glendale and you will be right at the

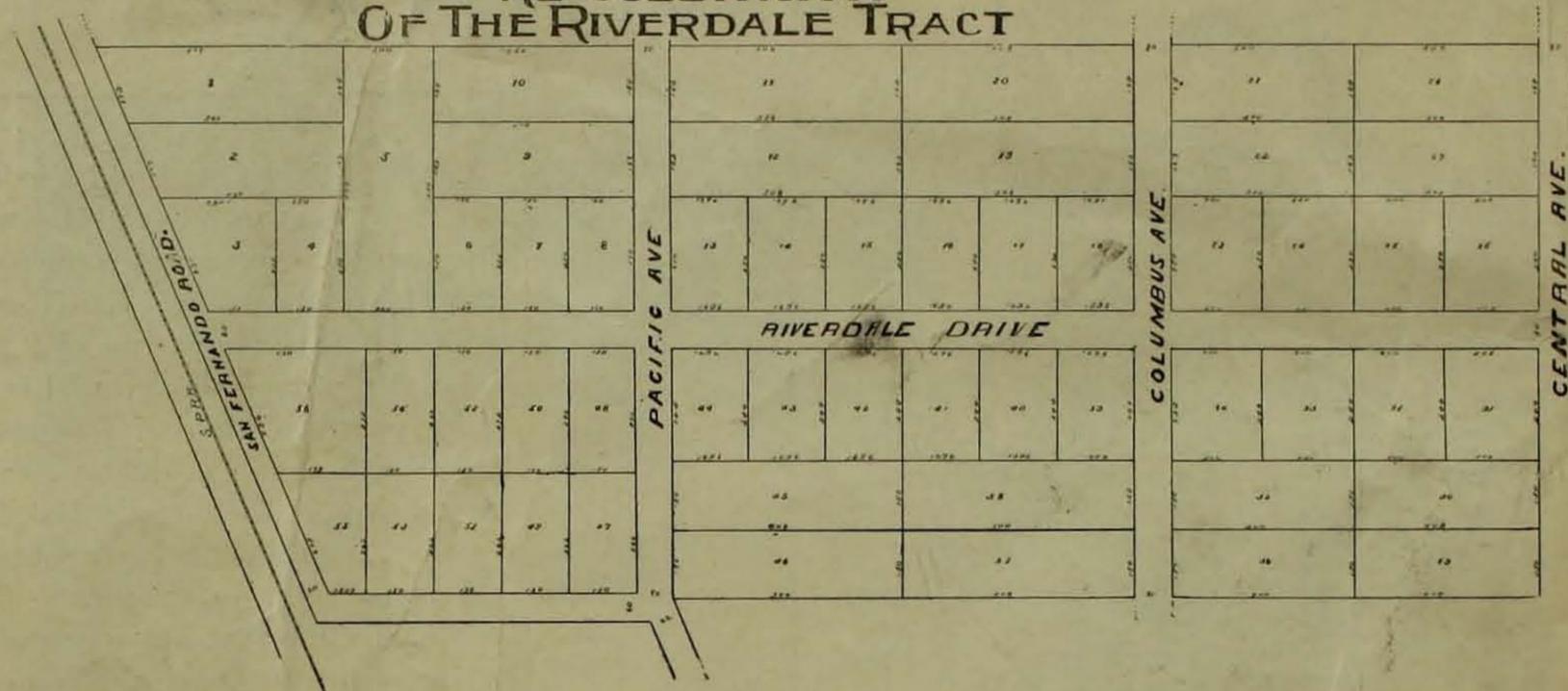
"Great and only store" of

No liquors.

TAYLOR & COMPANY.

barley field and sheep ranch. Gradually the tree and the vine have crowded the barley and sheep back into the foothills. Alfalfa is also grown along or near the river and on damp lands, where dairying is quite successful. While oranges, lemons and limes do exceedingly well, they are not as generally grown as apricots, peaches, plums and other deciduous fruits, or as grapes, berries or English walnuts. In the last three years strawberry growing has come into pronounced prominence, and is taking the lead generally, in the fruit growing industry of the valley, the present planting amounting to 150 or more acres. A strawberry that does fairly well elsewhere, does remarkably well here. The entire absence of alkali in the water, used for irrigation, and the presence of all the essential properties of soil combine to produce a "strain" of fruit peculiar to itself, and justly celebrated in all the great cities of the North and East, as well as nearer home, as "Tropico Beauties." The life of a strawberry plant is about three years. The average value of the product per acre a year is about \$700. The proportion of this sum, that is, remun-

SHATTUCK AND WILLIAMS' RE-SUBDIVISION OF THE RIVERDALE TRACT



PARTIAL VIEW OF SIXTEEN-ACRE STRAWBERRY FIELD OF D. GRISWOLD, TROPICO, CAL.

THIS beautiful suburban tract of eighty acres located at Tropico, within one-half mile of store, post-office, churches, public school, being surrounded by highly improved property, has been subdivided into blocks of from one to three acres with wide avenues, properly graded and fine shade trees. The character of the ground is a rich alluvial soil and is adapted to the raising of small fruits of every description and strawberries in particular. It also has an abundance of pure mountain water piped on the property. We are offering this property for sale at prices and on terms that will give you an opportunity to secure a first class, self-sustaining home.

Prices range from \$700.00 to \$1500.00 a block according to size, on terms of one-third cash, balance one and two years at six per cent. interest on deferred payments.

Any block of this land put in strawberries and properly taken care of will pay for itself in two years time, and as a residence location this property far excels any suburb in the vicinity of Los Angeles. Our elevation is higher, water purer, we have no fogs, no adobe or alkali land; we are near the business center of Los Angeles, and the proposed new electric car line will go through the property, thus making it a first class residence location.

For maps and full particulars, call on or address

254 SHATTUCK & WILLIAMS

SOLE AGENTS

250 South Broadway

LOS ANGELES, CAL.

eration for the labor of the owner and his family and as profit, depends upon how much of the labor, for care and cultivation, is hired. The average profit, per annum from an acre may be safely put at \$300 to \$500.

The fruiting season is from April to October, as a rule, though it is not unusual for it to continue the entire year. The bulk of the product finds a ready market in the City of Los Angeles, though large quantities are shipped to the many railroad towns of Arizona and New Mexico.

The Magazine number of the Los Angeles Times of January 11th, 1903, a journal recognized as conservative in its statements, says:

"The fame of the strawberries grown at Tropic has spread over the land to all points where they have been shipped. Their large size, deep, brilliant color, general beauty or appearance, fine flavor and unexcelled keeping qualities have made them favorites wherever used.

"In the winter market of New York, Philadelphia, Boston, Chicago and many other eastern cities, they have sold at higher prices than berries from any other section of the State or from any other section of the entire country. From April to November the shipments are great to outside points, as far as Colorado and Texas, and the quality of the berries grown at Tropic creates a constant and ever-increasing demand.

"Until three years ago very little attention was given to the cultivation of strawberries here, an insufficient water supply, varieties poorly adapted to the locality and methods of culture carelessly followed, gave little promise of what has now been accomplished. Then came the development of water that made possible the growing of berries as a profitable business.

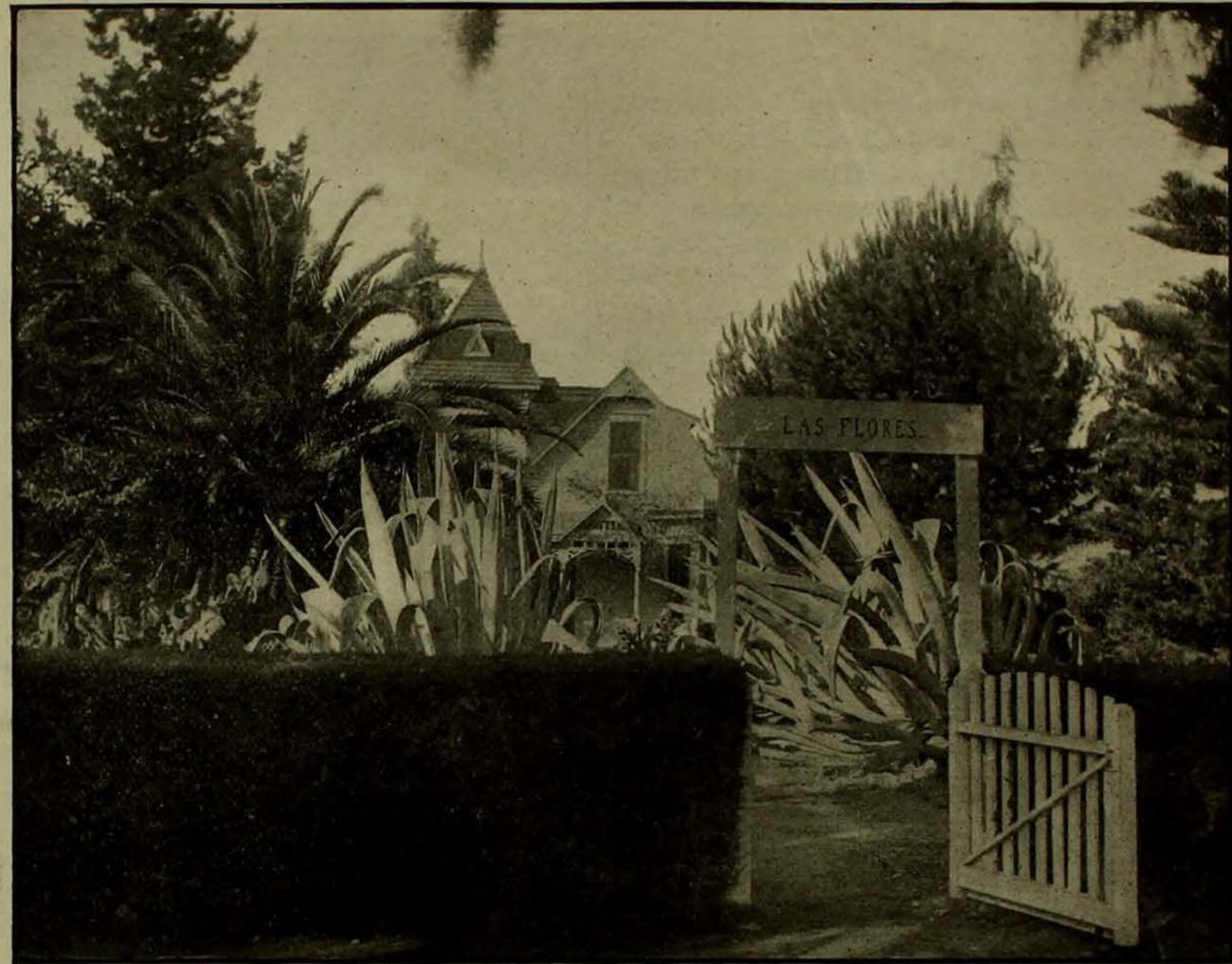
"New methods of cultivation and new varieties soon resulted in a standard of excellence that made Tropic strawberries famous. * * * *

"The rapidity with which the business has spread from practically nothing to 150 acres is strong testimony that it is a very profitable one, and everywhere is evidence that much money is being brought into the valley by the berry growers.

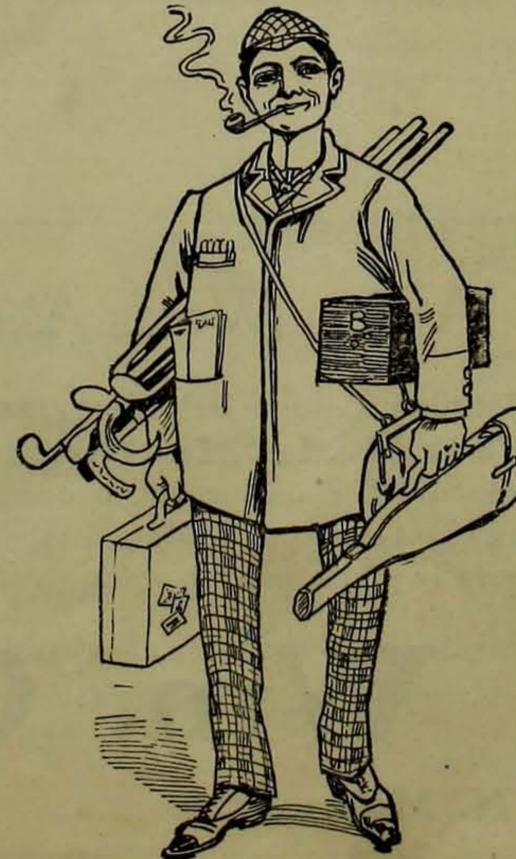
"The roots of their plants have struck a gold mine that the pure water and warm sunshine are constantly turning into coin.

"From four acres in one year, from the time planting commenced, over \$3200 was taken for berries, and from the same piece of ground the following year over \$4000 worth of fruit was sold. Part of the piece, planted in August, commenced fruiting in October, and for fifteen months never missed a week that it did not furnish fruit for market.

"There is no waiting long years or even one year here for reward for investment and intelligent toil. Here is



LAS FLORES, RESIDENCE JAMES O. GALE, TROPICO, CAL.



Ho-Ho-Ho. Here I go
To the nice little valley of Tropic,
And up I'll go to the shaving shop
And get me a shave, and like as not
Will buy me a nice little house and lot.

Only a Suggestion

Say you live where it will be of interest and value to you. In the beautiful favored spot as a suburban resident district, only five miles from Los Angeles.

This little valley called Tropic is unsurpassed in climate and in excellency of soil, fine orange groves and large tracts of deciduous fruits and prolific strawberry culture. The valley with its water supply is second to none in Southern California.

If you would enjoy life in viewing about the beautiful foothills and breathing the pure air, come and locate here. We will see that you find a nice home of an acre or more.

In connection there are nice clean shaving parlors with bath, fitted up to give you a first class shave.

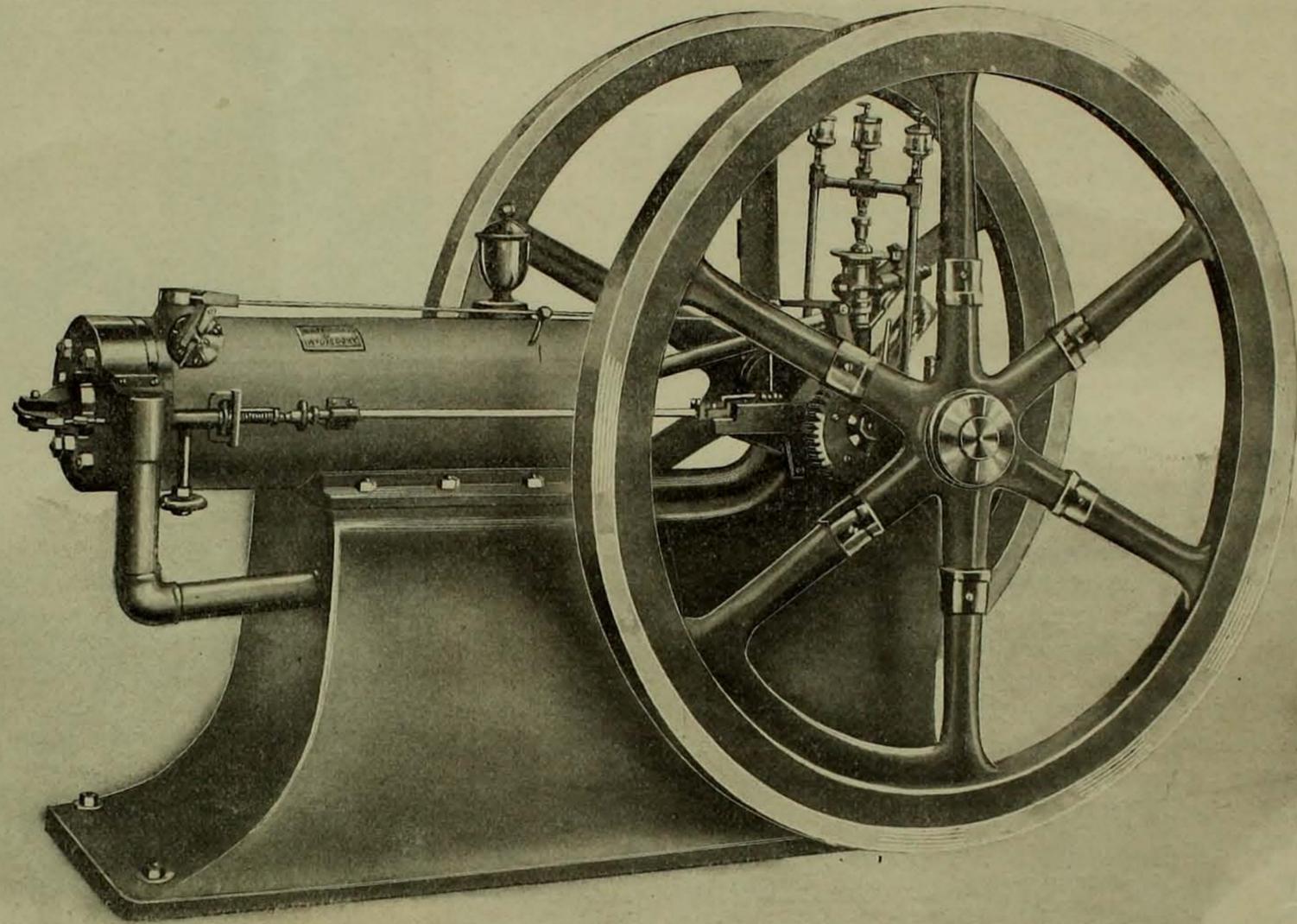
TROPICO REALTY CO.

the spot where the strawberry wants to grow, to grow quickly and to grow to perfection, such as it reaches in few other places."

TROPICO is the home of all the tender varieties of vegetables during the summer months and of cabbage, lettuce, onions, peas, beets, turnips, radishes, cauliflower and other hardy varieties all the year. Blackberries, large and luscious, raspberries and the celebrated Logan berry thrive successfully. Then there are the loquots, the guavas, the Japanese persimmons, and other semi-tropical fruits that every family may grow as specialties. Potatoes are successfully grown here.

POULTRY.—In all the branches of agriculture, there is none having the boom that poultry is having. This is one branch that is bringing in the money to the farmers. There is no other that brings in the income to this country that poultry does. In regard to the raising of poultry, the most important thing is the feeding of the hen. There is no, "one way to feed her." In Tropic, you can feed what you wish, corn, wheat, cabbage, turnips, beets, clover, etc. All grow equally well here. A back lot 50x50 feet, with a shed 10x10 feet, is ample room for 50 hens. Every hen will produce \$2.50 in value each year, and you can feed her for a dollar a year.

WATER SUPPLY.—Tropico's water supply is absolutely inexhaustible. Its surface water is limited, but its underground flow is practically unlimited. As is well known, the water-courses of Southern California are invariably underground. Particularly of the Los Angeles river is this true. On the surface it is an absurdly insignificant "river," but it drains a water-shed of over five hundred square miles, two hundred of which is a vast sandy basin known as the San Fernando valley, and necessarily its flow is sub-surface. At the outlet, or lower rim, of this great porous basin, on its southern limit, Tropic is situated. The lands of Tropic and vicinity are consequently riparian to an exhaustless, underground, natural water-course. The plane of saturation of this great basin, into and out of which flows the immense drainage of this wide-spreading watershed of mountain, hill and valley, is from ten to sixty feet below the surface at Tropic's end of the great valley. Beneath this plane, to a depth of two hundred to seven hundred feet, flows this mighty, underground stream in exhaustless volume. Several of the most favored localities, in this particularly favored Southland, go a long distance for water, and, after pumping it from a depth of several hundred feet, must pipe it a distance of several miles, at a great outlay of money and labor. In these cases the cost of water is from four to six cents an inch per hour, while at Tropic the ruling rate is two cents an inch per hour. By an inch of water is meant 9 gallons a minute, 540 gallons an hour, or 12,960 gallons every 24



A Few Words About Irrigation Machinery

Parties contemplating putting in Irrigation Plants should look at the following points:

First—**Well Made Machinery.** Second—Economical running engines. Third—Engines that are SIMPLE and easy to operate. Fourth—Machinery well installed. This is what makes a pumping plant a success. Many of these can be seen in and around Tropic. Information or estimates cheerfully given on such work.

Wm. Gregory

602-606 N. Main St.

LOS ANGELES, CAL.

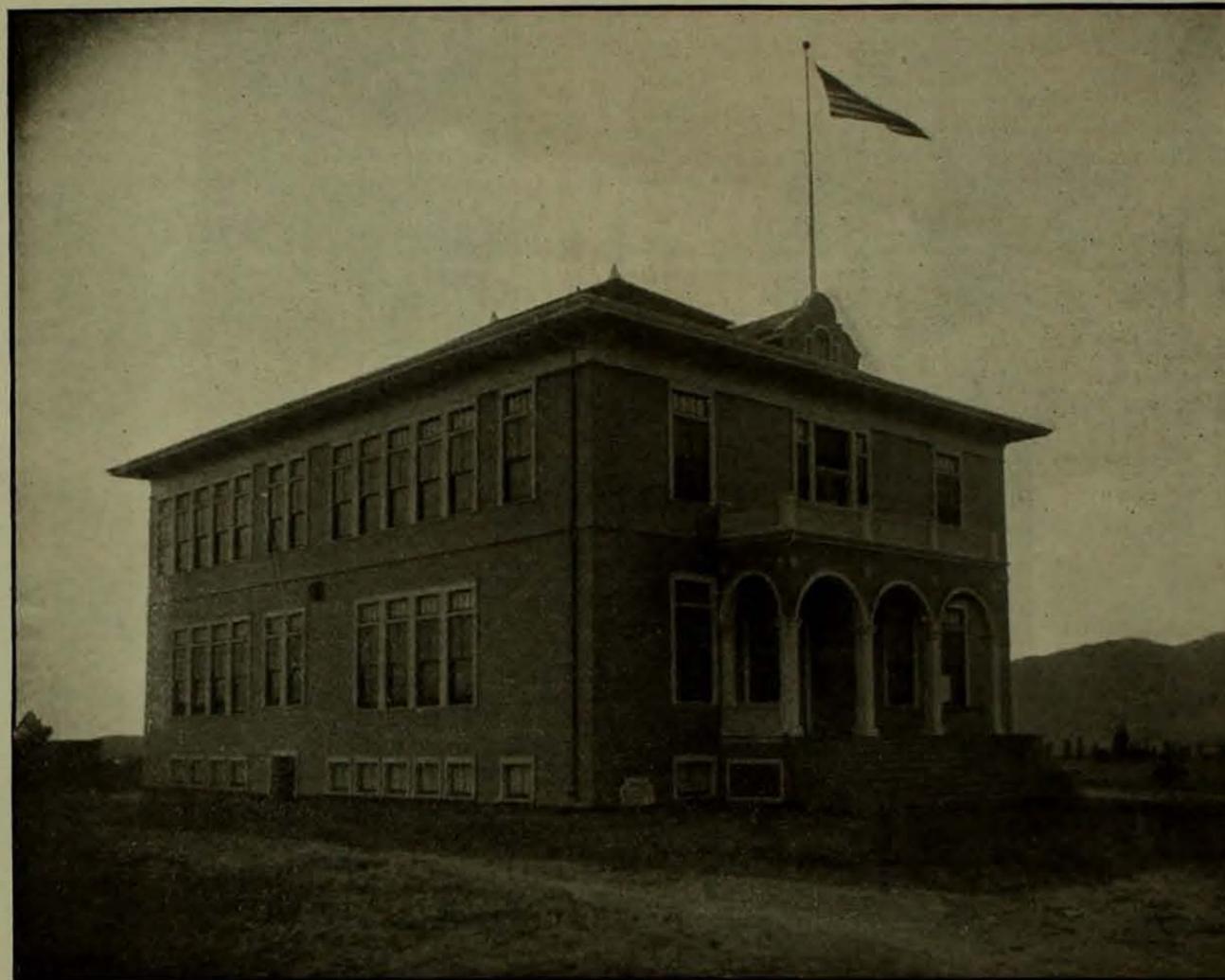
hours. Tropic's advantage in situation for having an abundant water supply is apparent. Besides, about one tenth of the water of the Verdugo Canon Water Company belongs in Tropic. Water for domestic, yard and stock purposes, piped to premises by the consumer, is furnished at 50 cents per month. The aggregate water development of Tropic valley is now about 600 inches, and is constantly increasing.

FUEL AND POWER.—The discovery and development of oil in close proximity to Tropic, has reduced the cost of fuel to the minimum, and is largely employed in generating steam and other power. Gasoline engines, run with distillate, are the main dependence for stationary power. The lines for the transmission of electric light, heat and power to Los Angeles by the Kern River Power Company, now nearing completion, will pass through Tropic and will furnish the locality with abundant power for any and all its mechanical enterprises, as well as for the running of pumps and electric car lines.

ROADS.—The public roads of Tropic are in excellent condition. The San Fernando road, Central and Glendale Avenues traverse the valley from north to south, the two latter converging into the former in the central part of the locality, and thence, over the San Fernando road, lead into the city of Los Angeles.

This same San Fernando road, was part of the Carmino Real, of the Mission Padres, which extended from San Diego, on the south, to San Francisco on the north, connecting the Los Angeles, Santa Barbara, San Luis Obispo, Monterey and San Jose Missions, with their sister missions. It enters Los Angeles at Fremont Gate, and enters the mountains on the north at Fremont Pass. Tropic Avenue intercepts this road at a central point and leads from the foot hills on the east, westwardly to the Tropic ford of the Los Angeles river, a few hundred feet north of the intersection of the San Bernardino base line with the river, and leads thence over Los Feliz pass to Ivanhoe, Edgemont, Hollywood and West Los Angeles, and on to the Pacific Ocean some fifteen miles distant. Glendale Avenue, over which extends the Tropic and Glendale branch of the Salt Lake railway, diverges from the San Fernando road at the south-central part of the village, and leads north through the charming village of Glendale, into the Verdugo Canon, and thence on to La Crescenta, La Canada and North Pasadena at Devil's Gate. The roads of Tropic are graded and are either oiled or sprinkled, being favorite driveways for all kinds of vehicles.

RAILROADS.—The Southern Pacific Railroad and the Tropic and Glendale Branch of the Salt Lake Railroad parallel each other through the valley. The passenger service of both these roads is quite satisfactory, in all six or eight trains a day. Two electric car lines are in contempla-



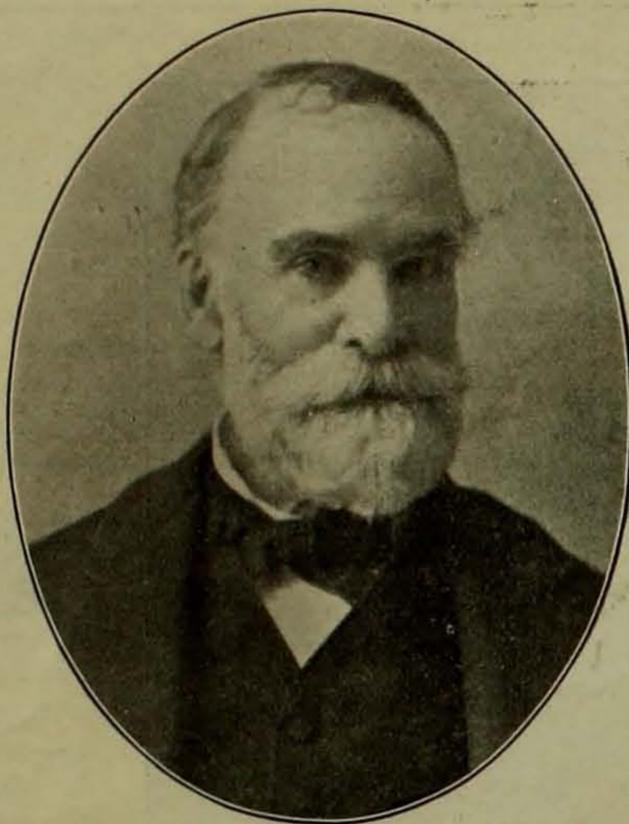
GLENDAL UNION HIGH SCHOOL, COMPRISING THE FOLLOWING SCHOOL DISTRICTS: TROPICO, GLENDAL, EAGLE ROCK, LA CRESCENTA, BURBANK, WEST GLENDAL AND IVANHOE.

A BEAUTIFUL HOME IN TROPICO FOR SALE

SIX and three-fourths acres set to Oranges, Peaches, Apricots, Grapes and English Walnuts, and in first-class condition. A seven room house with bath room, neatly painted and in excellent state. Neat new barn and necessary outhouses. Just across the street from the Dunker Church and also near the M. E. Church and G. A. R. Hall. It is situated on the Salt Lake Railway and on pretty Glendale Ave. Water with the place. A very desirable home. Reason for selling, owner has business interests elsewhere and desires to look after them.

For prices and further particulars address the owner.

HENRY KEOPKE, Tropic, Cal.



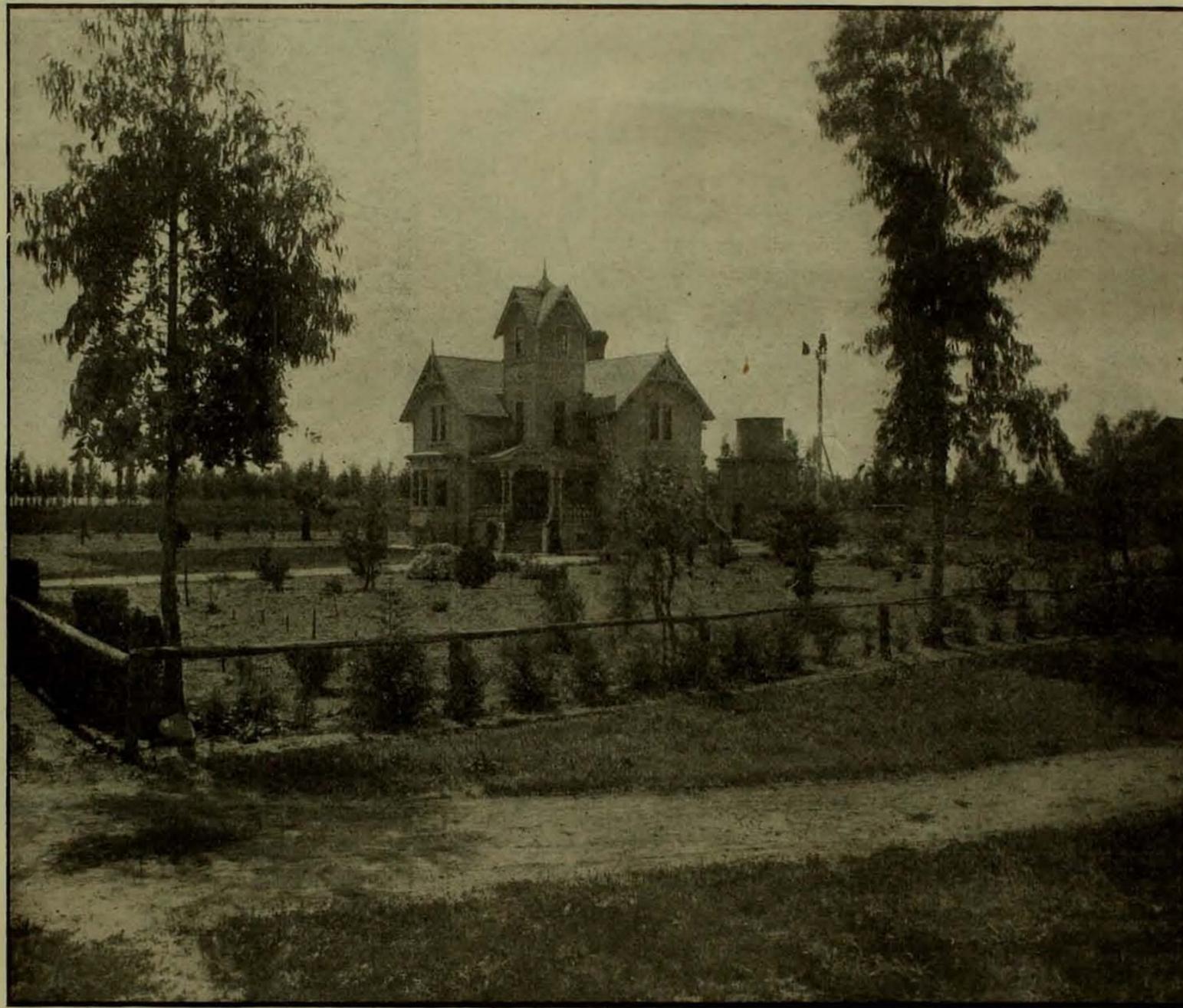
HON. W. C. B. RICHARDSON

tion, one from Los Angeles to Pasadena, and one from Los Angeles to Burbank. The preliminary survey of the latter line to Tropic is completed, and is backed by the capital and energy necessary for its immediate construction. For the Pasadena line, steps have proceeded so far as to secure a portion of the right of way. There is also a fair prospect for electrizing the Tropic and Glendale Branch of the Salt Lake railroad, and of its extension to La Crescenta, La Cañada and North Pasadena.

TELEGRAPH, TELEPHONE, MAIL AND EXPRESS SERVICE.—Tropic's telegraph, telephone, mail and express service is of the best. The Western Union connects it with all the world by telegraph. It has its own telephone service, connected with Glendale and Eagle Rock, and through Sunset's long distance telephone, with all parts of the State. Telegraph and telephone rates are uniform with those of Los Angeles. The Wells-Fargo Company furnishes express service, and Uncle Sam's mail arrives and departs six times a day.

MARKETS.—Tropic finds a ready market for all its fruits and vegetables, in the city of Los Angeles, except, perhaps, its strawberries, of which shipments are largely made to eastern points.

BUILDING MATERIAL.—Construction material, lumber, lime, cement, sand, brick and stone are near at hand, and obtainable at Los Angeles prices. California red wood and Oregon pine are the principal kinds of lumber used.



RESIDENCE OF W. C. B. RICHARDSON, TROPICO, CAL.

William C. B. Richardson is the pioneer resident of Tropic. He is a native of New Hampshire; was born at Swanzey, Cheshire county, October 28, 1815, and accordingly is now in his eighty-eighth year—an example of well preserved manhood.

In 1868, thirty-five years ago, Mr. Richardson came to California and purchased the Rancho Santa Eulalia, a tract of 700 acres of land one mile north of Los Angeles. On the west side of the ranch is the Los Angeles river, on the east is the San Fernando road, and the site of the Tropic public school. The Southern Pacific railroad passes through the east part of the ranch. The Tropic depot is located on land donated by Mr. Richardson to the Railroad Company for depot purposes. On 22 acres of this ranch just north of the depot grounds the Pacific Art Tile Company of Tropic, is located. Joining and easterly from this is the town site of Tropic, which extends south to the north line of the city and north to the south line of Glendale.

SCHOOLS.—Tropico is justly proud of its public school. The building is on the Glendale avenue a short distance north of its junction with the San Fernando road. It has three large rooms, ante-rooms and corridors, and is modern in every way. There is plenty of good, pure, mountain water in each ante-room, and good ventilators keep the air of the school rooms pure and sweet. The blackboards are of the best hylo plate, and there is a full complement of maps, charts, globes, etc. The library contains about 1000 volumes of a miscellaneous character. One hundred additional volumes have just arrived. A large, shrubbery-shaded summer house in front affords the children a pleasant retreat for luncheon. In the rear, a large bicycle house affords racks and safety for the forty wheels of the ruddy riders. The front yard is adorned with trees, shrubs and flowers. Conspicuous above every thing else, however, is the one hundred-foot flagstaff, from the top-most pinnacle of which "Old Glory" floats every school day of the year. The school is managed by an efficient Board of Trustees, and an able corps of three teachers. Six school districts, including that of Tropico, recently organized a Union High School and have just completed a handsome and commodious school building. Its location is in the Southwest corner of the Glendale district and about a fourth of a mile north of the north line of the Tropico district, so that all the advantages of a thorough education in the public schools of the State, from the primary to and including the academic grades are within the reach, from their own homes, of every boy and girl of the district. The average attendance of the public school is 110 out of an enrollment of 115. Besides the regular work of the school room, special work is done in Manual Training, Music, Drawing, Physical Culture, and Commercial Law. Each of the three teachers teach special subjects, instead of the old way of "room teaching."

SCENIC.—Nature is most lavish in her scenic efforts in California, especially about Tropico. Viewed from the hill top on the east, the beauty and grandeur of the valley northward, westward and southward, enraptures into ecstasies, and you conclude that nature did not work this magnificence by proxy. Turning northward from any of the beautiful homes, the eye beholds the outlines of the Sierra Madres, so near that one feels to just lengthen his right arm a little and bring his hand down on some royal, purpled peak. These mountain ranges, beginning at the Pacific Ocean near Santa Monica, and sweeping inland for a hundred or more miles, are from 2000 to 11,000 feet above sea level. They perform an important part in making genial, climatic conditions. From Mount Lowe, ten miles to the east, what was once the World's Fair's great search light in Chicago, now sweeps down upon and around Tropico almost every night in the year, scrutinizing the beauties and activities of the valley. Farther to the east



TROPICO SCHOOL.

J. S. STINE

W. H. BULLIS

STINE & BULLIS

**Contract
Plasterers**

Phone
Suburban 121

P. O. Tropico, Cal.

W. F. Hanson, M. D.

Physician and Surgeon

Glendale Ave.

Tropico, Cal.

Success..

There is such a thing as surmounting difficulties and reaching out into the broad avenues of business enterprise so as to bring satisfaction to the mind and conscience. Such a condition has been attained by Logan Brothers, of Tropico, in catering to the public with fresh and reliable groceries, canned, cured and fresh meats, fruits and vegetables, oils, gasoline, hardware, overalls, notions, barley, wheat, bran, hay, etc. No man, no animal need go hungry under the supply, and prices given by these young men, who are constantly adding to their stock in trade and trying to please a pleasant public. If you don't know them, call and see them and shake hands.

They are a success.

Mrs. Ida C. Strong,

TEACHER OF VOICE AND PIANO.
Studio: TROPICO.

Pupil of Ehlert, Berlin; Cheney and Eddy,
of New York; Tomlins and Falk,
of Chicago.

Cypress Grocery

MRS. A. HICKOX

Dealer in Groceries, Provisions, Bakery
Supplies, Oil, Gasoline and Feed.

Glendale Ave. and Cypress. St TROPICO

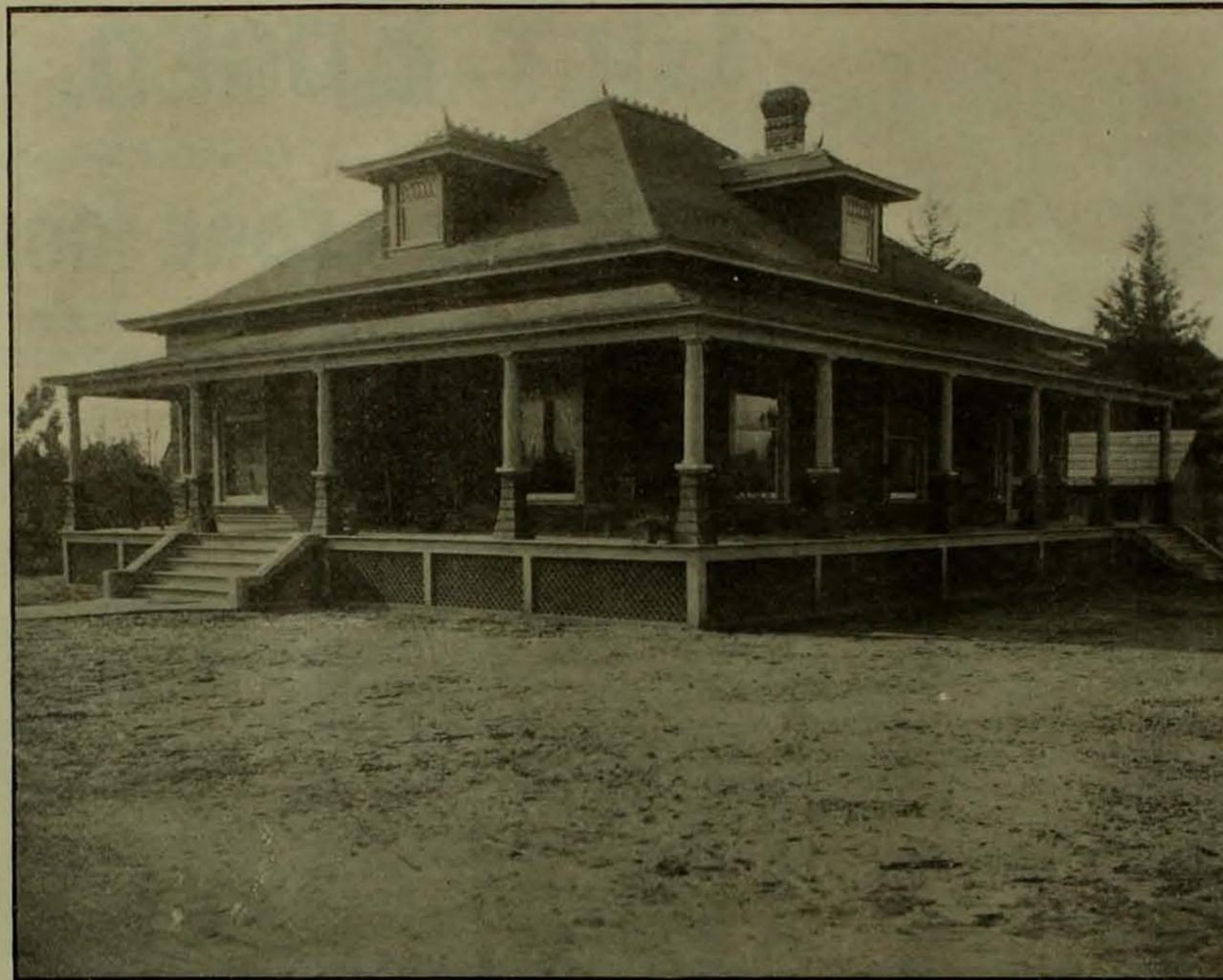
this river, to the right are the hills which are being turned into magnificent parks by the city of Los Angeles.

CLIMATE.—The natural conditions made by the warm currents of the ocean air from the west, blended with the cool breezes from the snow capped Sierras in the east, combine to make the climate of Tropico the most salubrious in all California. Here homes bear witness of satisfying comfort and up-lifting culture, that never freeze out, burn out, blow out, nor drown out. It is such a climate that makes Tropico one broad village mostly of acres, spaced here and there with lots, churches, schools and business houses. Not too cold for the lily, the geranium, the heliotrope, the rose, the magnolia and scores of delicate flowers, that are never run in behind closed windows and battened doors. Here the most ardent devotee of natural beauty can have his heart ravished with unalloyed loveliness, unaided by artificial stimulants. In short, nature in this Southwest nook agreed to cut out her extremes and rigors and set up here her best. Hence two broad seasons. Springtime from October to May, when the gentle showers come to moisten and refresh, and Summer from May to October, when the rains are moist only in the mountains, the great reservoir conservators of the valley's progress and development. Surely, this climate is unbottled, unshackled—free to all, and all for freedom, so that rich and poor, cultured and uncultured, can and do share its beauties and blessings. You must be in it, and it in you, to enjoy and appreciate it every day in the year.

RELIGIOUS AND SOCIAL.—There is not a saloon in Tropico! And yet prosperity blesses all its people and happiness is no stranger. The Methodist Episcopal Church has a house of worship, with a membership of about one hundred, a Sunday School with an enrollment of one hundred and forty, and an active Epworth League and Junior League. The Dunkers also have a house of worship and an active membership, a Sunday School and Bible school under competent workers. The Presbyterians and Episcopalians of Tropico, of whom there is quite a large number, have places of worship at Glendale, about a mile distant.

There is the N. P. Banks Post, G. A. R., with a membership of twenty-five gray-haired veterans of the civil war. The N. P. Banks, W.R.C., auxiliary to the Post, comprises a membership of forty earnest, patriotic women. There is, also, a large lodge of Good Templars. These are the three leading secret organizations of Tropico. The societies hold their meetings in the G.A.R. Hall, which is owned and managed by the Woman's Relief Corps. The As You Like It Club, is an association which meets once in two weeks at private residences for amusement.

Socially the people of Tropico are gracious and hospitable, and tender a cordial welcome to all newcomers.



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20 acres North Glendale, about 5 acres in bearing navel oranges with at least \$1000 worth on the trees that will go with the ranch if sold right soon; 10 acres apricots; 4 acres in peaches and plums; a complete drying plant of trays, boxes, scales, railroad cars; good water right; in order to settle the estate I am offering this ranch at a big bargain; \$1500 to \$2000 can be cleared up annually on it. It is a forced sale and must go. Come in and let me tell you about it, or better still, let me show it to you for it will bear the closest inspection.

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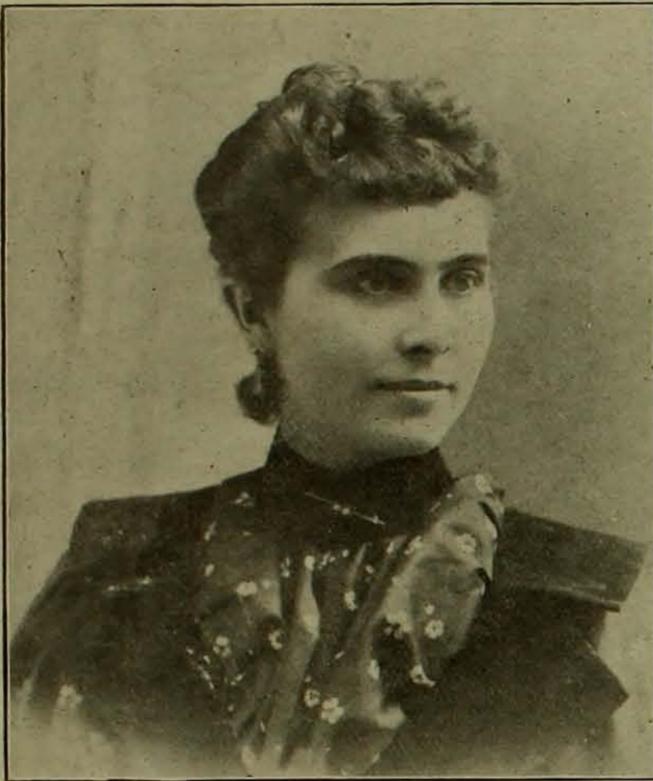
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ACCESS.—Everybody and everything coming from the North or East over the Central and Southern Pacific Railways, must pass through Tropic before reaching Los Angeles. Ask your railroad agent for a ticket to Tropic. Check your baggage and ship your goods to the same place. If you come over the Santa Fe railway, or on the Southern Pacific or the Rock Island Golden State Limited, by way of El Paso, Texas, you will arrive first in Los Angeles. From there you can reach Tropic either on the Southern Pacific railroad from the Arcade depot, or on the Tropic and Glendale branch of the Salt Lake line, from the First street depot, it being only six miles from either station. You are cordially invited to come and investigate the claims of this booklet. Will you join us in this enjoyable climate and fruitful country?

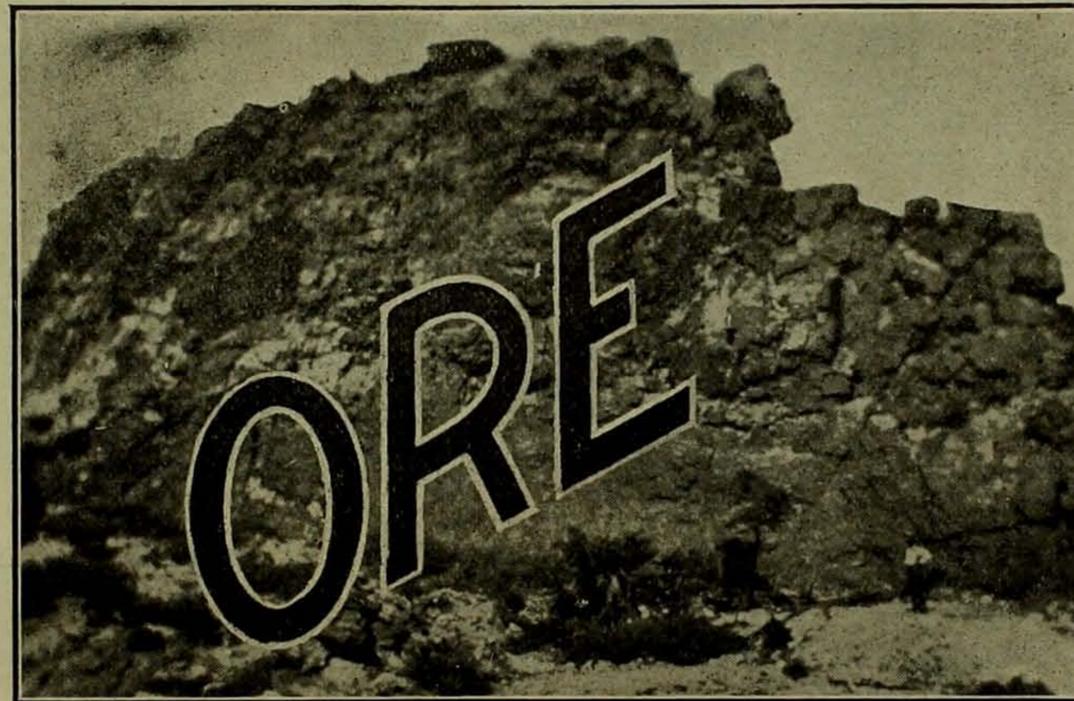
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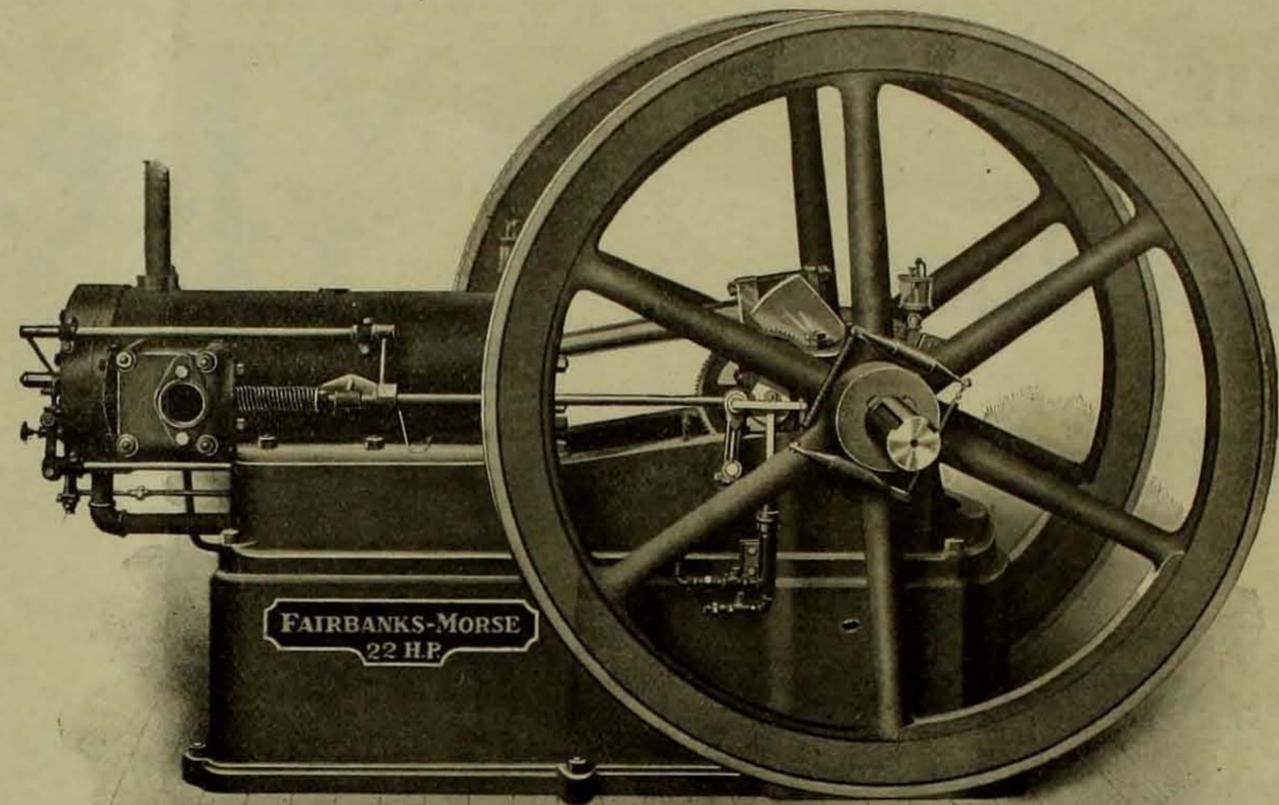
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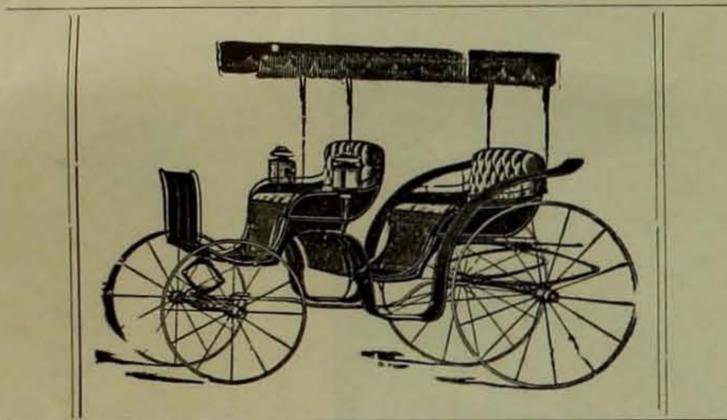
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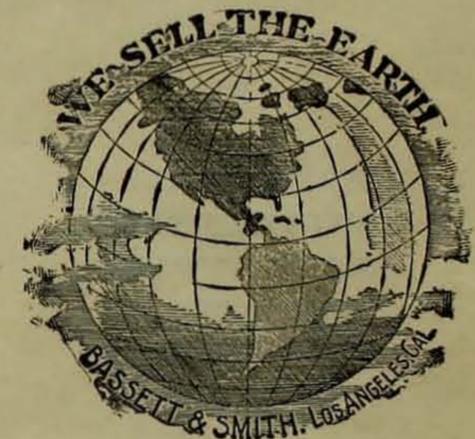
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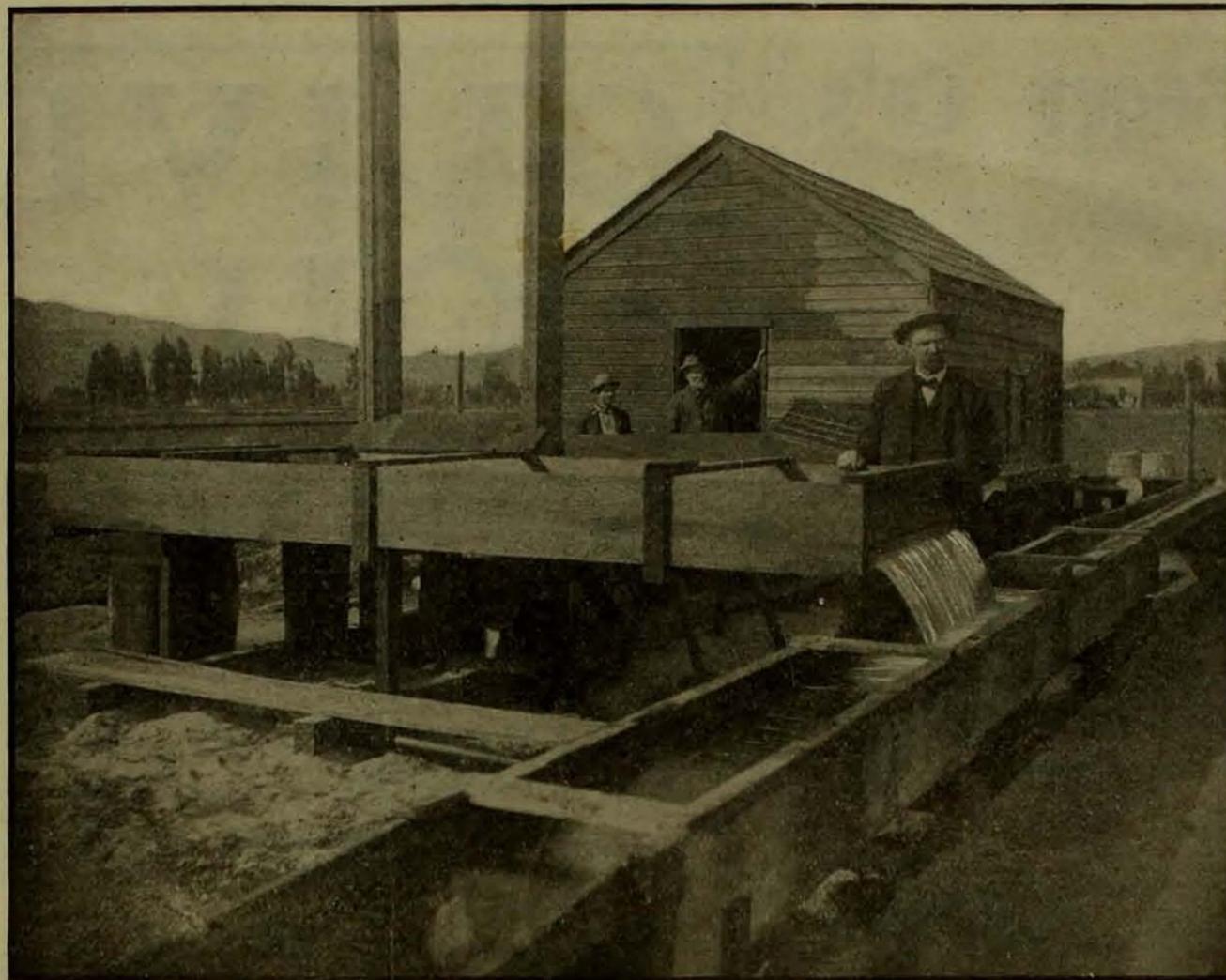
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ENR 38

