AT OLD RUGBY.

One of the Historic Towns in the Heart of England.

Where "Tom Brown" Spent His School Days—The Place Made Famous by Dr. Arnold—Richest Non-Sectarian Boy's School in the World.

[Special correspondence of the RECORD-UNION Copyright, 1891.]

RUGBY, England, March 5, 1891.

In the very heart of England, and in the sunniest of all its midland shires, closely surrounded by scenes of the most romantic and historic interest, stands the fine old town of Rugby. Roche-berie, from roche, a rock or stone-quarry, and berie, a court or habitation of note, you will see it called in King William's Domesday Book; but in the Dictionaire Celtique its orthography became Rokeby, from rue, a river, and bye, a town; that is a river town, or town near or by a stream, which name prevailed for many centuries.

Outside of the fortuitous fame given Rugby town and school by "Tom Brown's Schooldays," the present great importance of the school as an educational factor in England had its origin in almost an accident, and its grandest development in an equally fortunate incident. Its founder was as fanatical an old pudge as ever lived in England. His name was Laurence Sheriff. He was born of lowly parentage at Rugby, and became an ordinary nimble-fisted greengrocer of the time in London, frequenting the Rose Tavern and exciting religious brawls when in his cups. On one of these occasions an equally addle-pated haberdasher, whom Sheriff had incensed with his maudlin harangues about himself, the Lord and good Layde Elizabeth—afterward Queen Bess—had the audicity to call Princess Elizabeth "a Jill." On this monstrous offense being given Sheriff ran away as fast as his dumpy legs could carry him, had an "information" laid against the haberdasher before the Bishop of London, for which the witless purveyor of ancient furbelows "got a flap with a fox-tail" and Sheriff got his luminous name in "Fox's Book of Martyrs."

THE VILLAGE OF RUGBY.

This valiant grocer died in London in 1567, bequeathing a mite of property in and near Rugby, and originally £150 in money, the value of the total bequest at that time not exceeding £400—for the purpose of building "a fayre and convenient school-house" in the then village of Rugby. The master was, "if it conveniently might be, to be ever a Master of Arts." There was also to be lodging for four almsmen. Out of this munificent bequest the Trustees were enabled, about 100 years later, 1653, to solemnly decree a payment to the school-master of a salary of £3 per quarter. According to greengrocer Laurence Sheriff's "will and intent" Rugby School would have remained to this day precisely this manner of a ha'penny charity. At the last moment the wary old miser repented of wasting so much money on grammar-scholars and almsmen, and, by codicil, substituted in lieu of the grant of £150 one-third of twenty-four then valueless acres of land belonging to him in Middlesex. The field was an unsightly waste in the Conduit Close of Gray's Inn Fields. After many years mighty London overran the spot; Conduit Fields became one of its most aristocratic districts; the present income from the property must exceed £20,000 per annum; and this is how Rugby School became one of the most splendid and undoubtedly the richest non-sectarian boys' school in the world.

But better than its accidental wealth was Rugby's incidental transformation from the old system of hammering and bullying to one guided by intelligence and humanity. In 1828 along came a demure and kindly-faced man, whom the world now knows as the famous Dr. Arnold. He was a quiet, unassuming man, who, while he happened to embrace Christianity and become a great scholar, seemed not to have forgotten that a portion of his life had been passed in boyhood and youth-time. He fought a great though silent battle at Rugby with the old feudal forms of sneering dignity, lofty exclusiveness and relentlessness on the part of under-masters, and with the defenders of the bludgeon generally. He got together men who would teach languages and mathematics "in hours," and practice morality outside of them. He took the boarding-halls away from venal wretches, and put them in charge of under-masters themselves, whom he compelled to make homes of the halls or resign. Then he turned his attention to the boys. He told them plainly that their days of flogging like wild beasts were past. He insisted that they were gentlemen, and should be treated by every one connected with the Rugby School as such. He became one of them, and made them know his trust in them was absolute. "If you say it is so, your word is quite enough," was his invariable answer to the most preposterous school-boy romance. It soon became a positive crime at Rugby to lie to Dr. Arnold, and it meant ostracism, or worse, from his comrades to the lad that thus insulted the whole school.

GOVERNMENT OF THE SCHOOL.

Dr. Arnold also practically turned over the government of the school in all petty matters to the boys themselves, appointing præpostors from among the cleverest and most manly, bestowing upon them privileges and reward, and exacting certain duties as well as the strictest accountability. This abolished bullying and the lawless tyranny of brute strength in the every-day life of the scholars. School traditions were not interfered with. "Fagging" was retained; but by making it the exclusive right of "The Sixth Form," it became more refined and bearable. He encouraged every manly sport by genuine sympathy and personal attention and oversight. Better than all, he got down among the boys, and, without cant, preached such sermons to the student as appealed to their intelligence and the practical necessities of their everyday life. Never but once did he speak testily to a scholar at Rugby. On this occasion he lost patience with a dullard. "Why do you speak angry, sir? I am doing the best I can!" the boy retorted. In relating the incident Dr. Arnold asserted that he had never felt so ashamed in his life. From this really great man's labors Rugby schooling became the synonym of all manly acquirement. Because his successors have followed closely the lines laid down, the educational system of all England has been immeasurably improved by this one magnificent model.

Near the market square, along these by-streets are many curious old nests of houses; little stone pens with tiny windows, heavy overhanging gables, chimneys a fourth as large as the houses, strange carved casements, low and narrow doors strong enough to withstand a siege, all covered by masses of ivy so packed and dense that they seem like habitations cut out of the verdure-matted rock. Everywhere are giant old sycamores and elms; and you irresistibly follow one of these streets out on its London-ward way, to catch with "Tom Brown's" eyes the glimpses which thrilled his boyish heart, when he came that autumn morning on that memorable journey from Islington with old "Blowhard," the guard, for a companion, and drank in, with innocent intoxication the desperate and lawless tales of the brave Rugby lads and their destructive peashooters. "Werry-out-o'-the-way, sir," observed "Blowhard" to Tom, in his brief but accurate description of Rugby. "No pavin' to streets, nor no lighting. 'Mazin' big horse and cattle fair in autumn—lasts a week—just over now. Takes town a week to get clean after it."

THE FAIRS.

Old "Blowhard" might have honestly told Tom that Rugby never got clean after her fairs. Nobody ever comes to Rugby when there is not a horse fair, a cattle fair, a butter and poultry fair, or one has not just been, or is not just going to be. That is why the little market-place is always a busy spot, full of long-coated, heavy-jowled buyers, frocked yeomen, red-faced, snappy-eyed farmers' wives, smocked louts from the near hamlets and bevies of the most radiant-faced English countryside lasses eyes ever beheld. Pushing through the medley of folk you will enter a narrow street, so pinched that it is little better than a shadowy lane, and not a stone's throw from the market-place you come suddenly upon Rugby School itself.

What a fine old structure it is—with its ponderous doors, arched and mullioned windows, great memorial windows, battlemented walls and pinnacled towers, just a bit gloomy, but brave and stout and fine; and flashing into the fancy many a picture of the grim old Elizbethan times! Its facade stretches a grand distance along High street; and around to the east, where its imposing towers look down over the famous school Close, the scene of innumerable mimic battles, how the ivy has climbed those lofty walls around, between and above, the doors and windows of the master's house, and leaped the very battlements above in wild and riotous luxuriance. Then, strolling along the Close wall, the eye follows the gray old clumps and projections of the quadrangle; lingers gently upon the lovely chapel beyond; and little by little becomes familiar with this scene and that of boy-struggle, defeat, anticipation or victory; sweeps with an old-time longing over this, the grandest play-ground in the world; builds around every one of those magnificent old oaks some tragedy of boyhood, achievement of youth-tide daring, or tenderer romance of early manhood; and your man's heart grows young again, as Time's gleaming shuttle flies through the warp and woof of your own half-held memories, until the eyes dim with a mist, which, to brush away or hide, you turn with a thrill of wondrous reawakening away from beneath the shadows of Rugby.

EDGAR L. WAKEMAN.

SUPREME COURT DECISIONS.

[Filed in Sacramento, March 26, 1891.]

Appeal from Superior Court Tulare County—Wm. W. Cross, Judge.

For appellant, Freeman & Bates.

IN BANK.

FULTON, Respondent, vs. BRANNAN ET AL., Appellants. } No. 13,603.

This is a contest for the purchase of land from the State, instituted in the land office. The court awarded the land to plaintiff and defendant appeals.

The land belongs to the class designated swamp land, title to which was acquired by the State under Act of Congress approved September 28, 1850. The plaintiff was an actual settler upon the land and the defendant was not. Under the finding of the court, that the land in controversy was suitable for cultivation, this became the turning point in the case—the court holding that Section 3, Article 17, of the State Constitution was applicable. Whether it applies to swamp land at all, is the only question of importance in this appeal.

That the State has a clearly-defined policy upon the subject generally is quite evident from the section in question and the preceding. They are as follows:

"Sec. 2. The holding of large tracts of land, uncultivated and unimproved, by individuals or corporations, is against the public interest, and should be discouraged by all means not inconsistent with the rights of private property.

"Sec. 3. Lands belonging to this State, which are suitable for cultivation, shall be granted only to actual settlers, and in quantities not exceeding 320 acres to each settler, under such conditions as shall be prescribed by law."

The policy of the State is here declared to be against selling any lands suitable for cultivation in tracts in extent exceeding 320 acres or to other than actual settlers. And this policy is greatly emphasized by the preceding section which plainly declares that the holding of large tracts, uncultivated, is against the public interests and should be discouraged by all means consistent with private rights. In view of such declarations it must be manifest that it was intended that all lands within this State, should, so far as governmental action could accomplish it, without violating private rights, be held in small tracts and constitute homes for its owners. No narrow construction of the only words in the section open to construction—suitable for cultivation—should limit the operation of this policy. The effect should be rather to extend than to restrict, for the policy is plainly that the section should include all, so far as possible.

The Constitution classifies all lands as suitable or not suitable for cultivation. For the purposes of this section neither the Legislature nor the courts can classify them otherwise, and it must follow that whether a particular tract belongs to one class or the other must always be a question of fact.

The courts cannot exclude any other class of lands from the effects of this limitation or prohibition, except in fact unsuitable for cultivation, nor can the courts declare any class, as a class, unsuitable for cultivation unless it knows judicially that no tract of the class in extent amounting to three hundred and twenty acres is suitable for cultivation. Nothing less than this would justify such a judicial rule. Now this court is presumed to know, what every intelligent man does know, that swamp lands are liable to be reclaimed by natural causes, and that since the Congressional swamp land Act—called the Arkansas Act—many thousands of acres of these lands have been so reclaimed, and had been when this constitutional provision was adopted. There are now pending in this court several cases in which the court has found as a fact that the lands in question had been so reclaimed at the time of the several applications to purchase. These lands, when reclaimed, are often the most fertile we have, and entirely adapted to habitation.

Section 3 was construed in Manly vs. Cunningham (72 Cal. 236), "to provide that the public lands should be held and disposed of, so far as possible, to those who will live upon and cultivate them; that they should be used to encourage the immigration of industrious people, who will utilize and improve the lands and by building up homes and engaging in husbandry add permanently to the wealth and prosperity of the State.

"The phrase, suitable for cultivation, includes all lands ready for occupation and which, by ordinary farming processes, are fit for agricultural purposes."

If this decision is to stand as expressive of the law of this State, all swamp lands which, at the time application was made for their purchase were fit for human habitation and by ordinary farming processes can be made suitable for cultivation, can be sold only to actual settlers and in quantities not exceeding three hundred and twenty acres.

As already stated, the only language in Section 3 which is open to interpretation is the phrase, "suitable for cultivation." In Manly vs. Cunningham, *supra*, the phrase is construed as a similar expression, was by the Secretary of the Interior, in a letter of instruction to Commissioner McFarland: "All timber lands are unfit for cultivation in their natural condition, but if they may be reclaimed by ordinary farming process they are not, in my opinion, within the purposes of the Act."

In this case it is found that the lands have already been reclaimed by natural causes, and the facts show that the land is as nearly fit for human habitation as wild unimproved lands can well be.

It is claimed that the State is morally bound not to assert that these lands are suitable for cultivation, or perhaps is estopped from so doing because it received them under the Arkansas Act, which only granted such lands as were "swamp and overflowed and made unfit thereby for cultivation." Counsel says: "The duty of examining the public lands and determining what parts thereof were swamp and overflowed, was confided to the officers of the Land Department of the United States: and their decisions upon this subject being the decision of a court of special jurisdiction made upon a subject unquestionably within the limits of that jurisdiction, is binding upon all persons, and conclusively establishes that the lands are of the class to which such officers have found them to belong.

"With respect to each tract of land now before this court, the proper officers have made due investigation, and have determined that it vested in the State under the statute of 1850. This determination was therefore a decision not only that it was 'made thereby unfit for cultivation,' for, under the statute, it was not granted to the State unless 'unfit for cultivation.' When the present Constitution was formed and adopted, the State was entitled to various classes of lands, the chief of which were school and swamp lands. The lands of the first class were partly suitable for cultivation and partly not, but the lands of the latter class could not, unless obtained in defiance of law, be otherwise than 'unfit for cultivation.'"

That is because the officers of the United States, in a proceeding to which the State was not a party and was not represented, acting under rules made by themselves, determined that on the 28th of September, 1850, these lands were swamp and overflowed and therefore segregated them as such to the State, therefore the State cannot be understood as intending to include them in this section, although every member of the convention knew as a fact that millions of acres had at that time been reclaimed by natural causes.

The test, applied under the Arkansas Act, to determine whether lands passed to the State, has always been, their condition on the 28th of September, 1850. The very existence of such a test implies that it was well known that their condition as to being swamp and overflowed and thereby rendered unsuitable for cultivation, was liable to change. The rulings of the Land Department of the United States have recognized the fact that some of these lands have been in fact reclaimed before the survey segregating them to the State. Commissioner McFarland said:

"A survey made in California in February, 1880, as of all swamp land where part had become dry from natural causes, it appearing that it was all swamp in 1850, was properly so designated on the survey." (Decisions Depart. Interior, pp. 312-320.)

And as stated above the members of the convention and the people when they adopted it, must be held to have known of such natural reclamation.

That some of these lands might be suitable for settlement was recognized by the statutes of the United States and of this State, prior to the constitutional amendment. By act of Congress of March 5, 1855 provision was made for pre-emption or homestead locations upon these lands. As to the State, see Sections 3412-3413 Pol. Code.

If one proposing to purchase from the State may be supposed to be concerned as to how the State shall discharge the obligation—if any—imposed upon it to reclaim these lands, such apprehension may well be set at rest by the fact that a fund has been provided, available for that purpose, made up of the proceeds of the sale of the lands, and by this very Section 3, which aims to place them, so far as possible, in the hands of actual settlers who must reclaim them as a means of getting a livelihood.

So far, the argument has proceeded upon the assumption that lands which are in fact swamp lands or subject to overflow so that they cannot be cultivated until reclaimed, are also to be considered unsuitable for cultivation within the meaning of Section 3, now under consideration. But this proposition cannot be admitted. We see no reason why the rule laid down in Manly vs. Cunningham should not be universal in its application. The matter should be looked at from the point of view of an intending settler. If the land is of such a character that such person is likely to be willing to settle upon it in its present condition, and to undertake its reclamation for the purposes of agriculture, and can do so successfully with such outlay as the circumstances would justify, it should be held to be suitable for cultivation within the meaning of this section. The drainage of land so as to render it fit for the plow, is an ordinary farming process, much more so than clearing land of timber, or grubbing up trees and brush. The latter is mostly confined to new land. The former is a perpetual subject of interest in agriculture. Probably there are few farms in this State, thoroughly cultivated, some portion of which has not been drained. And the drains must be constantly looked after.

The State is in no way bound to apply, as between herself and purchasers, the test found in the Arkansas Act. There it is used for a purpose altogether different, and evidently also with a very different meaning. The primary purpose seems to have been to enable the State of Arkansas to control the margins of streams for the erection of levees. The meaning of the phrase there used undoubtedly is, not suitable for cultivation until reclaimed. It is not used in that general sense by which lands would be classed by settlers, or by the land officers under another law making the fact of suitability material in the discharge of official duties. This we have already shown.

All such laws, as well as the section of the Constitution, must be understood as applying to wild, unimproved lands, which are known not to be fit for cultivation generally until something is done to reclaim them. The section must be construed as intending this. Are the lands suitable for cultivation in the sense in which portions of the unreclaimed public domain in its wild condition can generally be said to be suitable for cultivation? The necessity for reclamation is taken for granted in the Constitution. The contrary doctrine would almost amount to a judicial repeal of the provision, and would sound strange before the declared policy which declares the holding of lands in large tracts, and without cultivation, is against the public interests, and stranger still in the face of the many cases already argued here, and now pending for decision, in which the lower court has found the fact of the suitability and present inhabitance.

The debates in the Constitutional Convention show, that it was there understood, that the provision in question, would include swamp and overflowed lands, and that the lands mainly regarded as unsuitable for cultivation were grazing lands, which it was said must be held in larger tracts than three hundred and twenty acres, to be utilized profitably.

We can think at present, of only three cases in which swamp lands can be truly said to be unsuitable for cultivation within the meaning of this section:

First—Where the lands cannot be made fit for cultivation.

Second—Where, although they can be so reclaimed, it cannot be done without the co-operation of others, unless by an expenditure greater than can reasonably be expected from a settler upon a tract of three hundred and twenty acres. This would be a case for a reclamation district; and,

Third—Where the lands are not fit for human habitation until reclaimed. For of course it is necessary in order to comply with this section that the settlement be made before the purchaser can acquire any rights in the land.

We understand this conclusion to be in entire accord with the decision in Manly vs. Cunningham.

It is claimed that this conclusion is at variance with the case of McIntyre vs. Sherwood (82 Cal. 134). The question was not presented there as here. There seems to have been no issue upon the subject in the court below, and it was not found as a fact that the land was suitable for cultivation. Probably it was not very fully argued, but we do not care to draw nice distinctions. If there be anything in that really inconsistent with this opinion it ought to be overruled.

We advise that the judgment and order be affirmed. TEMPLE, C.

We concur:
VAN CLIEF, C.,
FOOTE, C.

THE COURT.

For the reasons given in the foregoing opinion, the judgment and order are affirmed.

A GOOD appetite is essential to good health. Hood's Sarsaparilla creates and sharpens the appetite, and also assists the digestive organs. Take Hood's Sarsaparilla this spring. Sold by druggists.

Georgia, according to the reports of the newspapers, is rapidly growing in population and wealth. New enterprises are springing up on every hand, modern ideas prevail and its citizens generally are eager to improve their condition.

BEECHAM'S Pills cure sick headache.

Changed Daily for the Red House.

CONTINUED TO-DAY

--THE SPECIAL SALE OF--

Easter-trimmed Hats and Bonnets!

We trimmed special for Easter 200, and made the price particularly low. Each is a beauty; each as perfect as if made for a model. They are charming and reflect refinement and taste. Our best milliner talent has decked them, copying from imported pattern hats.

Our variety of Untrimmed Shapes is very large, including all the latest Eastern novelties. And for Trimmings, we have everything the finger of fashion points to.

DRESS GOODS.

The Chinaman and cheap labor gives you real Shantung Pongee at $5 95 for a pattern of 19½ yards. You don't buy Chinese land pounded into the fabric. Just good, honest, natural silk. Ah Sin isn't in the transaction.

NEW IN BLACK.

36-inch All-wool Henrietta at.....50 cents a yard
38-inch All-wool Seige at.....75 cents a yard
40-inch Cashmere-finish Soule at.....90 cents a yard
48-inch Extra-fine Serge at.....$1 a yard
42-inch Extra-heavy Iron Frame Alpaca at.....50 cents a yard

NEW AT THE FURNISHING GOODS COUNTER.

Eastern goods and Eastern styles in

Men's French Flannel Overshirts.....$1 75 and $2 50
Men's Silk and Wool Overshirts, delicate stripes.....$3 50
Men's All-silk Fancy-stripe Overshirts.....$3 95
Men's Fancy-striped and Plaid Penang Cloth Overshirts.....$1 48
Men's Fancy-striped and Corded Pique Overshirts.....$1 75

C. H. GILMAN,

RED HOUSE, Sacramento, Cal.

THE GRAND OPENING

Now in progress. Most successful of the season.

MILLINERY---IMPORTED STOCK.

Latest Designs and Novelties in Spring Goods.

The New York Milliner,

S. T. MI HOOVER, 625 J Street.

WHAT IS SAPOLIO?

It is a solid handsome cake of scouring soap which has no equal for all cleaning purposes except in the laundry. To use it is to value it---

What will SAPOLIO do? Why it will clean paint, make oil-cloths bright, and give the floors, tables and shelves a new appearance. It will take the grease off the dishes and off the pots and pans. You can scour the knives and forks with it, and make the tin things shine brightly. The wash-basin, the bath-tub, even the greasy kitchen sink will be as clean as a new pin if you use SAPOLIO. One cake will prove all we say. Be a clever housekeeper and try it.

BEWARE OF IMITATIONS. THERE IS BUT ONE SAPOLIO.

ENOCH MORGAN'S SONS CO., NEW YORK.

DR. ABERNETHY'S GREEN GINGER BRANDY.

Cures CRAMPS and COLIC

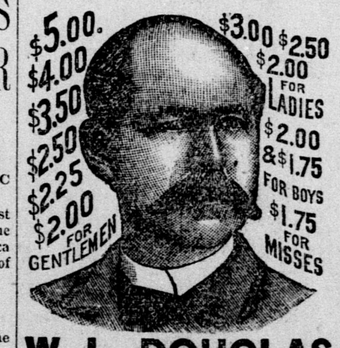
"It is composed of the purest materials, and represents the full medicinal value of Jamaica Ginger in the highest degree of perfection."

WM. T. WENZELL, Analytical Chemist.

Sold by Druggists and Wine Merchants.

JOS. N. SOUTHER MANUFACTURING CO., SAN FRANCISCO. ja15-tf

For a Disordered Liver Try BEECHAM'S PILLS. 25cts. a Box. OF ALL DRUGGISTS.



W. L. DOUGLAS $3 SHOE and other specialties for Gentlemen, Ladies, etc., are warranted, and so stamped on bottom. Address W. L. DOUGLAS, Brockton, Mass. Sold by WEINSTOCK, LUBIN & CO., Agents, Nos. 400 to 412 K street, Sacramento.

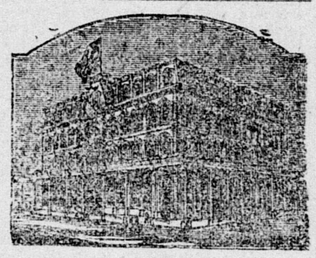
Crossman's Specific Mixture.

WITH THIS REMEDY PERSONS CAN cure themselves without the least exposure, change of diet, or change in application to business. The medicine contains nothing that is of the least injury to the constitution. Ask your druggist for it. Price, $1 a bottle. jy9-1yTuF

Hotels and Restaurants.

STATE HOUSE HOTEL,

CORNER TENTH AND K STREETS, SACRAMENTO. Best family hotel in the city. Most convenient and desirable location. One block from Capitol. Street cars pass the door. Meals, 25 cents. mr13-tf ROOD & JOHNSON, Proprietors.



GOLDEN EAGLE HOTEL, Corner Seventh and K Streets. STRICTLY FIRST-CLASS. FREE 'BUS TO and from the cars. W. O. BOWERS, Proprietor.

Corner Seventh and K Streets, Sacramento. STRICTLY FIRST-CLASS. FREE 'BUS TO and from the cars. B. B. BROWN, formerly of the State House Hotel, Proprietor.

WESTERN HOTEL, THE LEADING HOUSE OF SACRAMENTO, Cal. Meals, 25 cents. WM. LAND, Proprietor. Free 'Bus to and from hotel.

NEW HIBERNIA HOTEL, Across from the Depot and Boat Landing, WILL OPEN APRIL 1ST AT 1025 FRONT street. Rooms and board, $18 per month. Rooms by the week, from $1 up. MRS. CHRISMAAN, Proprietor. mr19-1m*

THE SADDLE ROCK Restaurant and Oyster House. FIRST-CLASS HOUSE IN EVERY RESPECT. Ladies' dining-room separate. Open day and night. BUCKMANN & CARRAGHER, Proprietors. No. 1019 Second street, between J and K, Sacramento.

PACIFIC HOTEL, Corner K and Fifth Streets, Sacramento, CENTRALLY LOCATED AND CONVENIENT to all places of amusement. The best family Hotel in the city. The table always supplied with the best the market affords. Street Cars from the depot pass the door every five minutes. Meals, 25 cents. C. F. SINGLETON, Proprietor.

INTERNATIONAL HOTEL. CHEAP FURNISHED ROOMS BY THE day, week or month. W. A. CASWELL, Proprietor.

ST. DAVID'S, 715 Howard Street, near Third, San Francisco. A FIRST-CLASS LODGING HOTEL, CONTAINING 200 rooms; water and gas in each room; no better beds in the world; no guest allowed to use the linen once used by another; a large reading-room; hot and cold water baths free. Price of Rooms—Per night, 50 and 75 cents; per week, from $2 upwards. Open all night. R. HUGHES, Proprietor. At Market-street Ferry take Omnibus Line of street cars for Third and Howard. TTS

BROOKLYN HOTEL, BUSH STREET, BETWEEN MONTGOMERY and Sansome, San Francisco, conducted on both the European and American plan. This Hotel is under the management of Charles Montgomery, and is the best Family and Business Men's Hotel in San Francisco. Home comforts, cuisine unexcelled, first-class service, highest standard of respectability guaranteed. Board and room per day, $1 25 to $2; single room, 50 cents to $1 per night. Free coach to and from the Hotel. TTSu

PROPOSALS

—FOR—

Purchase of Bonds

—OF—

East Riverside Irrigation District.

SEALED PROPOSALS FOR THE PURchase of the bonds of East Riverside Irrigation District, to the amount of one hundred and fifty thousand ($150,000), will be received by the Board of Directors of said district, at their office in East Riverside, San Bernardino County, State of California, till 1 o'clock P. M. of the 22d day of APRIL, 1891, at which time and place said board will open the proposals and award the purchase to the highest responsible bidder.

Said bonds are a portion of a series of bonds amounting in the aggregate to two hundred and fifty thousand ($250,000), issued by authority of and pursuant to the provisions of an Act of the Legislature of the State of California, entitled "An Act to provide for the organization and government of irrigation districts, and to provide for the acquisition of water and other property, and for the distribution of water thereby for irrigation purposes," approved March 7, 1887, and also by authority of and in accordance with the vote of the qualified electors of said irrigation district, at a special election held December 24, 1890.

Said bonds bear interest from the 1st day of January, 1891, at the rate of six (6) per cent. per annum, payable on the 1st day of January and July in each year.

The principal of each of said bonds is payable as follows, to wit: At the expiration of eleven years, five per cent. thereof; at the expiration of twelve years, six per cent.; at the expiration of thirteen years, seven per cent.; at the expiration of fourteen years, eight per cent.; at the expiration of fifteen years, nine per cent.; at the expiration of sixteen years, ten per cent.; at the expiration of seventeen years, eleven per cent.; at the expiration of eighteen years, thirteen per cent.; at the expiration of nineteen years, fifteen per cent.; at the expiration of twenty years, sixteen per cent. Coupons for the several payments of principal and interest are attached to each bond.

None of said bonds will be sold for less than ninety (90) per cent. of the face value thereof.

Said board reserves the right to reject any or all bids.

All bids should be addressed to East Riverside Irrigation District, San Bernardino County, California, and marked "Proposals for Purchase of Bonds."

By order of the Board of Directors of East Riverside Irrigation District.

East Riverside, San Bernardino County, California, March 17, 1891.

HENRY W. ROBINSON, President.
J. A. VAN ARSDALE, Secretary. mr26-20t

Capay Valley Lands.

A CAPAY COLONY.

Busy Fruit-Growers in a Pretty Yolo Valley—Tancred and Its Adjoining Farms.

IN THE SPRING OF LAST YEAR Robert A. and Neal D. Barker associated themselves with William McKay, all of Oakland, with a view of searching out a suitable location in which to engage in the profitable occupation of fruit-growing. After visiting many localities, they decided on the Capay Valley, Yolo County, and the Rhodes tract at Tancred.

Negotiations were opened with the Capay Valley Land Company, owning the tract in question. With W. H. Mills, the General Agent of that company, they arranged for the purchase of about 220 acres of foothill land This being more than they had thought of taking for their own use, they spoke to a number of friends about it, with the result that the tract was divided among the following people: B. L. Hickok, 40 acres; W. T. Barnett, 20 acres; N. T. Greathead, 20 acres; Mrs. L. Greathead, 20 acres; W. McKay, 20 acres; N. D. Barker, 20 acres; R. A. Barker, 20 acres; J. P. Brownlee, 20 acres; E. H. Haslett, 10 acres; Joseph Barker, 10 acres; A. W. Kelly, 10 acres, and Frederick Kelly, 10 acres.

So far this had been merely a private venture of the gentlemen above named, but in talking up the question of dividing the land already purchased, it was found that so many more would like to join it than the area of the purchase would admit of, that it was suggested on all hands, "Why not get some more land and divide it up in the same way?" Then followed the idea of a stock company to take hold of a larger tract and arrange for the cultivation of the whole of it, after subdividing it according to the requirements of the subscribers. A provisional board was formed, a prospectus issued, and finally, on the 5th of June, 1890, the Western Co-operative Colonization and Improvement Company was duly registered and proceeded to business, with the following officers: President, William McKay; Vice-President, M. P. Brown; Directors—H. C. Ellis, Charles Brooke and R. A. Barker; Secretary and General Manager, Neal D. Barker; Solicitor, C. E. Snook; Treasurer, First National Bank of Oakland.

The balance of the tract, 373 acres, was purchased. A contract was entered into for the purchase of a large number of fruit trees, vines, etc. This early purchase of trees was the means of saving between $3,000 and $4,000 to the company, the prices in some cases having more than doubled since then.

The ideas which the prospectus set forth have been but slightly modified and the progress of the company has been uninterrupted. Those who went into it doubtingly have become enthusiastic, and almost all the members arranged to set out all their lands in fruit trees, etc., the first year. Consequently in this, the first season, some 40,000 trees and between 20,000 and 30,000 vines will be planted.

The satisfactory working of this scheme has had the effect of attracting considerable attention to the work of the Colony Company, and a number of people are now desirous of joining in with them. An additional 200 acres have been added to the sixty acres originally purchased.

For the company is predicted a very bright future, as well as for the beautiful valley in which their operations are conducted. How this marvelous little garden has come to be so long neglected is a puzzle to every one who has visited it, but one thing is very sure, and that is that this neglect will never again be felt in the valley.

The fruits set out are mostly of the standard varieties—peaches, apricots, Bartlett pears, prunes, figs, raisin grapes, etc., while along both sides of the avenues, throughout the tract, walnuts will throw their graceful shade. A considerable number of citrus trees are also being set out; quite a sufficient number to demonstrate that these fruits can be successfully grown in the valley, about which the colonists appear to have no doubt, provided proper care is given to the young trees. Neal D. Barker, General Manager of the company, resides on the tract, and to his care is to be ascribed much of the success of the venture.

Mention should be made of the town-site, about which there is a pleasant innovation which might with profit be followed by more ambitious places. A small park of some three acres has been laid out right in the center of the town. This park it is proposed to beautify by planting in it from time to time as many of the beauties and curiosities of tree and shrub life as may be obtained by diligent search and a wise expenditure of money. It is not expected that Tancred will ever be a large and busy city, but it is thought that it can be made a very pleasant little place to dwell in.

A petition has been circulated recently and very largely signed, asking the county to accept Island avenue, on the colony tract, as a county road, and to build a bridge across Cache Creek at this point, in order to give the settlers on the east side of the creek access to Tancred Station. The Tancred colonists are quite willing to give the necessary right of way, and are very desirous of having a bridge there, as the colony lands extend along both sides of the stream. It is thought that it would be a very wise expenditure of public money to grant them this very necessary improvement, as the operations of such companies are of widespread benefit to the whole county and State. The attractions and comforts of the cities are well known, but to those who are willing to settle on the land and show that the country also affords attractions and comforts and ways of making money pleasantly, every inducement should be held forth.

The following is a list of the principal members of the Tancred Colony, with the number of acres owned by each, and a fact worthy of mention is that in each contract or deed issued by the Colony Company there is a provision that no intoxicating liquor shall ever be manufactured or sold on the land. The apparent success of the enterprise shows that the ideas and plans of the colony, as set forth in the prospectus some time ago, are not impracticable: C. T. Hull, Berkeley, 5 acres; W. P. Hammon, Oakland, 14 acres; C. S. Kasson, San Francisco, 11 acres; Jos. Barker, 10 acres; A. W. Kelly, Kincardine, Ont., 5 acres; N. T. Greathead, 5 acres; R. G. Greathead, Oakland, 10 acres; R. A. Barker, San Francisco, 10 acres; N. D. Barker, Tancred, 10 acres; Dr. K. Favor, San Francisco, 27 acres; J. P. Brownlee, Kincardine, Ont., 9 acres; W. T. Barnett, Berkeley, 5 acres; M. P. Brown, 10 acres; Chas. Brook, Sr., Oakland, 10 acres; W. C. Boutelle, Berkeley, 20 acres; Mrs. T. A. Crolin, Oakland, 5 acres; C. H. Peach, Tancred, 5 acres; H. C. Ellis, Oakland, 10 acres; J. Vanstone, Winnipeg, 10 acres; E. A. Vanstone, Tancred, 5 acres; E. Wadsworth, Sacramento, 5 acres; M. A. Thomas, Oakland, 6 acres; James Graham, San Francisco, 11 acres; A. Stark, 12 acres; J. Stark, 10 acres; Mrs. M. Vrooman, 5 acres; C. E. Snook, 10 acres; C. T. Greathead, 12 acres; Wm. McKay, 5 acres; Mrs. Wm. McKay, Oakland, 5 acres; Mrs. E. C. Wooley, Brooklyn, N. Y., 10 acres; Mrs. H. Beckley, Oakland, 5 acres; T. A. Marriett, 5 acres; J. C. Harrison, Tancred, 5 acres. The land reserved by the Colony Company, including townsite, consists of 61 acres.

fe15-tfd&w