THE SINGLE LAND TAX.

Advocated by Ald. Hallam in a Letter to the Premier of Ontario.

To the Hon. Oliver Mowat:

DEAR SIR: I am sure that all municipal tax reformers will be pleased that your Government is going to deal with the assessment of property for the purpose of municipal taxation, and also the vexed questions of exemptions from local assessments.

I think this was the most pleasing feature in the whole of the Lieutenant-Governor's address.

I hope you will bring in a bill that will abolish all taxation on personal property and income. If this is done it would create more exemptions, but we would gain immensely by the simplification of our assessment laws, and by making real estate or land values the only basis of taxation for municipal purposes.

The amount of personal property, as returned by Commissioner Maughan, for the past ten years, has not increased in the same ratio as real estate, plainly showing that there is something radically wrong in taxing personal property.

The official returns of real and personal property for Toronto, from the year 1881 to the present time, show:

Year.	Real property.	Personal property.
1881	$44,622,578	$6,207,300
1882	46,204,624	6,487,093
1883	49,007,630	6,914,430
1884	54,156,109	7,453,080
1885	57,546,816	7,572,886
1886	60,695,505	7,682,003
1887	63,442,018	8,849,208
1888	84,255,038	9,132,821
1889	99,376,057	8,954,385
1890	122,651,244	9,470,988

The foregoing table is a record of the folly of assessing personal property for taxation. No one can think for a moment that $9,470,988 is anything like the value of personal property assessable in Toronto. If you carefully examine the figures in the above table you will find that in 1881 the assessed value of real estate in Toronto for taxable purposes was $6,207,300, a little less than one-seventh of the real property, and in 1890 we find the value of real estate was $122,651,244 and personal property $9,470,988, or about one-thirteenth. Now if personal property had increased at the same ratio as real estate we should have had $17,042,600 of personal property assessable; even this is notoriously below the real value of personal property in Toronto. There is no doubt that there are many uncertainties as to the meaning of the law with respect to the assessment of personal property, and there have been so many amendments thereto that no ordinary individual can understand its provisions.

The tax is, in consequence, a most unpopular one. It is a tax on capital, and its operations are unequal, arbitrary, and uncertain, and subject to gross evasion.

To meet the difficulty, if it can be met, will require extraordinary means, whereby such property can be "got at," enrolled, or valued for assessment. These means will be of such a repulsive nature, and so inquisitorial, that the people will neither respect the law nor submit to it. This is fully borne out by the Hon. David A. Wells, who says: "Oaths as a matter of restraint or as a guarantee of truth in respect to official statements have in great measure ceased to be effectual," or in other words, "perjury direct or constructive has become so common as to almost cease to occasion notice."

It is well understood that the uncertainties of the Assessment Act in a large measure justify many in evading its provisions. Wherever the assessment of personal property for municipal taxation has been tried it has been found a failure.

The returns of personal property for the purpose of taxation in every county, city, town and village throughout Ontario is out of all proportion to the realty. In some places no returns of personal property have been made.

The real estate returns in York for the year 1888 were $5,597,350, and personal property $281,750. The Commissioners on municipal institutions, commenting on this state of affairs said, "that the proportion of assessed personal property for taxation is absurdly small in all parts of Ontario, as well as everywhere else."

S. B. Harman, the late city treasurer, described the trouble that is met with in assessing personal property and the unfairness that seems unavoidable in many cases. The amount we get is absurdly small.

If we go to the United States, where the assessment of personal property has been reduced almost to a science, and where the ingenuity of the statesman and the lawyer has been taxed to devise laws to enforce the assessment of personal property and the taxation thereon, what is the result? That the law is evaded, and all oaths, as checks, and voluntary statements are disregarded.

The Governor of Ohio, in a special message in April, 1887, said: "The great majority of the personal property of this state is not returned, but entirely and fraudulently withheld from taxation. The idea seems largely to prevail that there is injustice and inequality in taxation and that there is no harm in cheating the state, although to do so a false return must be made and perjury committed."

The State of Ohio is not singular in this respect, for the late mayor of New York, A. S. Hewitt, in his message to the aldermen for 1888, speaking of the assessment of personal property says: "This tax is notoriously impossible of collection in this city."

Professor R. T. Ely in his work on "Taxation in American States and Cities," says: "Nearly all Americans who have given the subject of taxation attention and can make the slightest claim to be considered authorities reject the personal property tax as unjust and impracticable."

Then, what is the remedy for this lamentable state of affairs? The facts and the evidence so far seem to be against the assessment of personal property for municipal purposes.

We want a system of taxation that will encourage thrift and that will bear on all classes equally according to their ability to pay. This system I believe to be the single tax on land values; as being the most practical and certain, and sure to be distributed amongst all classes, remembering that the best of all taxes is the least. Yours truly,

JOHN HALLAM.

Toronto, Feb. 3.

The Y.M.C.A. Convention.

BRANTFORD, Jan. 9.—At the Y.M.C.A. convention yesterday this resolution was adopted: "That this convention is fully impressed with the great necessity for carrying on evangelistic missionary work on Y.M.C.A. lines in the great cities of heathendom." It was decided to hold the next convention at Kingston.

A Creaking Hinge

Is dry and turns hard, until oil is applied, after which it moves easily. When the joints, or hinges, of the body are stiffened and inflamed by Rheumatism, they cannot be moved without causing the most excruciating pains. Ayer's Sarsaparilla, by its action on the blood, relieves this condition, and restores the joints to good working order.

Ayer's Sarsaparilla has effected, in our city, many most remarkable cures, a number of which baffled the efforts of the most experienced physicians. Were it necessary, I could give the names of many individuals who have been cured by taking this medicine. In my own case it has certainly worked wonders, relieving me of

Rheumatism,

after being troubled with it for years. In this, and all other diseases arising from impure blood, there is no remedy with which I am acquainted, that affords such relief as Ayer's Sarsaparilla.—R. H. Lawrence, M. D., Baltimore, Md.

Ayer's Sarsaparilla cured me of Gout and Rheumatism, when nothing else would. It has eradicated every trace of disease from my system.—R. H. Short, Manager Hotel Belmont, Lowell, Mass.

I was, during many months, a sufferer from chronic Rheumatism. The disease afflicted me grievously, in spite of all the remedies I could find, until I commenced using Ayer's Sarsaparilla. I took several bottles of this preparation, and was speedily restored to health.—J. Fream, Independence, Va.

Ayer's Sarsaparilla,

Prepared by Dr. J. C. Ayer & Co., Lowell, Mass. Sold by all Druggists. Price $1; six bottles, $5.

'TAS AT ROCHESTER.

Flower City Merchants Mix Champagne and C.U. Yaporings.

ROCHESTER, Feb. 8.—The annual banquet of the Chamber of Commerce was held here this evening. Erastus Wiman replied to the toast "A Commerce that Should be Continental," and said that a disbeliever in a providential dispensation could be converted by considering the events that had transpired in the last 400 years. In the discovery of America the declaration of independence and the creation of this great nation for the good of mankind the finger of Providence had been plainly visible, and if it were so clearly demonstrated in the development of half a continent it was equally apparent in the direction of the northern and greater half of the continent included within the British possessions.

Canada was rich in natural resources, which could be made largely contributory to the continued progress of the United States. The time and circumstances on both sides of the line were extremely opportune for an extension of the commerce of this country to an area greater than her own, securing at the same time an abundant and greater supply of free raw material. A general election would be held in Canada within 18 months and the Liberal party would make this a test question, and if successful a Parliament would be elected favoring a commercial intercourse between the two countries as free and unrestricted as that which prevails between the States of the Union.

Charges Against Captain Healy.

WASHINGTON, Feb. 8.—Specific charges of drunkenness and cruelty have been filed with the Secretary of the Treasury against Captain M. A. Healy of the revenue cutter Bear, the acts alleged to have been committed during a recent cruise of that vessel in Alaskan waters. The secretary has directed an investigation of the charge.

CARTER'S LITTLE LIVER PILLS.

CURE

Sick Headache and relieve all the troubles incident to a bilious state of the system, such as Dizziness, Nausea, Drowsiness, Distress after eating, Pain in the Side, &c. While their most remarkable success has been shown in curing

SICK

Headache, yet Carter's Little Liver Pills are equally valuable in Constipation, curing and preventing this annoying complaint, while they also correct all disorders of the stomach, stimulate the liver and regulate the bowels. Even if they only cured

HEAD

Ache they would be almost priceless to those who suffer from this distressing complaint; but fortunately their goodness does not end here, and those who once try them will find these little pills valuable in so many ways that they will not be willing to do without them. But after all sick head

ACHE

Is the bane of so many lives that here is where we make our great boast. Our pills cure it while others do not.

Carter's Little Liver Pills are very small and very easy to take. One or two pills make a dose. They are strictly vegetable and do not gripe or purge, but by their gentle action please all who use them. In vials at 25 cents; five for $1. Sold by druggists everywhere, or sent by mail.

CARTER MEDICINE CO., New York.

Small Pill. Small Dose. Small Price.

SCOTT'S EMULSION

Of Pure Cod Liver Oil and HYPOPHOSPHITES of Lime and Soda

Scott's Emulsion is a perfect Emulsion. It is a wonderful Flesh Producer. It is the Best Remedy for CONSUMPTION, Scrofula, Bronchitis, Wasting Diseases, Chronic Coughs and Colds.

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Scott's Emulsion is only put up in salmon color wrapper. Avoid all imitations or substitutions. Sold by all Druggists at 50c. and $1.00.

SCOTT & BOWNE, Belleville.

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Advances made on all Staple Merchandise. Accountants, Trustee and Agency, Insurance, Customs and Forwarding. 136

FOWL ARE STILL SCARCE AND CHICKens bring your own price for good stock. Eggs took a further drop, and are now moving lively at 17c. Butter is in about the same position, with fair demand for nice, small, fresh lots; choice tub is getting scarce; for medium and poor there is still scarcely any demand. There is a demand for good yellow or red onions. Consignments of above solicited. We have for sale fresh eggs; choice butter in rolls, pails, tubs, and crocks; finest cheese from the Highlands of Canada; dried green peas; white beans, split peas; Canadian and American lard, for which we solicit your orders. YOUNG, ANDREWS & CO., Produce and Commission, 74 Front-street East.

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Plated Table Ware

RICE LEWIS & SON

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SPRING FLOWERS.

Lily of the alley, Tulips, Narcissus, Hyacinths. Roses in green variety, such as M Neil, Mermit, The Bride, Bennet, Perles and Nephetos, on view every day in James Pape's window, 78 Yonge-street, near King. Floral designs made up while you are waiting. Bouquets always on hand. Telephone 4611. 136

The Centre of Attraction Down Town is

HARRY WEBB'S

LADIES' & GENTS' LUNCH & DINING ROOMS

The above for a time, until further notice, will close at 9 p.m. HARRY WEBB.

AMUSEMENTS.

GRAND OPERA HOUSE

One week, beginning Monday, Feb. 10, matinees Wednesday and Saturday.

COMEDY, COMEDY

The representative American eccentric comedian

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—IN—

"The Silent Partner"

An entirely new American 3 Act Comedy written expressly for him by Herbert Hall Winslow, Esq. Seats now selling. Next Monday the great London Gaiety Company.

JACOBS AND SPARROW'S OPERA HOUSE.

Matinees—Tuesday, Wednesday and Saturday. Week Feb. 10.

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Prices, 15, 20, 30, 35, and 50c. Week Feb. 17, J. H. Wallick.

PAVILION TO-NIGHT

MAX O'RELL'S

Great sketch of the American nation, their habits and idiosyncrasies, entitled

"Yankee and Yankeedom"

Reserved seats 50c and 75c. Plan at Messrs. Suckling & Sons' piano rooms. Telephone 1171 To-morrow night Max O'Rell's greatest success, "John Bull and Sandie Macdonald."

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Open all day. Admission, 25c.; children, 15c.

CENTRAL BUSINESS PROPERTY for sale—including the best corners the market offers—Capitalists can secure the safest and most profitable investment in these choice properties—in which there is really no risk in placing money—but large profits in every turn over—or an important advance where the purchaser prefers not selling.

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The oldest and most reliable of its kind in the Dominion. All subjects pertaining to a business education thoroughly taught by able and experienced teachers.

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Great healing spring! weak mortals see Thy hand flowing mercy-DEITY.

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To remove deadly sickening poisons, make the weak strong, is wonderful. But to establish in people claiming good health, degrees of strength and enjoyment in life never before attained, is more than wonderful.

But such is the experience of all who thoroughly test St. Leon Water. "To perfect the organism, regulate and preserve long life 'tis invaluable."

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"By a thorough knowledge of the natural laws which govern the operations of digestion and nutrition, and by a careful application of the fine properties of well-selected Cocoa, Mr. Epps has provided our breakfast tables with a delicately flavored beverage which may save us many heavy doctors' bills. It is by the judicious use of such articles of diet that a constitution may be gradually built up until strong enough to resist every tendency to disease. Hundreds of subtle maladies are floating around us ready to attack wherever there is a weak point. We may escape many a fatal shaft by keeping ourselves well fortified with pure blood and a properly nourished frame."—Civil Service Gazette.

Made simply with boiling water or milk. Sold only in packets, by grocers, labelled thus:

JAMES EPPS & CO., Homœopathic Chemists, London, Eng.

NOTICE

TUESDAY, the Eleventh of February next, will be the last day for receiving Petitions for Private Bills.

Tuesday, the Eighteenth of February next, will be the last day for introducing Private Bills to the House.

Thursday, the Sixth of March next, will be the last day for presenting Reports of Committees relative to Private Bills.

CHARLES T. GILLMOR, Clerk of the Legislative Assembly.

Jan. 4, 1890. 1

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NERVOUS DEBILITY.

Exhausting vital drains (caused by early indiscretions) effectually cured—Unnatural discharges, syphilitic affections, varicocele impotence or premature decline of the manly powers and all diseases of the genito-urinary organs a specialty. It makes no difference who has failed to cure you. Consultation free. Medicines sent to any address. Call or write. Hours 9 a.m. to 9 p.m.; Sundays, 3 to 6 p.m. Dr. Reeve, 295 Jarvis-street, Toronto.

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60 hours from New York City. The commodious steamers of the Quebec S.S. Co. leave New York for Bermuda every Thursday and for

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West Indies and Trinidad fortnightly. Descriptive pamphlets, tickets, etc., can be had on application to A. AHERN, Sec., Quebec, Canada, or to

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New York to Liverpool every Wednesday. Second and third class passengers are berthed in accommodations of the very highest order, married couples and families being given special private rooms. Baths, electric lights, and every modern convenience. Winter rates now in force. Particulars from all agents of the line or

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Polynesian sails Feb. 6.

Anchor Line — Devonia Feb. 1

Mallory Line for Fernandina and Galveston sails Tuesdays, Thursdays and Saturdays.

Clyde Line for Charleston and Jacksonville sails Mondays, Wednesdays and Fridays.

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The direct route between the west and all points on the Lower St. Lawrence and Baie des Chaleur, Province of Quebec, also for New Brunswick, Nova Scotia, Prince Edward and Cape Breton Islands, Newfoundland and St. Pierre.

Express trains leave Montreal and Halifax daily (Sunday excepted) and run through without change between these points in 30 hours.

The through express train cars of the Intercolonial Railway are brilliantly lighted by electricity and heated by steam from the locomotive, thus greatly increasing the comfort and safety of travelers.

New and elegant Buffet Sleeping and day cars are run in all through express trains.

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Passengers for Great Britain or the Continent leaving Montreal on Friday morning will join outward mail steamer at Halifax on Saturday.

The attention of shippers is directed to the superior facilities offered by this route for the transport of flour and general merchandise intended for the Eastern Provinces and Newfoundland; also for shipments of grain and produce intended for the European market.

Tickets may be obtained and all information about the route, also freight and passenger rates, on application to

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D. POTTINGER, Chief Superintendent.

Railway Office, Moncton, N.B., Nov. 14, 1889.

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NOTICE

Is hereby given that the Corporation of the City of Toronto will apply to the Legislature of Ontario at its next session for Legislation to provide that notwithstanding anything contained in Section 612 of the Municipal Act or in Bylaws 1905 and 2001, of the said city, the City Engineer may lay down a plank sidewalk on any of the public thoroughfares of the city, and charge the cost of the same to the property immediately benefitted thereby, when any such sidewalk is, in the opinion of the City Engineer, and of the Council (as expressed by a two-thirds vote of the members present at any meeting thereof), desirable in the public interest.

C. R. W. BIGGAR, Solicitor for the Applicants.

Dated 27th day of January, 1890.

NOTICE is hereby given that an application will be made by William Chaplin and Harriet Chaplin to the Legislative Assembly of the Province of Ontario at the next session thereof for an Act appointing William John Chaplin and James Dew Chaplin trustees of certain trusts declared in a trust deed made and entered into between said William Chaplin and Harriett Chaplin and one John Dew, registered in the registry office County of York on the 13th day of July, 1869, as No. 850 for the township of York, in the place and stead of said John Dew, deceased, and to enlarge the powers of the trustees so to be appointed as in said trust declared by enabling the trustees to sell and dispose of the properties in said trust named and invest the proceeds in other real estate or in mortgages of real estate, debentures, bonds, stocks or other securities and to sell the same and re-invest the proceeds on such sales from time to time, subject to the approval of said William Chaplin and Harriett Chaplin and also to enlarge the trusts in the said trust declared and for other relief.

Dated at Toronto this second day of January A.D., 1890.

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TO-DAY, MONDAY, FEB. 10

WILL COMMENCE SELLING OUT THE

White & Petter Stock

Merchants wanting lines to boom their spring trade will find this a rare opportunity.

WHITE & CO

SLEIGHS AND CUTTERS

What's the Matter With This Snow

There is every probability of six weeks good sleighing.

We are offering our stock of Sleighs and Cutters at one half December prices.

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WE HAVE NOW OPENED A STOCK OF

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Which is unequalled in the trade for

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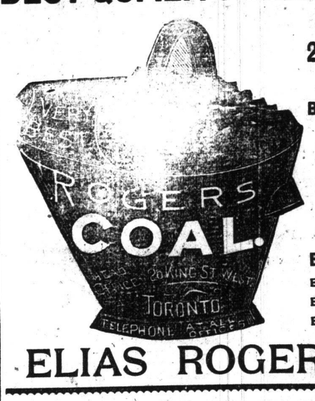

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TO THE EDITOR:—Please inform your readers that I have a positive remedy for the above named disease. By its timely use thousands of hopeless cases have been permanently cured. I shall be glad to send two bottles of my remedy FREE to any of your readers who have consumption if they will send me their Express and Post Office Address. Respectfully, T. A. SLOCUM, M.C., 186 West Adelaide St., TORONTO, ONTARIO.

A POSITIVE CURE. A PAINLESS CURE.

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FACTS FOR MEN OF ALL AGES

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The great Health Renewer, Marvel of Healing and Kohinoor of Medicines.

CURES THE TERRIBLE CONSEQUENCES OF INDISCRETION, EXPOSURE AND OVERWORK

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Who are Broken Down from the Effects of Abuse, will find in No. 8 a Radical Cure for Nervous Debility, Organic Weakness, etc. Send your Address and 10c. in Stamps for Treatise in Book Form, on Diseases of Man. Address, M. V. LUBON, 86 FRONT ST., TORONTO, ONT.

A man without wisdom lives in a fool's paradise.

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We will sell you Furs lower than any other house.

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GRAND

Miscellaneous Sale

-OF-

Household Effects, Pianoforte, Carpets, Pictures, Etc.

Removed from two highly respectable private residences and will be sold without the least reserve on

Tuesday Afternoon, Feb. 11

The undersigned is favored with instructions from owners to sell at the sale room as above, the contents of two houses, comprising Handsome Silk and Hair Cloth Parlor Suites, Odd and Fancy Chairs, Tables, Whatnots, Mirrors, Beautiful Pictures, Marble Clock, Bric-a-Brac, Carpets, Mats, Leather Dining Suite, Extension Table, Sideboards, a very fine assortment of Table Plate, Glassware, Crockery, Cutlery, Hall Stand, Stair Carpets, Walnut and Oak Bedroom Suites, Toilet Ware, Curtains, etc., on Tuesday Afternoon at 2.30.

JAMES LYDON

AUCTIONEER.

ESTATE NOTICES.

Notice to Creditors

IN the matter of Henry A. Collins of the city of Toronto, in the County of York, merchant.

Notice is hereby given that the above named Henry A. Collins has made an assignment to me in pursuance of Revised Statutes of Ontario, chapter 124, and Amending Acts, in trust for the benefit of his creditors. A meeting of creditors of the said Henry A. Collins will be held at the office of the undersigned, London-Canadian Chambers, 103 Bay-street, in Toronto, at the hour of 3 o'clock p.m. on Monday, Feb. 17, 1890, for the purpose of receiving statement of affairs, appointing inspectors and giving instructions as to the disposal of the estate. Creditors are required to file their claims, verified by affidavit, with me not later than Saturday, March, 22, A.D. 1890.

J. McARTHUR GRIFFITH.

W. G. THURSTON, Toronto, Solicitor for the Estate. Toronto, Feb. 8 1890.

Notice to Creditors

IN THE MATTER OF JAMES D. Tait and Edward Burch, both individually and as a firm trading in the City of Toronto in copartnership under the name, style and firm of Tait, Burch & Co., wholesale dry-goods merchants, insolvents.

The insolvents have made an assignment to me under R.S.O. 1887, Cap. 124.

The creditors of the said insolvent firm and the separate creditors of the said James D. Tait and Edward Burch are hereby required to file their claims with the undersigned on or before Tuesday the 25th day of March, 1890, after which date I will proceed to distribute the assets of the said firm, as well as the individual assets of the said James D. Tait and Edward Burch, having regard only to the claims of which I shall then have notice.

Dated this 29th day of January, 1890.

E. R. C. CLARKSON, 1 Assignee, 26 Welling-street east, Toronto.

NOTICE IS HEREBY GIVEN THAT AN application will be made by Charlotte Emma Foster, Emily Elizabeth Harris, Emma Fidelia Lawrence and William Lawrence to the Legislative Assembly of Ontario at the next session thereof for an act to enable the said Charlotte Emma Foster, Emily Elizabeth Harris, Emma Fidelia Lawrence and William Lawrence to sell, convey, mortgage, lease or otherwise dispose of that certain property, situate on the southeast corner of Queen and Bay-streets, Toronto, having a frontage on Queen-street of about one hundred and twenty feet by a depth of about one hundred feet to a lane, either in one parcel or in separate parcels as the same is devised to them respectfully by the will of the Reverend James Harris, late of the city of Toronto, notwithstanding the provisions in the said will.

MACLAREN, MACDONALD, MERRITT & SHEPLEY, 28 and 30 Toronto-street, Toronto, solicitors for the applicants.

Dated at Toronto this 13th day of December, A.D., 1889. 16

TORONTO ELECTRIC LIGHT CO., LIMITED.

DIRECTORS.

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