

to Keele Street, a distance of about 3.03 miles. Another division known as the Weston Route, extending from Keele and Dundas Streets north via Keele and Weston Road to Weston, a distance of 1.06 miles. That known as the Lambton Route, extending west on Dundas Street from Keele to the present City limits at Runnymede Road, a distance of .888 miles. This route has a branch line extending eastwardly from Dundas Road on Gilmore Avenue and south on Gilmore Avenue to John's Road and Fairview Avenue, a distance of .62 miles. This Company (c) has a franchise to sell electric energy for light, heat and power purposes within a certain area of the present City of Toronto, which franchise has been taken into consideration, and is included in the valuation herein made.

The franchises of the Toronto Interurban Railway Company expire at the same date as the franchises of the Toronto Railway Company, namely, September 1st, 1921.

IV. DATE OF THE APPRAISAL.

The valuation of all the properties, as previously stated, has been determined as of July 1st, 1913. Such a fixed date is necessary in order that in the future any additions made by the companies constituting capital investment can be added to the valuation now fixed should it be adopted.

V. VALUE FOUND FOR THE PROPERTIES.

The value of the properties, as determined justly and fairly, represents their value to the owners, and in arriving at this value proper consideration has been given to all those elements of value which inhere in the property, including the value of the physical property and the value of its attached business and right to operate in accordance with the franchises and agreements under which the companies are now operated. In arriving at the value, the uses to which the properties are put have been considered, also their extent, character and present condition, together with their earning power, past and prospective, and amount of operating expenses, the character of the service, and the fact that they are operating the limited territory which the major company is required to serve under its existing franchise; the character and facilities of the property for rendering the class of service to which the public is entitled both now and in the future, with the large earning power of the capital invested.

After full consideration of the above elements, as fully analyzed in later sections of this report, the value of the properties of the companies, including their remaining operating rights and attached business, has been found to be as follows:

(a) *The Toronto Railway Company—*

Present value of the physical property as of July 1st, 1913 . . .	\$9,894,483
Intangible value of the property, as of the same date	10,713,553
Total value of Toronto Railway Company	\$20,608,036