

APPENDIX D.

Mr. William Barnes, Mining Engineer, reports as follows: "I have calculated the cost of opening an entrance into McIsaac Lake, giving a double line of wharving, extending seaward from the margin of the Lake 900 feet, to protect the harbor, and giving 14 feet at low water and 19 feet at high water, will cost \$15,588. A channel with like protection, extending seaward 800 feet, giving 9 feet at low water and 13 feet at high water, is estimated at \$12,157. The timber in the neighborhood—hardwood and hemlock—can be hauled cheaply during the winter. I may add that an abundant supply of stone ballast can be obtained in close proximity to the proposed opening. Broad Cove is the centre of one of the finest and most prolific fisheries in the Gulf of St. Lawrence. There is good anchorage and no fogs. McIsaac Lake opened would be a most eligible point to carry on a fishery, and would be the only safe harbor of refuge for more than thirty miles of seaboard."

APPENDIX E.

A prominent Merchant of Monkton, N. B., wrote as follows: "A most valuable adjunct to profitable mining is location. Under this head Broad Cove possesses many favorable advantages both landward and seaward, situated on the north-west coast of Cape Breton, in latitude 46.15 N. and longitude 61.19 W., distant from Port Hood, the shire town of Inverness County, 21 miles; from Seal Island lighthouse about 8 miles in a S. E. direction; from Margaree 15 miles, and from Straits of Canso 60 miles. At this point the Intercolonial Railway, in fact the whole main line in the Dominion, including the Canada Pacific, connects with the line of railway now under construction through Cape Breton via Sydney, and having its terminal point at Louisbourg. Broad Cove is distant from East Point, P. E. I., 32 miles, and from the Malin Islands 65 miles. By an examination of the Dominion map it will show the favorable position of Inverness colliery for supplying the St. Lawrence markets, as well as Campbellton and Dalhousie depots, and it must be borne in mind that Broad Cove is nearly 100 miles nearer the mouth of the St. Lawrence than Sydney, as well as avoiding the dangerous navigation around the North Cape."

SUMMARY.

What is now offered to whoever may become the substantial owners, is a property with an immediate and prospective value, and as has been well said (by disinterested and competent authorities) second to none in Nova Scotia or Cape Breton. Epitomised as follows are the different items possessing great commercial value:—

License to work nearly 4,000 acres of coal area, Broad Cove, County of Inverness, C. B., Nova Scotia.

Fee simple of 100 acres convenient for buildings, etc.

The Government mining leases in the Broad Cove district have been renewed for twenty years from 1886.

As to the dividend to be paid on the capital invested the following statement is made by a person of experience and knowledge of the property: "I