

CUBA -- THE LAND OF SUNSHINE

CANADA-CUBA LAND AND FRUIT COMPANY, LIMITED

\$25 PER ACRE

The company's estate covers over 140 square miles of the best fruit, vegetable and tobacco lands to be found, and is now under the able management, in Cuba, of Mr. James W. Curry, the former Crown Attorney of Toronto, who is now residing on the company's estate.

As a permanent place of residence as well as a health and pleasure resort, Cuba, owing to its climatic and scenic charms, is attracting wide attention. Any person from a northern climate can live in Cuba in summer with as much comfort as in Canada, while the winter months are, of course, very much more comfortable than in a land of snow, sleet and blizzards.

\$25 PER ACRE

On and after AUGUST 15 the price of all this Company's land will be increased to \$40.00 PER ACRE.

In two years from this date you won't be able to duplicate these Fruit Lands in Cuba for less than \$80 per acre, this is the experience of all other companies doing business in Cuba. Florida Orange growers are flocking to Cuba in large numbers, because they will not plant again in Florida on account of their plantations having been retarded or destroyed by severe frost. **In Cuba frost is unknown.**

This Company will undertake to have your plantation cleared, plowed and planted at the mere cost of trees and labor, thus insuring you a permanent home for the future. No investment is more profitable or so sure as an orange plantation. Trees bear for over one hundred years. Good returns can be made by growing all kinds of vegetables and small fruits (between the rows of orange and other trees), which can be shipped to Havana, New York and Canada during winter months, when everything commands the highest prices.

Bear in mind all citrus fruit land must be a light sandy loam soil. This is the experience of all citrus fruit growers. So many inexperienced judge the light soil of Cuba falsely. We undertake to locate for all our purchasers and will get them expert reports on their location and give them the privilege of exchanging the same into any part of our property so set apart and not already sold. We give you every acre free from swamp or rock. Any low lands are not charged for. You can't get any better or fairer contract than this.

The best of practical orange and other fruit growers, who have purchased from our Company, select the lightest of our lands and claim them to be the finest land to be found in Cuba for all citrus fruits.

TO MERCHANT, MECHANIC OR CLERK: The condition under which the average mechanic or clerk exists to-day is one of ceaseless toil, from morning till night, year after year. If he has a family, after paying the landlord, grocer and doctor and buying coal and clothing, there is little left to provide for an emergency or old age. Contrast this condition with that under which one can live in Cuba. The owner of ten acres of land under cultivation will have an income double that which is earned by most mechanics, with the expenditure of one-half the labor. For a small sum he can construct a suitable house. His vegetable garden and fruits will supply a large portion of his food. There will be no rent bills, no coal bills and no winter clothing to buy. Under these conditions he can lead an independent, healthful, out-of-door life, having a sufficient margin between his expenses and income to enable him to put aside each year a portion for the future. His property, moreover, is constantly increasing in value. **Do you want a guarantee of independence in old age? Do you want insurance against poverty? If you do, send or call for and read every word of our Prospectus. It points the way to a comfortable income for life.** It shows you how you can easily provide, for the future, a comfortable home, direct shipment by water, our own medical attendance. Our dock is now built out to a distance of over 1000 feet. There is nothing in these statements exaggerated, as the Company has made extensive inquiry and investigation, determined only to make statements which can be verified by practical experience. That many of the statements fall far short of the whole truth and are very incomplete it is well aware; but the half of the facts and possibilities of Cuba have never been told.

ADDRESS ALL COMMUNICATIONS TO GEO. F. DAVIS, Managing Director. Head Office--Manning Arcade, 24 King Street West, Toronto. AGENTS WANTED. PHONE MAIN 5731. EVERY INFORMATION FREELY GIVEN.

AMOUNTS TAKEN FROM BOOKS AND THEN PUT BACK AGAIN

Some Juggling Done With Imperial Life Accounts to Deceive Government Inspectors.

Senator Cox's Imperial Life was under examination by the insurance commission yesterday immediately after the finish of the Canada Life.

Thos. Bradshaw, actuary and secretary of the company, took the stand in the morning and answered Mr. Tilley's questions as to the inner workings of the company.

The afternoon was given over to the subject of agents' balances and unauthorized investments. It was shown that the Imperial did some juggling at the end of several succeeding years to

avoid having the advances to agents appear in the government return. Loans on Sao Paulo bonds were treated in the same way.

Actuary Bradshaw is about as frank a witness as his chief, Senator Cox, although he is not quite so well versed in insurance matters.

Mr. Sanderson was in the box for a few minutes after the court opened. Mr. Shepley questioned him as to several complaints against the methods of the Canada Life, out of hundreds of letters that had been received by the commission. Surrender values was the topic in nearly all of the complaints. Mr. Sanderson explained several cases that had come under his knowledge where the agent had been at fault and not the company.

This finished the Canada Life, and Thos. Bradshaw, actuary and secretary of the Imperial Life, was called. Mr. Tilley conducting the examination.

Witness told of the early history of the Imperial Life. It had been carefully nurtured by Senator Cox, who took a lively interest in its affairs and the Ames suspension. Sir Mackenzie Bowell became president.

Value of Actuarial.
Witness said he was a member of the

Institute of Actuaries of Great Britain. He had a staff of five actuaries under him in the Imperial Life. He encouraged them to study actuarial science, and sought to bring them to a state of efficiency, for, in his opinion, there was nothing so important to young companies as competent actuaries. He kept himself in touch with all departments of the company in his position as secretary.

Mr. Bradshaw, questioned by Mr. Tilley, told the commission that the premiums on most of the standard policies were fixed directly by the actuaries and not by competition. The Toronto actuaries had met and adjusted certain premiums.

Mr. Tilley next took up the charter of the company. The capital stock was a million dollars, of which 48 per cent was paid up. Counsel spent considerable time in dissecting all the provisions. Mr. Bradshaw explained the distribution of profits, taking figures and tables as his authority.

Policyholders' Voting.
The voting power of policyholders was the next item of business.

In the Imperial Life the policyholders were permitted by the terms of the charter to a voice in the management of the company if the directors saw fit. The matter had never been discussed, but the actuary thought that it would not hurt the company one iota if the

policyholders were allowed to vote. In fact, it would make that company more popular with the public at large. The vote would have to be by proxy. It had been tried in the Australian Mutual Provident, and was working well.

Mr. Bradshaw then discussed the cash surrender value in the Imperial Life, which he considered in good condition. He explained the method of dealing with a lapsed policy. The company did everything in its power to keep the policyholder in good condition, and showed other forms of insurance that might suit him better. If a three-year-old policy did lapse, the company either paid the cash surrender value or credited it to the policyholder on their books.

Mr. Tilley, in going over the list of shareholders, discovered that a certain number of shares had their dividends paid to the Central Canada. Witness could not say whether or not they were personal holdings, but Mr. Morrow explained that these shares were owned by the Canada Life, and that gave them the controlling interest in the Imperial.

On the stand in the afternoon, Mr. Bradshaw told of the duties of the executive committee, which met three times a month. They looked after investments and the salary list.

The salary list was taken up by Mr. Tilley. F. G. Cox, managing director prior to 1905, received \$6000, and in that year his salary was raised to \$8000. Mr. Bradshaw, secretary and actuary, received \$2500 from 1897 to 1899; \$3500, 1899 to 1902; \$5000, 1902 to 1905, when it was \$6000, his present salary. The directors received \$750 for each meeting they attended, but no other fees.

Mr. Bradshaw explained the item "agents' balances" in the books as reported. Four agents had been advanced money. There were two remaining balances, amounting to \$6546.85, which were secured by life policies of \$2500 and \$3000 turned over by these agents to the company. At the end of 1901 there was \$3412.44 agents' balances, but this was taken by the Imperial Life. The President Ames giving his cheque for the amount. At the beginning of the next year this was transferred back to the company. At the end of 1902, over \$8000 was advanced to agents, which was treated in same manner. In 1903 the agents' balances amounted to \$11,404.02. Mr. Ames, however, had dropped out of the company and witness said that Senator Cox took his place and paid the cheque to square the balance.

Making Things "Seem."
"Was this paid back to Senator Cox at the beginning of the year?" asked Mr. Tilley.

"No, it was not paid back until Aug. 3, 1904," answered Mr. Bradshaw.

"Why was this?" queried Mr. Tilley.

"The minutes will show that," said witness.

Mr. Tilley read the resolution of a meeting of the executive, held Aug. 2, by which Senator Cox was paid back his loan, with interest.

"How was that money treated in the books after Senator Cox was paid?"

"An individual account was opened, and later written off as an expenditure."

"The item then appeared in the blue book of 1904 amounting to \$85,123," said Mr. Tilley.

"What happened in 1905?" asked Mr. Tilley.

"The account was considerably reduced, to \$6546.85," said witness, "of which the company hold a paid-up life policy of \$6000, and two other policies amounting to \$3000."

"Is that shown in the annual statement?"

"No; it was written off. Other houses would treat them as bad debts."

Mr. Bradshaw said that he was under the impression that Senator Cox had taken over the 1903 account, but the senator disagreed, and the board decided that it was right.

"Did these items given by the Imperial Life to Mr. Ames appear in the books of the company?"

"No."

"These items should have appeared in the annual return?"

"Certainly," said witness.

Commissioner Kent wanted to know if no returns were required by the gov-

ernment, would these transactions have taken place?

Mr. Bradshaw admitted that they would not.

Would it be fair to call this "juggling?" laughed the commissioner.

S. H. Blake, Esq., appearing for the Imperial Life, asked witness, thru Mr. Tilley, if he considered Mr. Ames' guarantee in 1901 as firm. Witness answered that it was the best guarantee, as Mr. Ames was a man of wealth. Mr. Tilley then asked witness about further payments made to the company by Mr. Ames.

Mr. Bradshaw said that Ames gave \$25,000 to assist the company to meet expenditures in 1901. He explained that when the company commenced business, Messrs. Senator Cox, A. E. Ames and J. W. Flavell paid amounts to the company from time to time to assist in the establishment of business. For these payments the company was under no obligation. The amounts were as follows: In 1898, \$7000; in 1899, \$10,000; in 1900, \$5000; in 1901, \$10,000; in 1902, \$35,000; in 1903, \$24,000. Witness then gave an itemized account of the amounts as received each year. The bulk of the money was paid out in salaries.

Mr. Tilley could not find these amounts in the return. Mr. Bradshaw explained that these were gifts to the company.

"Was the object to keep down these items in the company's accounts?" asked Mr. Tilley.

Mr. Bradshaw became excited. He leaned far over the edge of the witness box.

A Generous Act.
"It was an exceedingly generous act. We were proud of it. It was never done in Canada before. It was all done for the benefit of the policyholders."

"Now, will you answer my question?"

Mr. Bradshaw admitted that the money was received to help the company keep down its expenses.

The revulsion of investments was touched upon. Mr. Bradshaw said that in reference to Sao Paulo loans, he considered these bonds a perfectly authorized investment, for the reason that the company was incorporated in Canada. In December, 1900, \$30,000 was advanced on Sao Paulo bonds also, on Jan. 2, another loan, thru the National Trust Company, of \$70,000. The \$100,000 was paid back in July, 1902.

Mr. Tilley went over all the dealings of the Imperial Life in the Sao Paulo Light and Tramway stocks. The stocks were kept out of the return by the transfer of cheques as per usual.

Mr. Tilley asked if any other stocks had been treated in the same way. Mr. Bradshaw did not know of any.

Unauthorized Investment.
In 1903, the Imperial made a loan of \$152,758.37. This was shown in the minutes as the purchase of \$38,748 Twin City, \$11,845 Dominion Coal, \$9945 British America, \$35,024 Western Assurance, \$60,181 Ontario Bank.

"Of these, Dominion Coal and Twin City were unauthorized," asked Mr. Tilley.

"Yes," answered Mr. Bradshaw; "but we had bought some Dominion Iron and Steel and some Dominion Coal before this."

"You knew they were unauthorized?"

"Oh, yes."

Mr. Bradshaw showed Mr. Tilley how the transaction was treated in the company's books. Mr. Tilley read the changed minute, which made the \$152,758.37 a loan to George A. Cox.

Mr. Bradshaw explained that the loan was to Senator Cox on Mr. Ames' securities, and that the senator hypothecated these to the Imperial Life.

The securities had a market value of \$170,000.

Mr. Tilley spent considerable time before adjournment in dissecting the minutes to find out where the mistake had been made. Mr. Bradshaw would give no information. Mr. Bradshaw will be in the witness box on Monday.

BRICK WALL KILLS BOY.
Playing in Old House When Mass Falls in and Buries Him.

Belleville, June 8.—(Special.)—Gerald Skinner, a six-year-old boy of this city, was this afternoon killed on Pinnacle street by the brick wall of an old building falling on him.

The victim and another, of the same age, were inside the old building, which was dismantled, when the south wall fell on the lad. He was rescued quickly, but it was found that his neck was broken.

The night before six men tried to push the wall down but could not budge it.

Coroner Yemans has decided that no inquest is necessary.

500 MEN AT WORK.
Quebec, June 8.—(Special.)—"A force of over 500 men is engaged in ballasting the line between Guelph and Elmira," said J. G. Macklin, division engineer of the Guelph, Goderich Railway, to your correspondent to-day.

"When will it be ready for traffic?" asked the scribe.

"By July 1," replied Mr. Macklin, who went on to say that when fully ballasted a service between Guelph and Elmira would be opened to include both passenger and freight.

Work on the Conestogo River bridge is going along satisfactorily, and the girders will be laid in a week or so.

\$62.50--Pacific Coast and Return.
Round trip tickets from Chicago at above low rate will be sold by the Chicago and North Western Railway to Portland, Ore., Seattle, Wash., Vancouver and Victoria, B.C., daily from June 15th to 23rd, inclusive, good for return within sixty days. Choice of routes and favorable stopovers granted. For folders and further particulars write to B. H. Bennett, General Agent, 2 East King-street, Toronto, Ont. 636



YOU CANNOT

Secure a lease of life, hence it is important that attention be given in time to matters of great consequence to your dependents. A most important business transaction which the prudent man attends to in time, that is while he is still in good health, is to secure a policy of life insurance in a strong company, such as the

NORTH AMERICAN LIFE ASSURANCE COMPANY.

It takes very little to leave dependents well provided for, by means of life insurance, but every day's delay adds doubt to your ability to procure a policy.

HOME OFFICE, TORONTO, ONT.
J. L. BLAIR, President
L. GOLDMAN, Managing Director
W. B. TAYLOR, Secretary

ORDER YOUR



TO-DAY

BELLE-ERWAT ICE CO.

PUREST AND BEST ICE on the market, excellent service and full satisfaction. Rates as low as any. Call up Main 14, 1947 or 2953. Office 10 Melinda Street.

YELLOW WAGONS

In the public schools and colleges, institute of Guelph may be made. Practically all the male teachers have made application to the board of education for increases, and at a meeting of the school management committee the matter was fully considered. It was decided to recommend a general increase. A general increase has already been granted to the lady teachers.

You May Have This Belt Free UNTIL YOU ARE CURED

I believe in a fair deal, if you have a good thing and know it, you'll give others a chance to enjoy it in a way that can afford.

I've got a good thing. I'm proving that every day. I want every weak, puny man, every man with pain or ache, to get the benefit of my invention. Some men have doctored a good deal—some have used other ways of applying electricity—without getting cured, and they are chary about paying money now until they know what they are paying for.

If you are that kind of a man, this Belt is yours, without one cent of cost to you until you are ready to say to me, "Doctor, you have saved my life and here I am." All I ask is reasonable security.

That's trusting you a good deal, and it is showing a good deal of confidence in my Belt. But I know that most men are honest, especially when they have been cured of a serious ailment, and very few will impose on me.

As to what my Belt will do, I know that it will cure wherever there is a possible chance, and there is a good chance in nine cases out of ten.

So you can afford to let me try, anyway, and I'll take the chances. If you are not sick, don't trifle with me, but if you are, you owe it to yourself and to me, when I make an offer like this, to give me a fair trial. I want you to know that I have done for others.



30 Days' Improvement. Feels Like a New Man.
Dr. McLAUGHLIN, Brookville, Ont.
Dear Sir,—I have worn your Belt for 30 days. I am feeling fine—the best I have for years. My stomach is very much better and my appetite has improved a great deal. I can now eat a good meal and be satisfied, which I couldn't do before. I feel like a new man entirely, and, if I keep on improving the way I have, in another month or so I shall be in good shape.
Remain, respectfully yours,
FRED. J. CUTTERBUCK.

Far Ahead of Any Other Treatment.
Dr. McLAUGHLIN, North Bay, Ont.
Dear Sir,—It is with pleasure that I write you with regard to the Electric Belt I purchased from you about four months ago. After using the Belt and following the directions for three months, I feel like a new man, and it is now three weeks since I stopped using it. I am satisfied to say that your Belt is far ahead of medicine or any other electrical treatment I ever tried before, and it is worth its money many times. I can strongly recommend your Belt, and shall always do it. I thank you for my heart for your wonderful remedy.
Yours truly,
O. JOHNSON.

I CAN MAKE THE BLOOD CIRCULATE IN YOUR VEINS, the nerves tingle with vigorous life, and the spirit of energy show itself in every move of your body. I have told you that Electricity is "Life," and now all scientists and doctors are approving my claim. Let me prove it to you; let me show you how my method of applying this great power has revolutionized medical treatment.

I want to help those who are weak in vitality, who are nervous, dependent and lacking in self-confidence; who feel as if old age was coming on too soon because of the dulling of their youthful fire and ambition. I want to help those who have vertigo, pain in the back, rheumatism, weak stomach and general indications of breaking down.

There's nothing surer than the word of honest men, and when such men as this admit that I cured them, you know that I can cure you.

If you would believe, use thousands of men whom I have already treated, my Belt is worth its weight in gold, but some men don't believe anything until they see it. That's why I make this offer. I want to let you see it, and feel it, and know it by your own experience before I get a cent.

If I don't cure you my Belt comes back to me and we quit friends. You are out the time you spent on it—wearing it while you sleep—nothing more.

But I expect to cure you if I take your case. If I think I can't cure you I'll tell you so, and not waste your time. Anyway, try me, at my expense.

CALL TO-DAY. Come and see me and let me show you what I have, or if you can't, then cut out this coupon and send it in. It will bring you a description of my Belt and a book that will inspire you to be a man among men. All free. My hours: 9 a.m. to 6 p.m.; Sundays, 10 to 1.

DR. M. A. McLAUGHLIN,
112 Yonge St., Toronto, Can.
Please send me your book for men (or women), sealed, free.

NAME.....
ADDRESS.....
526-08