

## The Toronto World

FOUNDED 1880.  
A morning newspaper published every day in the year by The World Newspaper Company of Toronto, Limited, H. J. Maclean, Managing Director.  
WORLD BUILDING, TORONTO, NO. 40 WEST RICHMOND STREET.  
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FRIDAY MORNING, JAN. 30.

### THE TRUE PRINCIPLE OF ASSESSMENT.

Assessment Commissioner Forman's report is an interesting contribution to the partial stocktaking which the city is supposed annually to indulge in. He ventures the assertion that the phenomenal increase in Toronto assessments during the last few years are remarkable. It seems to us far more remarkable that the increases do not comply with the law in all cases, and that the actual value of all property within the city. We have the commissioner's own statement last year that an assessment of 70 per cent. of the value was a fair one. Yet the fact is that many properties, generally of the smaller kind, are assessed at their total value or very nearly so, and sometimes above it, while the large properties that are only assessed at 70 per cent. of their value constitute a heavy drain on the city's resources.

People are so in the habit of thinking of their assessment as a positive quantity that they quite overlook the far more important exemption side of it, the negative quantity, by which they lose money through their neighbors' exemption than they lose by their own taxation. The man with a \$5000 property may think that he has to pay a better proportion of \$3500, or 30 per cent. off its value. But his neighbor with a \$50,000 property at the same rate of exemption on \$15,000.00. And all the little men have to make up the deficit created by the exemption of the \$15,000.00. If everyone were assessed at 100 cents on the dollar, the assessment ought to be considerably higher and the tax rate ought to be considerably lower, with a much fairer incidence of taxation. But most people find it hard to understand that they may move under an exemption system than if they were assessed full value. We have some hope that Commissioner Forman sees the point, for in one of his recommendations he advises that the act be amended so as to leave out the definition of the value of buildings, and have the clause read: "Real property shall be assessed at its actual value."

### BARKING UP THE WRONG TREE.

In his report the assessment commissioner gives expression to his well-known views on annexation to the following effect: "Should there be no further annexations for a reasonable period, say four or five years, cheaper lands will be the result, and the artizan willing to accept temporary inconveniences, excepting water and probable drainage in some sections, which the city could supply, will be the gainer, and with cheaper lands contiguous to the city the result should be the occupation of such land, and the available land within the city would be affected in value by the prices of the land outside. We feel sure that Mr. Forman is quite in good faith in opposing annexation, but we feel sure, too, that he is a workman trying to get a cheap location for a home he would take quite a different view of the situation. The city is a territory from any cause will always render it more valuable, whether the cause be an island situation like Manhattan, a central city location like the Chicago River makes, or the municipal limits of a city which marks the boundaries between city conveniences and no city conveniences.

In a city the size of Toronto transportation is a first factor. The presence of street cars naturally makes the reasonable boundary of the city the distance a man can reasonably walk from his home to the cars. To assert that the boundary should be the distance, should be allowed to benefit the territory adjacent, and that the non-extension of the city boundaries would serve to keep the land near the car lines cheap for mechanics and artizans is to make a statement utterly opposed to the experience of supply and demand.

Nor is it reasonable to suppose that the artizan will be willing to do without water or sewerage, or that the health department would permit him if he were willing to do without water and sewerage. If he does not get these from the city they will cost him much more to get them than the city. They must get them. It would be much wiser to let him get them from the city.

The idea that land inside the city will grow cheaper on account of cheap land contiguous to the city is one that Mr. Forman cannot have found from his experience in the assessment department. But apparently a number of gentlemen hold it who also hold city property which they have no intention of parting with, except at prices much beyond the ordinary artizan limit. If there was a tendency to lower prices by non-extension of city privileges would it not have manifested itself in the west end, where there is no clamor for annexation at present, but where prices are anything but cheap? The fact is it is quite other conditions than annexation or non-annexation that fixes the value of property, and there is a lot of barking up the wrong tree in this account.

### THE SCOTTISH PEERAGE.

In a despatch to an evening contemporary dealing with the alleged "sale of honors" for the purpose of replenishing party funds a London newspaper is quoted as remarking that "we do not profess to know the difference in price between the peerage of Scotland and Ireland, and the peerage of the United Kingdom." If the quotation is correct it shows a lack of

knowledge regarding the position of the Scottish peerage. By the Act of Union of England and Scotland the roll of the Scottish peerage was closed and it was decreed illegal to create new Scottish peers. From 1707 to the close of 1800 new creations were styled "of Great Britain" and from the beginning of 1801 onwards "of the United Kingdom." Since the Act of Union the roll of the Scottish peerage has been diminished by death, dormancy or attainder, but no name has been or can be added. This is why one name is known in history. Prior to every new parliament the Scottish peers meet in Holyrood and elect their sixteen representatives, differing in that from Irish peers who once elected sit in the house of lords for life. Another distinction between them is that while a Scottish peer, like an imperial peer, cannot be elected to the house of commons an Irish peer who has no imperial title can be elected outside Ireland. One thing is certain, that no new Scottish peerage can be created, much less sold. The sovereign may, however, create one new peer of Ireland for every three Irish peerages of older date than the union which have become extinct.

### TRUE IMPERIALISM.

Ex-President Taft's acknowledgment of the debt the world owes to the colonial system of Great Britain was all the more notable because of his evident sincerity. Nor did it come from a statesman who knew not whereof he spoke. As governor of the Philippines Mr. Taft came into immediate contact with the people of that island, and he was right, too, in laying particular emphasis on administration of justice. British rule has been entirely sympathetic in its treatment of subject races. What has saved their rule is just that element of justice. Empire and imperialism are not altogether satisfactory words. They have connoted meanings, and in a measure do still, which carry a certain element of discredit. Nor do those who object to their use always take the trouble to discriminate between the false imperialisms of bygone days and the true imperialism for which the British Empire stands. Mr. Taft's subjugation will have all the more value if it leads to a better appreciation of what the British people are doing and have done for the advance of civilization. Mistakes have been made, but they are trifling in comparison with what has been accomplished for the progress of mankind.

### U. S. RAILROADS AND REBATING.

On Tuesday last the Interstate Commerce Commission of the United States handed out a decision requiring certain railroads to discontinue the making of allowances, including remission of demurrage charges, division of rates and daily claims made for the use of steel industries. This order, it is estimated, will add \$15,000,000 to the revenues of the railroads affected. While the order is directed to steel industries, it means, only indirectly, to iron and steel industries. It will later be extended to all industries having plant on railroads. Among the companies involved, the hardest hit is the United States Steel Corporation, which has been enjoying the largest share of the favors now branded as illegal. This action on the part of the commission has unusual importance, since it bears on the pending application of the eastern railroads for a five per cent. increase in freight rates. In this connection the commission observes that the very carriers that are augmenting their expense accounts and dissipating their revenues in this manner to the extent of many millions of dollars a year, are now being asked to pay a five per cent. increase in freight rates. This is not only unfair, but it is also a hardship on the steel industry, which is now being asked to pay a five per cent. increase in freight rates. This is not only unfair, but it is also a hardship on the steel industry, which is now being asked to pay a five per cent. increase in freight rates.

### SPLENDID SHOWING MADE BY NORTH AMERICAN LIFE.

The statement of the North American Life Assurance Company, just issued for the year ending Dec. 31st, 1913, shows that the company has made a distinct advance all along the line. The year has been one of substantial progress, and shows a considerable increase over those of 1912. In fact, to nearly a million dollars over the former year. Profits made by policyholders amount to \$206,585.18, a most satisfactory increase, making the total payments for 1913 to policyholders \$1,212,559, while only \$600,000 were received by guarantors was only \$600,000.

The president, Mr. Edward Gurney, in his director's report, said in part: "During the last ten years, the policyholders of your company have received in surplus and profits over \$1,000,000, and the time the net surplus accumulated to the credit of policyholders has been increased from \$100,000 to \$1,000,000, a most satisfactory improvement in the standard of reserve. As the total amount paid to guarantors during this period has amounted to \$600,000, the preponderant interest of the policyholders is evident."

### PICKED BITS OF FOOD FROM GARBAGE BARRELS.

William Taggart Was Destitute— Goes to Jail for Sixty Days.

While testifying against William Taggart, whom he charged with vagrancy at yesterday's police court, Constable Ferguson stated that he had watched the man for some time going thru the lanes behind the downtown restaurants, and had noticed him picking out crusts of bread and discarded fruits. Taggart said that he had been out of work for some time, and in order that he could eat he had to pick up any good portions of food that he might find in the garbage barrels. He was fined \$10 and costs or sixty days in jail.

### TWO MEN ASPHYXIATED.

ANCOULVER, Jan. 29.—(Can. Press).—Two men lost their lives by asphyxiation yesterday at Rogers Pass, where a tunnel at Rogers Pass was started. The dead are C. Powell and J. Turner, a carpenter of Vancouver. The men were suffocated by fumes following a blast.

## Story of Another Successful Year

Continuous progress has marked the thirty-three years of the North American Life's history. In 1913 more substantial gains than ever were registered all along the line. New Policies in 1913 exceeded those of 1912 by nearly One Million Dollars. Substantial increases in Assets and Net Surplus. Policies in Force now over \$52,000,000. The saving of success is with the

## North American Life Assurance Co.

THE FIGURES TELL THE STORY:

	1913.	Increase Over 1912.
Policies in Force	\$52,000,338	\$2,838,757
Policies Issued	3,585,885	938,499
Policies Applied For	3,009,145	687,512
Assets	14,048,115	319,658
Net Surplus	1,781,117	208,771
Cash Income	2,563,116	158,359
Profits Paid to Policyholders	206,585	40,217
Total Payments to Policyholders	1,212,559	95,651

Profits Contingently Allocated to Policyholders for 1914—\$241,475.

PROFITS PAID TO POLICYHOLDERS In the past ten years aggregate \$1,306,590. Of this amount the sum of \$206,585 was paid to Policyholders in 1913.

A steadily-increasing earning power on investments, a favorable death rate and a management that skillfully combines progress with conservatism are your guarantees that North American Life Policies will pay.

## North American Life Assurance Co.

"Solid as the Continent" L. GOLDMAN, First Vice-President and Managing Director. EDWARD GURNEY, President.

GEORGE H. ALLEN, City Manager, Toronto. Head Office—112-118 King St. West.

## "HANDS OFF DUTY" MILLERS' ADVICE

Delegation at Ottawa Say Export Trade Killed by Freight Regulations.

OTTAWA, Jan. 29.—(Can. Press).—A delegation of the Ontario Millers' Association met a large number of members here this morning to discuss free wheat, and to discuss the amendment of Mr. Neely. The delegation alleged that the milling export trade had been practically ruined by the freight rate regulations adopted by the British shipping pool in raising the rates on flour so high that wheat was shipped instead of the increased wheat was ground in Britain, which also goes to the benefit of the Canadian export flour trade was falling off at an alarming rate. "Free wheat," it was stated, "is only of value for export. Until these rates as much hard wheat as Canada has is sent to the United States. The only result of Canadian free wheat is to give the Chicago speculator a greater number of seasons wherein to fill his contracts." The crux of the situation, the delegation explained, lies altogether in the Atlantic freight rates. Until these were reformed by drastic measures on the part of Canada, and perhaps the United States, the Canadian farmer, the American farmer, and the miller, would suffer in consequence. As soon as farming for export was reduced so soon would there be less farming for local consumption as well.

## IMPORTANT CHANGES IN CANADIAN PACIFIC TRAIN SERVICE

Train No. 7, formerly leaving Toronto 2:30 p.m., arriving Winnipeg 8:00 a.m., has been temporarily withdrawn. Train No. 8, formerly leaving Winnipeg 1:30 p.m., arriving Toronto 9:00 a.m., has been temporarily withdrawn. Train No. 27 has been resumed between Toronto and Sudbury, leaving Toronto 8:45 p.m. daily, arriving Sudbury 5:55 a.m. Train No. 28 has been resumed between Sudbury and Toronto, leaving Sudbury 10:45 p.m. daily, arriving Toronto 8:00 a.m. For Winnipeg and Vancouver, leaving Toronto 10:20 p.m. daily. For Montreal, leaving Toronto 10:20 p.m. daily. For St. John's, leaving Toronto 10:20 p.m. daily. For Halifax, leaving Toronto 10:20 p.m. daily. For Boston, leaving Toronto 10:20 p.m. daily. For New York, leaving Toronto 10:20 p.m. daily. For Philadelphia, leaving Toronto 10:20 p.m. daily. For Washington, leaving Toronto 10:20 p.m. daily. For Baltimore, leaving Toronto 10:20 p.m. daily. For Chicago, leaving Toronto 10:20 p.m. daily. For St. Louis, leaving Toronto 10:20 p.m. daily. For Kansas City, leaving Toronto 10:20 p.m. daily. For Omaha, leaving Toronto 10:20 p.m. daily. For Denver, leaving Toronto 10:20 p.m. daily. For Salt Lake City, leaving Toronto 10:20 p.m. daily. For Portland, leaving Toronto 10:20 p.m. daily. For Seattle, leaving Toronto 10:20 p.m. daily. For Tacoma, leaving Toronto 10:20 p.m. daily. For Vancouver, leaving Toronto 10:20 p.m. daily.

## DEBENTURES ISSUED

In sums of \$100 and upwards. For terms of one or more years. Interest paid half-yearly. Interest computed from the date on which money is received, at a rate varying according to the term for which the debenture is issued.

## These Debentures Are A Legal Investment For Trust Funds

They are a favorite investment of Beneficent and Fraternal Institutions, and of British and Canadian Life and Assurance Companies, largely for deposit with the Canadian Government, being held by such institutions to the amount of more than ONE MILLION DOLLARS.

We shall be glad to mail a specimen debenture, copy of Annual Report, and any further information desired, to anyone sending us their address.

## Canada Permanent Mortgage Corporation

ESTABLISHED 1855. Paid-Up Capital and Reserve Fund, TEN MILLION DOLLARS. Toronto Street, Toronto. 135

## PASTOR'S SALARY INCREASED.

GUELPH, Jan. 29.—(Special).—At the annual meeting of St. Andrew's Presbyterian Church the salary of the pastor, Rev. H. E. Abraham, was increased by \$500, making it \$2500.

## WAS ILL A DECADE BEFORE END CAME

J. J. McLaughlin, of Soda Water Fame, Died at Home Wednesday.

## FATHER SURVIVES HIM

Was Brilliant Student at Toronto School of Pharmacy Years Ago.

After a ten-year fight against an illness that gradually undermined his health, J. J. McLaughlin, president of the McLaughlin Soda Water Co., passed away at his home, 81 Glen Road. He was 49 years of age. Born at Enniskillen, in the County of Durham, Mr. McLaughlin moved with his family to Oshawa when he was 12 years old, and received his early education in the Oshawa High School. Later he came to Toronto to enter the school of pharmacy, when he was a brilliant student. He also took a post-graduate course in New York, where he also spent some years in business before returning to Toronto to establish a small soda water business on Bert street. The present situation on Sherbourne street was acquired about 35 years ago. Mr. McLaughlin was also interested in McLaughlin, Gourlay, Limited. Of these 19 years he was compelled to retire from active business on account of ill-health. He spent much of his time in traveling, and in the details of his business, and in traveling, having made several trips to Europe. He leaves a wife, two sons, two sisters and two brothers. His father, Robert McLaughlin, whose carriage business is located at Oshawa, also survives him. The funeral service will be held tomorrow, interment to take place at St. James' Cemetery.

## TAFT TOOK TRIP THRU NEW GENERAL HOSPITAL.

Was Favorably Impressed—Annual Meeting of Board of Governors Yesterday.

At the annual meeting of the Board of governors of the Toronto General Hospital, J. J. McLaughlin, president of the hospital, was elected chairman, and F. C. Larkin, vice chairman. The total cost of the buildings stand, was about \$340,000. The entire amount, with the exception of about \$55,000, is in hand. In the hospital building yesterday there were 1000 people, including patients, doctors, nurses and servants. Of these 19 years he was compelled to retire from active business on account of ill-health. He spent much of his time in traveling, and in the details of his business, and in traveling, having made several trips to Europe. He leaves a wife, two sons, two sisters and two brothers. His father, Robert McLaughlin, whose carriage business is located at Oshawa, also survives him. The funeral service will be held tomorrow, interment to take place at St. James' Cemetery.

## SCHOOL SAVINGS BANKS THE HOPE OF WORKINGMEN.

Editor World: There is always a part of each year when many workingmen cannot get regular employment. Of these 19 years he was compelled to retire from active business on account of ill-health. He spent much of his time in traveling, and in the details of his business, and in traveling, having made several trips to Europe. He leaves a wife, two sons, two sisters and two brothers. His father, Robert McLaughlin, whose carriage business is located at Oshawa, also survives him. The funeral service will be held tomorrow, interment to take place at St. James' Cemetery.

## GOING TO ENGLAND.

Commissioner Rees of the Salvation Army, on his return from Virginia, will make a visit to England. An ocean voyage has been advised by his physicians. While in London he will confer with Gen. Booth on plans for a forward movement by the Army in Canada.

## A CHANCE TO VISIT BUFFALO.

Hillcrest Club are running a popular week-end excursion to Buffalo, via 1.15 p.m. Canadian Pacific train, Saturday, Jan. 31. Tickets valid returning until Monday, Feb. 2, inclusive. Secure tickets from committee, or Canadian Pacific agents, Toronto city office, corner King and Front streets, Union Station and Sunbury.

## DODD'S KIDNEY PILLS

FOR RHEUMATISM, BRUISES, SORE THROAT, DIABETES, GRAVEL, AND ALL AFFECTIONS OF THE KIDNEY AND BLADDER.

23 THE PRO

## EDDY'S WASHBOARDS

HAVE A SPECIAL CRIMP THAT MAKES WASHING VERY EASY

AND THEY ARE JUST AS GOOD AS EDDY'S MATCHES

FRIDAY, JANUARY 30th.

## "HEART SONGS" COUPON

PRESENTED BY THE TORONTO WORLD

HOW TO GET IT ALMOST FREE

Clip out and present six coupons like the above, bearing consecutive dates, together with our special price of either 68c or 98c for whichever style of binding you prefer. Both books are on display at

40 Richmond Street West, Toronto, and 15 Main Street East, Hamilton.

6 COUPONS AND 98c Secure the \$2.50 Volume

Beautifully bound in rich maroon—cover stamped in gold, artistic design, with 16 full-page portraits of the world's most famous singers, and complete dictionary of musical terms.

6 COUPONS AND 68c Secure the \$1.50 Volume

Well bound in plain green English Cloth, but without the portraits gallery of famous singers.

OUT-OF-TOWN READERS WILL ADD 24c EXTRA FOR POSTAGE

"HEART SONGS" The song book with a soul! One of the most beautiful of the world in one volume of 400 songs—each a gem of melody. 2400 music lovers. Four years to complete the book. Every song a gem of melody.

## AT OSGOOD HALL

ANNOUNCEMENTS.

Single court and judge's chambers will be held at 10 a.m. during week commencing Feb. 1.

Judge's chambers will be held on Friday, 30th inst., at 11 a.m.

Peremptory list for appellate division for Friday, 30th inst., at 11 a.m.: 1. Page v. Clark.

2. Clark v. Robinson. 3. Demeuteux v. King Dome M. Co. 4. Vaughan-Rhys v. Clarry.

Master's Chambers. Before J. A. C. Campbell, Master. Dumbroff v. Milosheff—R. R. Waddell, for plaintiff, moved for leave to discontinue. Plaintiff's motion was granted. Plaintiff's motion was granted.

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