

REAL ESTATE THE BEST INVESTMENT IN CANADA

MORE ACTIVITY
IN REAL ESTATE

Increasing Number of Lessees of City Lots Desirous of Purchasing Their Holdings - Transfers Reported.

One evidence of the boom in city realty is the rush of leaseholders of city lots to purchase the fee simple in their lots. During the week a score or more have sent in communications to the director of public works offering to purchase city lots. Applications from speculators have also been received offering to purchase lots in the West End and Lancaster.

Yesterday A. C. Jardine completed negotiations for the sale of a brick front residence on Wellington Row to a city purchaser.

C. W. Hallamore has purchased a property consisting of 92 acres near Greenhead from Dr. Hugh Morris of Boston. It lies between the C. P. R. tracks and the canal.

It is reported that Mrs. Merritt of New York, has been offered \$50,000 for a portion of her properties on the Strait Shore Road. It is understood that she is not anxious to sell, and will come to St. John shortly to look over the situation.

C. A. Clarke has purchased from Charles Herrett two cottages at Renforth.

F. A. Dykeman has bought from S. D. Scott a lot on the lower road at Renforth.

The Clifton House, on which an option was secured by a Boston man several weeks ago, is advertised for sale in the Boston Herald in a large display advertisement which draws attention to the increase in activity of St. John real estate and which announces that values have increased 50 per cent. in the last three months.

Allison and Thomas have opened their new offices in the premises formerly occupied by Doherty and Foster. The wooden dwelling adjoining the parsonage of the St. John Presbyterian church in King street east has been purchased by a local syndicate.

EXPORTS OF NEW ZEALAND

Wellington, N. Z., Mar. 21.—The following figures show the quantity of principal products passed through the customs for export from New Zealand during December, 1911, the figures for December, 1910 being given in parentheses:

Butter, 56,437 cwt. (94,366) cheese, 63,819 cwt. (54,517); frozen beef, 1395 cwt. (21,323); frozen mutton 28,811 cwt. (50,873); frozen lamb 14,723 cwt. (25,535); wheat, 18,011 bushels (117,273); oats, 732 bushels (19,771); potatoes 28 tons (16); New Zealand hemp 1599 tons (1447); rabbits 8079 cwt. (11,354); tow, 389 tons (347); kauri gum, 502 tons (560); grain and maize, other than wheat and oats, 1325 bushels (470); hops, 20 cwt. (32); hides 9152 (6276) skins 1,020,323 (1,770,359); tallow 870 tons (1204); timber, 5,909,118 sup. ft. (9,075,544); wool 11,848,593 lbs. (30,817,294); gold 33,050 ozs. (37,509).

CESSATION OF
ADVANCE IN
STOCKS

New York, March 21.—There was some cessation today of the upward movement in the stock market, which had its inception about a fortnight ago. Operations were on a moderate scale, and were characterized by greater breadth and signs of increasing public interest. Individual investors and the important financial institutions of this city and elsewhere probably gave the list no small part of the early strength. The twenty odd active issues which are commonly accepted as real factors of influence attained their highest average level since last November.

Activity centered largely around these shares, although the specialties were not neglected. A sharp rise in a further rise in American Can, preferred, which established a new high record for that security. The great bulk of the trading, however, was in United States Steel, Reading, Lehigh Valley, Union Pacific, Americanized Copper and American Smelting. The continued advance of the coppers was a further reflection of conditions in that industry at home and abroad, while the strength of Smelters, which went to the highest figure since last July, was attributed to another advance in the price of lead products as well as the company's unexpected good showing for 1911.

Demand for steel, the coals, Union Pacific and other standard issues were persistent. In the case of the coal shares it was said to be predicated on the fixed belief that an agreement is at hand between the Anthracite Coal owners and the miners. Another factor favoring the rise in these stocks was the announcement that the federal administration had decided not to intervene in the differences between the workers and their employers, and thereby removing a political element that had been viewed with some concern.

Following its usual course, the market grew dull in the late afternoon with general recessions throughout the list, except in Lehigh Valley, which went to its highest figure. Other standard issues lost much of their gain, and in such cases as Steel, Reading and Union Pacific, sold under the previous day's closing quotations. The reaction, while hardly pronounced, was a natural result of the heavy realizing, together with short selling. The tone at the close was inclined towards heaviness. This market derived scant encouragement from abroad, even though London bought here on balance to the extent of 25,000 shares, chiefly coppers. London's own markets had an uncertain tone because of the political situation, which pointed to the possibility of a ministerial crisis. Such an outcome, it is thought, might hasten a settlement of the coal strike. The Bank of England increased its gold holdings by a very moderate amount and strengthened its reserve. The Bank of France added to its gold holdings by over \$5,000,000 and reduced its discounts by about half that amount, with an increase of over \$25,000,000 in general deposits. Prices in the Paris market were steady with some irregularity in Berlin.

A slight hardening of our money rates for time accommodations was thought to be due to further demands by Berlin, which again borrowed here for 30 and 60 days.

The only railway report of more than ordinary interest was that of the Lehigh Valley road which managed to show a net increase of \$74,000 for February, in spite of the enormous increase of \$265,000 in operating expenses.

Demand for bonds was well maintained, although some of the more prominent issues were slightly lower. Total sales, par value, aggregated \$3,660,000. United States Bonds were unchanged on call.

INCREASE IN EXPORTS
TO THE UNITED STATES

Consular Reports Show Pronounced Growth for Quarter - How British Coal Strike Affects Lumber Trade.

According to returns made to the local consular agency of the United States, the exports from St. John to the United States this year have been considerably larger than during the corresponding period last year. The increase has been largely in hides and skins which make a considerable item in the exports. There has also been an increase in the exportation of hay.

So far the lumber exports to the states have been limited, but the vessels which engage in the lumber trade are beginning to fit out for the season's work, and it is expected that shipments from this port to the states will be larger than last year.

At the present time, owing to the coal strike in England the lumber market in the United Kingdom is rather dull, and very few shipments of importance to that market are being made. Up to the beginning of the strike most of the boats leaving St. John were crowded with general freight and there was little space available for lumber shipments.

St. John Will See Sarah Bernhardt Next Week.

That Sarah Bernhardt the greatest actress the world has ever known will be seen in St. John the latter part of next week is an undisputed fact. The Divine Sarah, comes in such a manner that it will be possible for everybody to see the wonderful woman enact the role of Dumas Camille, as the prices of admission will be the same as that asked for by ordinary dramatic entertainment. Watch Saturday's papers for particulars.

A Big Price.
That "What is your charge for a funeral notice in your paper?"
Editor—"Two dollars an inch."
Pat—"Good heavens, and me poor brother was six feet high."

Remember This

Some people never make a mistake because they never make a move.

Other people never make a dollar for the same reason.

The big business men have been the men who have had the faculty of anticipating the future and its possibilities--and they have acted.

How often have you read of men making a fortune in real estate in one short year--these men recognized their opportunity and took advantage of it.

YOUR OPPORTUNITY HAS ARRIVED

Buy Bay View Lots
AT
Courtenay Bay Now

Get in on the ground floor.

Don't wait and pay a profit to the other fellow.

Prices Now from \$150 a Lot Up

Easy terms: 10% down, balance payable in 23 equal monthly instalments.

Buy Now and Watch the Values Soar

EASTERN TERMINAL REALTY CO.

45 PRINCESS STREET Phone 974 D. F. PIDGEON, Manager
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SUB-AGENTS: W. G. Jones, Moncton. Peter M. Shannon, Campbellton.
F. G. Rannie, Sackville, A. D. McKinnon, Chatham.

TISDALE
PLACE

Is not a Suburban Location but strictly a City Investment. There is nothing far-away about it. St. John's First Big Development will surround it and take place in it.

Many people have placed their money in "city sites" and subdivisions, only to find these properties located in isolated parts of prairie or forest.

Tisdale Place is nothing of this sort. The readiness with which the people of St. John themselves have bought up its lots prove the value of the subdivision as inside property. They know its development will be immediate.

The surest proof of the all-round value of Tisdale Place as a safe form of investment, will be the fancy prices it will demand as soon as the clank and clatter of machinery is heard in East St. John--the first of the city-making process.

Come in and See the Plans, or Go Out With Us and See the Land Itself.

EXPLICIT PRICES AND EASY TERMS

Armstrong & Bruce, 86 Prince Wm. St.
Call, Phone, Wire or Write for Prices and Plans

FIRE, MOTOR CAR AND MOTOR BOAT
INSURANCE

JARVIS & WHITTAKER, General Agents, 74 Prince Wm. St.

Last Free
DemonstrationPaper Bag Cooking
With Dollar Gas

For This Week

Housewives should not fail to attend today's demonstration, which will be by far the most interesting and instructive of those given this season. Mr. Mackenzie will prove, by the actual cooking of various dishes, the great superiority of food cooked in paper bags. He will also give a special demonstration of DOLLAR GAS as a domestic fuel, showing by practical illustrations, its superior qualities in the saving of time, labor and expense as compared with coal, coke, wood, kerosene and gasoline, doing away with coal hods, ashes, dust and dirt.

Be Sure and Come Today

The Saint John Railway Company
Showrooms - Cor. Dock and Union Streets

HON. JAMES A. MURRAY
SPIKES ANOTHER GUN
IN DEBATE ON BUDGET

Continued from page 2.

own crown lands are constantly increasing in value.

The present hon. leader of the opposition, Mr. Copp, had in 1906 endorsed this government's attitude but he now justified himself in regard to that attitude. Mr. Copp speaking in the budget in 1906 said, "The only great asset New Brunswick has today is its Crown lands, and to regulate them and protect them better than ever before, thereby realizing much larger revenue. While I don't lay it to the charge of any minister or officer I assert that all the stumpage has not been collected."

Mr. Copp had not laid the blame at the door of any minister or any officer and had boasted that the same officers were now in charge. The administrator of the Crown lands department at that time was the hon. gentleman from Westmorland who had just

spoken in this debate. The cause for increased collection of revenue was not the officials, but was the fact that since 1908 there had been efficient, responsible heads for the department.

The honorable gentleman who had preceded him in the debate had referred to the Blue Bell tract as producing a lot of increased stumpage during the past year. An enquiry from crown land department had brought out the information that stumpage collected from Blue Bell tract in 1911 was \$10,390, which was only a very small percentage of the great increase which had taken place. The stumpage collection having increased from \$191,414 in 1908, the last year of the old government, to \$367,679 in 1911.

During the last 3 years under this government \$1,418,214 had been collected to the Blue Bell tract as compared with \$49,957 more than in the last three years under the old government and of the increase \$402,159 was from stumpage thus proving the contention of this government when in opposition that if the revenues had been properly collected there would not have been such a large amount of bonds issued for public works between 1902 and 1907.

But the ex-Surveyor General had said that this government was allowing the crown lands to be depleted, because the size of sawn log was now fixed at 16 feet, 9 inches, while under the old government the regulations had stated 18 feet, 10 inches. At no time in the last 25 years were the crown lands of the province so well conserved as since 1908. There was positive information that while the old government's regulation called for 18 feet, 10 inches sawn logs, 16 feet, 9 inches in size had prevailed. He read the report of T. G. Loggie, now Deputy Surveyor General, on logging operation at head of Burnt Land Brook in 1907, when the old government was in power. Mr. Loggie had been accompanied by C. E. Fish, chief lumber scaler. The inspection was over the operations of Messrs. McCoy and O'Donnell, who were the jobbers of the Miramichi Lumber Co., cutting under contract upon the license held by that company in block E situated from four to seven miles south of Boiestown. Mr. Loggie in his report said that the cutting of logs as scaled for under the timber license viz., 18 feet long and 10 inches at small end, had not been carried out, but on the contrary the whole of the stand of the young spruce where the operations had been held, measuring nine and ten inches at the stump, had been cut away and yarded up for pulpwood. If these young, thrifty spruce of ten inches had been allowed another ten years of growth, it was Mr. Loggie's opinion that they would all be saw logs, and a large percentage of them merchantable. Few of the yards that he had examined did not contain one single saw log, everything was pulp. From what could be learned by Mr. Loggie, from Mr. Fish's operations of the Miramichi Lumber Company in regard to undersized cut, would compare favorably with other operations carried on in other parts of the province, and where standard as laid down by the government had not been adhered to.

Continuing the Hon. Mr. Murray said that Mr. Loggie's report was the confirmation of the attitude that this government had always taken in respect to the crown lands when they asserted that undersized logs cut

prior to 1908 were in greater quantities than at present.

The increased amount expended for education was an indication that the government was not afraid to expend money to advance any necessary cause. The school book policy of the government had been pronounced a success, not only by this administration, but by the people of the province generally. The people are paying just about half of the former amount for readers and common school books.

Today there are more scholars and in every way the schools of the province have increased their usefulness. His honorable friend from Westmorland had been disposed to criticize the curriculum. He (Murray) thought that the curriculum might be somewhat overcrowded and he would be pleased when the time would arrive that scholars can get the necessary education without unnecessary studies. He was not setting himself

up as a critic and was sure that any improvement in the routine of schools would be ably handled in proper hands.

This government has enacted the most advanced legislation of any province in the Dominion of Canada when they made provision for teachers' pensions. Teachers who had taught for thirty-five years were entitled to a pension equal to half the amount received in the last five years of their service. This proved a great measure of assistance to those who had been so faithful in the discharge of their duties.

Mr. Copp—"Could the honorable gentleman say how many teachers are getting pensions?"

Hon. Mr. Flemming—"I think something over twenty."

Hon. Mr. Murray moved the adjournment of the debate, which was made the order of the day for tomorrow.

The House adjourned at 6 o'clock.



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