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REPORT OF
BION J. ARNOLD and JOHN W. MOYER
ON THE

**Toronto Railway Company and portions of the Toronto and
York Radial Railway and the Toronto Suburban
Railway Company, situated within
the City Limits.**

I. SCOPE OF REPORT.

This report includes an investigation of the cost, new and present value, of the physical value of the properties considered as of July 1st, 1913, together with a study of the operation of the properties considered, with the view of determining such other elements of value as may exist in these street railway properties as now constituted and operated within the City limits of Toronto. The whole investigation has been made to determine the value of their properties, including the companies' contractual rights under existing franchise ordinances expiring in general on September 1st, 1921, in order to determine a fair and just purchase price in case the City decides to purchase the various properties considered.

II. DEFINITION OF TERMS.

The "cost to reproduce new" is used in this report to represent the cost that would be incurred in replacing as of July 1st, 1913, the physical property as found with new property of similar character.

The "present value" of the physical property, or the "depreciated value," as used in this report, means the cost to reproduce new less the accrued depreciation on a straight line basis as determined in detail in the premises hereinafter given for the various classes of property.

The "intangible value," as used in this report, is intended to signify those other elements of value which attach to the physical properties in view of the contract now existing between the City of Toronto and the Toronto Railway Company, and in accordance with the terms of which contract the railway companies are operating, and may continue to operate, their properties in the City of Toronto. In general, this intangible value may be understood to represent the monetary value to the Railway Company of its right to continue its operation until its existing franchise agreements, with the various stipulations thereof, shall terminate.