

ROSSLAND REALTY
COLUMBIA AVE. VALUES

Settlement of the Paris Belle Suit and Removal of the Cloud on the Title Announced—The Northern Property Still Clouded.

Real estate values are generally considered to be the thermometer or the barometer of a town, city, county or province. If the prices of real estate are constantly increasing then the outside public knows that there is something behind the scenes that is causing a constant advance in values.

Rossland had a boom in real estate a couple of years ago that was somewhat disastrous and a large number of men lost money here just as they do in all boom towns, but now there is no real estate boom and yet there is a substantial advance in the value of frontage on Columbia avenue.

Today lots on either side of Columbia avenue between Lincoln and Spokane streets are worth from \$300 to \$500 a foot. The lots on the north are 80 by 116 feet. Some of these properties have changed hands at an even higher rate.

From Lincoln to St. Paul and from here to Spokane streets the value on both sides is considered to be about \$200 per front foot, but this value will be considerably enhanced when the rock cut is completed at the west end and the titles are absolute at the east end. And these are only questions of a very short time now, for the rock cut will be through in two weeks anyway and the title to the Paris Belle property has been settled on the court and only now needs the formal confirmation by the judge of the supreme court.

The settlement of this suit will have a very important bearing on the future of Rossland because investors will be ready to put money into structures that they would not otherwise have given the smallest consideration to owing to the insufficiency of the title.

In the meantime the property of the Montreal syndicate on the original townsite of Rossland is being inquired for more and more every day, and wherever a lot is to be had where the title is absolute there is no want of purchasers.

The settlement of this suit, too, is a big thing for the city and Assessor Harp will be able to go round and assess a large amount of property and the revenues of the city will be largely increased as soon as the court has confirmed the settlement which is expected to take place in the course of the next three or four weeks.

Just as soon as the title to the Nelson & Fort Sheppard property above First avenue is settled that part of the city will commence to go ahead rapidly. In the meantime it is interesting to know the prices that have been paid for properties where the title is secure and where the business of the city is being transacted. A few transfers recently made will show that the values stated above are not exaggerated.

The Golden Cafe block on the south side of Columbia avenue was sold a short time ago for \$80,000 at the rate of \$238.33 per front foot and the lot is only 100 feet deep. It cannot now be bought at an advance of 25 per cent. This sale was made last fall. Then a few days ago C. O. Lalonde sold his half of the Lalonde Rodier block to an English syndicate who wanted it purely as an investment for \$3,300 cash and this is east of Lincoln street. Then the Miller block has been sold to Ed Finch for \$7,000, and this is still further east than the Lalonde-Rodier block. McLaren & Armstrong sold the old Brunswick building property to H. S. Wallace for \$9,000, or exactly \$300 a foot. Going away from Columbia avenue the Collins block on Washington street in the rear of the proposed bank building has been sold to McMillan Bros. for \$9,000 or \$300 per foot. True this property is cornered on an alley and has a depth of 172 feet, but the sale shows the tendency to buy property and to pay well for it when the title is secure.

There is no doubt but that transfers will be much more numerous and the price paid much higher as soon as the title to the properties are absolute.

The unsteady state of the titles on the property claimed under the Nelson & Fort Sheppard railway grant can, it is said, be obviated by the government taking action to expedite the trial of the case and the friends of the present government, if they chose, could urge upon the government the advisability of such a course. In the meantime the city's growth is retarded, for no one cares to put up an expensive residence on property whose title is clouded. The only property in which good residences are erected lie in the original townsite, where long, heavy grades that are climbed, but now it is expected that residences will go up all over the east end and the revenue of the city will be materially increased.

MARTIN BLACKBALLED ITS GREAT FUTURE

The Attorney-General Put up and Rejected for a Victoria Club. R. E. Gosnell Speaks Enthusiastically of the Boundary.

He is Not Persona Grata With Some of the Old Party Men and Conservatives of the Island City.

The following is taken from the Victoria Globe: If any of the members of the Badminton club did not get down to business at the usual hour this morning there was some excuse for it. They had a late sitting last night, or at least, most of the club had, and it was the small hours of the morning before they went home.

The cause of all this trouble was the man who had been causing all the trouble in the province lately—nobody else but Hon. Joseph Martin.

The Badminton club has a different method of electing members than is pursued in most clubs. They do not simply put a man's name up and have him balloted for by the committee, but the task of saying who shall not be members.

A short time ago the attorney-general's name was put up for membership. This, however, did not meet with the approval of the other members, who, strange to say, really objected to having the distinguished statesman a member of their set.

Accordingly a general meeting of the members was summoned to discuss the committee's action last night, for there had been a lively canvass beforehand, and each one scented a row.

The discussion centered round a resolution by which it was proposed to refer the election of Mr. Martin back to the committee with instructions to the effect that the club did not desire the honor of Mr. Martin as a member—and in fact to tell him that.

The debate which followed was decidedly interesting, and was participated in by members of the bench and bar and other shining lights of society.

Incidentally in the warmth of his advocacy of Mr. Martin, one gentleman mentioned the fact that Mr. Bostock, M. P., was a warm friend of Joseph Martin, and what is more, held a mortgage on part of the club furniture.

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THE RAILWAY SURVEYORS

They Arrive in Republic via the San Poil.

A Party of Rosslanders in From Sheridan Camp—Notes of the Mines.

Republic, Wash., March 8.—(Special.) A party of railroad surveyors arrived here yesterday, but it is not known at present what road they represent.

Evidently they came up the San Poil. J. B. Hastings, assistant to Colonel Topping and Henry Keagan, returned from Sheridan today, after examining the Zella M. mine. Samples will be taken to the bottom of the last-foot shaft in respect to the parties, seem well pleased with the mine and its workings; in fact Mr. Thompson is rather enthusiastic.

The gentlemen above named start, at 3 o'clock this morning to catch the train, but some of them will return in a few days.

The strong sun and a whistling chinook wind is taking the snow down, which makes some of the southern hills bare.

A Rossland syndicate, with Ross Thompson at its head, has purchased the North Star, which has a tunnel in 300 feet. Frank Gandril is in charge. Intention is to run 1,000 feet of a tunnel, it is thought the Republic tunnel will be tapped.

Yesterday Ross Thompson made the last payment on the Harty Oude property, which is one of the most promising in the camp. Development work will be pushed with vigor.

Superintendent Hinckley of the Mary Ann reports that he has cut a six-foot vein of blue quartz, and that the Mary Ann looks better every shot. Mr. Hinckley will commence work on the Marquette in a few days.

W. S. McKillen is in from the Belcher claims, and reports that tunnel No. 2 has broken into the main lead at a lateral depth of 140 feet. As yet no assays have been made, but the ore looks good, being a white quartz carrying heavy values in copper. Several smaller veins were cut by the tunnel.

Republic, March 8.—(delayed in transmission.)—Herbert Bolster and George Kitchener, after a tramp through the hills from the Golden Harvest to the Mountain Lion return to Spokane to-night. Kitchener, who has made frequent trips here, is astonished at the development work, so steadily pushed ahead in the entire district, and the hills dotted with the unplanned and unpainted cabins. He thinks it will be a great camp.

C. T. Hill has located a claim called the Sunshine, about a mile and a half in a northerly direction from the Mountain Lion.

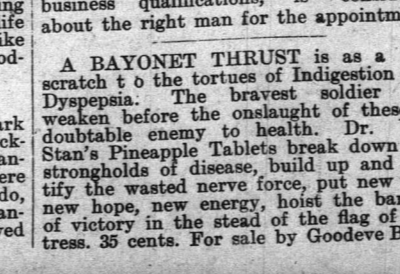
Like the Lions surface croppings those on the Sunshine are 50 feet wide, with surface assays of over \$3 per ton. So soon as arrangements can be completed a tunnel will be started. The sill is very steep, and a 50-foot tunnel will attain a depth of 125 feet. The intention is to dig to the hanging wall, and crosscut for the foot wall when 50 feet is reached. The quartz resembles all the rich quartz of the Republic district.

On the Monroe claim, Superintendent Raborg has let an additional 50-foot tract in the opinion of the superintendent the new contract will cut the ledge before the term expires.

The Gold Leaf tunnel is in now 365 feet and Superintendent Raborg today let a contract for 50 feet additional tunnel. In addition, it is thought, will carry the tunnel under the rich surface ore, and tap the ledge at a depth of 200 feet.

At the recent annual meeting of the Halcyon Hot Springs sanitarium, limited, W. O. Husband was appointed general manager of the company's hotel. Mr. Husband hails from near Hamilton, Ont., but is better known to the travelling public as manager of the Algonquin at Sault Ste. Marie. The new manager left last evening for the Springs, where he will be joined in a few days by Mrs. Husband. The management here gives Mr. Husband practically a free hand in running the hotel and a marked improvement may be looked for.

Carlyle's Rink Wins. The Fraser challenge cup was last night won by the rink that would have been skipped by W. A. Carlyle had it not been for his unfortunate accident. The rink was skipped by T. M. Beamish as substitute for Mr. Carlyle, and J. Elwood played third last night as a substitute for R. G. E. Leckie. The president's rink thus wins the vice-presidents cup. The snubbed table shows the play:



A SURE CATARRH CURE.

No matter what your experience has been with so-called catarrh "remedies," your ultimate, complete recovery can surely and positively be effected. Don't suffer any longer. Don't trifle with a distressing and dangerous disease when a sure cure is within your grasp. Thousands of sufferers whose condition was worse than yours have been cured and are now in perfect health. Their enthusiastic and unsolicited testimonies show beyond the shadow of a doubt that



Dr. Agnew's Catarrhal Powder

is the most wonderfully effective remedy ever compounded. It relieves the most severe case in from 10 to 60 minutes; it effects a full cure in a short time. The most eminent nose and throat specialists in the world have given their unqualified endorsement. In all cases of catarrh, colds, sore throat, asthma, hay fever and influenza it acts like magic. It is easy and pleasant to use. It never fails to do precisely what is claimed for it. In less than an hour it relieves the most severe case in from 10 to 60 minutes; it effects a full cure in a short time. The most eminent nose and throat specialists in the world have given their unqualified endorsement. In all cases of catarrh, colds, sore throat, asthma, hay fever and influenza it acts like magic. It is easy and pleasant to use. It never fails to do precisely what is claimed for it. In less than an hour it relieves the most severe case in from 10 to 60 minutes; it effects a full cure in a short time. 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