REAL ESTATE.

BUSINESS AT THE EXCHANGE.

Although the rainy weather somewhat thinned the attendance at the Real Estate Exchange yesterday, the market was active and the property offered sold readily. The total sold realized $137,950. A crowd of earnest bidders surrounded the stand of Fairchild & De Walltearss, who sold the estate of Philemon Frost, deceased, under the order of the Supreme Court in partition, Frank A. Irish, referee, consisting of four pieces of investment property. The first put up was No. 57 East Eleventh-st. The auctioneer stated that the property was rented for $2,412. It consists of a four-story brownstone house, 27x60x100, and sold after active competition for $30,000 to M. Reiman. The next parcel offered was No. 27 Oak-st., a six-story brick tenement-house with two stores, 26x50x65. The rent was stated to be $2,220. It was bought by Henry Scudder for $18,000. There was active bidding for No. 204 Hester-st., a four-story brick tenement-house with a forty-foot front. The building rents for $3,000. It was sold to Joseph Stinson for $22,700. The next piece brought to the hammer was No. 222 West Forty-seventh-st., a three story brick dwelling, 16.5x40x99, rented for $1,000. It sold to the same buyer for $10,900. R. V. Harnett sold the estate of Mr. Underhill, deceased, consisting of two three-story brick dwellings, Nos. 360 and 362 Washington-st., renting for $2,700, the flat is 44x75, and is between North Moore and Franklin sts., the property sold for $28,250 to Hartwig Schroder & Co. The four-story brick tenement-house on the southwest corner of Thirty-eighth-st. and First-ave. sold for $21,800 to C. E. Saunders.

Referring to the imprisonment of Buddensiek, Cornelius Luyster, a prominent builder said: "Though Buddensiek may have been the worst, he was by no means the only builder of dangerous buildings. His faith will no doubt deter others, but the lesson was much needed. It is to be hoped that it will also put an end to the pernicious practice of feeing the inspectors of the Building Department."

The committee on alleged fictitious sales organized. They ordered a notice to be posted on the public bulletin stating: That they "are prepared to receive suggestions, informations or complaints; on the subject of inquiry, from any persons willing to furnish the same. The committee will meet for that purpose on June 17."

There was a call at the brokers' meeting for one or two small parcels of investment property in the dry-goods district; a large house in Twenty-first, Twenty-second, Twenty-third or Twenty-fifth sts., near Fifth-ave., to lease; two lots in One-hundred-and-twenty-third-st., between Lexington and Fourth aves., were offered at a reasonable figure; a five-story brick tenement, No. 336 East Fortieth-st., for $19,000; a similar house, No. 54 West Twenty-ninth-st., for $17,500; several four-story brownstone double flats in cross-town streets, Harlem, not over $9,000 each; a poultry farm of twenty-acres in Orange County, N. Y., for $3,000; a farm of eighty-three acres and house and farm in Monmouth County in a rich farming section for $10,500; a stock farm of 200 acres in Ulster County for $125 an acre, and a farm of ninety acres in Fairfield County, Conn., an old-fashioned house with twelve rooms, large barn and outbuildings and fifteen acres of wood land under cultivation for $5,500.

NEW-YORK, Thursday, June 3, 1886.

The following sales were held at the Exchange and Auction Room to-day:

By A. H. Muller & Son.

1 lot, centre of block, adj in the rear the premises Nos 306 and 308 West 127th-st, 41.5x-x18.11; W C Lozier	$2,100

By Richard V. Harnett & Co.

2 story buildings with lots, Nos 360 and 362 Washington-st, w s, 21.6 ft s of North Moore-st, lots 22 x 75; Harting, Schroeder & Co	28,250
4 story building with lot, No 204 East-ave, s w cor of 88th-st, lot 25x 90; C J Saunders	21,800
3 story house with lot, No 222 West 47th-st, n s, 125 ft e of Broadway, lot 16x100; M Siemen	3,900
3 story house with lot, No 27 Oak-st, s s, near James-st, lot 26x65; H Scudder	18,000
4 story building with lot, No 204 Hester-st, n s, 25 ft w of Baxter-st, lot 40x about 60; J W Stinson	22,700
4 story house with lot, No 57 East 11th-st, n s, 20.9 ft w of Broadway, lot 27x100.3; M Reiman	30,000
3 story house with lot, No 222 West 47th-st, n s, 124 ft w of Broadway, lot 16.2x100.5; J W Stinson	10,900

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

The following conveyances were recorded in the Register's office to-day:

Brook-ave, s w cor of 148th-st, 50x90; G Cunard to F T Reilly	$8,200
15th-st, No 246 East, 28x180.6; 17x49; 25x131.6; E Hill et al to L Terhune	1
17th-st, n s, 144 ft e of 1st-ave, 50x100.11; P Bohnet to J Spence	30,000
127th-st, s s, 297.6 ft e of 3d-ave, 18.9x99.11; Thos Blake and wife to C J Baker	1
Same property; C J Baker to E Blake	1
Hudson-st, No 557, 16x77.5; 16x77.1; C I Campbell to E Mitchell, trustee	1
88th-st, n s, 325.5 ft e of 4th-ave, 26.6x100.8; E Bird to S M Rearsell	8,500
98th-st, n s, 375 ft e of 4th-ave, 25x100.11; and also s s of 99th-st, 275 ft w of 3d-ave, 25x100.11; W A Boyd and wife to F M Jencks	11,000
Ballroad-ave, e s, lot No 39, 24th Ward, 27x150; C Izgieden and wife to G De Witt Cooke	25
Same property; A Pettit et al to D J Mackintosh and another	1
12th-st, No 502 East, 28x81.10; H Stone and wife to I Newman and another	16,000
112th-st, s s, 100 ft e of 4th-ave, 100x100.11; also on 4th-ave, 24.7 ft s of 112th-st, 76.4x1.6; and also s s 111th-st, 200 ft e of 4th-ave, 50x100.11; T E Screven, jr, to J H Screven	1
111th-st, n s, 125 ft w of 4th-ave, 50x100.11; same to same	1
96th-st, n s, 175 ft w of 4th-ave, 25x100.8; W Lalor and wife to J J McHugh	1
128th-st, s s, 270 ft w of Ave-B, 25x100.8; J Goodly and wife to F Walter	8,500
60th-st, s s, 95 ft w of 3d-ave, 20x-x100.5; Joseph H Butler	1
Myers to L B Bloomingdale and another	1
59th-st, s s, 100.6 ft w of Ave-A, 25x100.8; R Guggenheimer, executor, to S H Hyman	8,700
111th-st, n s, 425 ft w of 5th-ave, 100x100.11; R Forresta to M J Jencks	14,000
Orchard-st, n s, 100 ft w of Madison-ave, 100x125; J G Lemon and wife to F X Keller	1,000
Same property; L G Morris to J G Lemon	200
120th-st, s s, 375 ft w of Ave-A, 37.6x100.11; exrs of T H Van Pelt to T Donovan	4,100
120th-st, s s, 325 ft w of 3d-ave, 24x100.11; T P Canaris, No 301 and 303 Pearl-st, and 14 and 16 Orchard-st; executors of A S Jocks to H Sherman and another	65,000
112th-st, s s, 100.8 ft w of 1st-ave, 16.8x100.11; T P McCarthy and wife to M Tunnegan	7,500
16th-st, No 105 and 107 East, 50x103.3; W Klein and wife to J Meyer	13,150
Mott-st, n s, lot 569, 25x100; C Keresey et al to Jno Bullock	10,500
Mott-st, n s, No 87, 20.6x86.7; J Israel and wife to M Rosh	29,000
Mott-st, n s, 99, 25x100; J C Hoch and wife to Methodist Book Concern	12,000
26-ave, Nos 3 to 9, 141.7x77.11x100; R W Taller and wife to J Rupp-rt	85,000
40th-st, s s, 375 ft e of 10th-ave, 25x98.9; M Danziger and wife to L Newman	16,500
81st-st, n s, 250 ft e of 2d-ave, 25x98.9; Wm Jordan et al to D Jordan	10
Washington-ave, w s, 273.2 ft n of 166th-st, 66.8x-x-; H Schmeiler and wife to J Schmeiler	1
74th-st, s s, 200 ft e of 2d-ave, 25x102.2; S C Cahn and wife to J Weil and another	14,000
106th-st, Nos 311 and 313 East, 29.4x100.10; Geo Buckenham to J H Keymer	10,000
Lot 16, map of Morrisania, 23d Ward, 50x100; J W Hawes, referee, to A Reisdorf and another	7,260
57th-st, s s, 275 ft w of 8th-ave, 100x100.5; John J Brown et al to E W Alcock	300,000
8th-ave, s w cor of 10th-st, to 105th-st, 201.10x125; E Birch and wife to L Weiher	92,000
137th-st, n s, 100.6 ft e of Southern Boulevard, 12.6x-x100; H and S H Merritt to E A Parrell	2,000
Madison-st, No 21, 20x80, undivided interest; executor of O A Snowden to H Donahoe	231
Same property, undivided interest; trus of E Tracy to same	231
Same property, 1-16 interest; E A Arnold to same	140
Same property, undivided interest; O A Snowden to same	281
Same property, 1-16 interest; C S Le Gay to same	140
Mott-st, e s, lot 90, 20x80; H Cassidy and wife to W S Kane	1
Nevins-st, w s, 100 ft s of Houston-st, 25x100; Wolff Brand and wife to G Banst	24,250
Eldridge-st, Nos 14 and 16, 40x87.6; Congregation Ho Chesed Joseph Wizaner to Congregation Kol Ados Israelites	24,000
Lot 1 on map Morrisania (23d Ward), 25x100; Annie Beisiegel and another to Ella Lang	3,000
Manoa-st, s s, 21.6 ft e of Sheridan-ave, 21x100; exr of Sol Manz to I Lekusiski	1,125
13th-st, No 646 East, 38x134.6; exrs of Sol Manz to I Lekusiski	18,000
13th-st, s s, 270 ft w of Ave-B, 25x103.3; F Walter to R Gugenheimer and another	9,000
54th-st, s s, 200 ft w of 8th-ave, 25x102.6; 25x103.9; Ph Hansman and wife to A Greff	7,000
64th-st, n s, 100 ft w of 8th-ave, 50x100.5; D Smith and another to T McCredie	1
Hudson-st, No 557, 16x67.9; 16x72.1; Chas R Parfitt and wife to C I Campbell	10,000
20-ave, s w cor of 80th-st, 100x151.3; Jas Kearney and wife to P Moore	1
Franklin-st, Nos 75 and 79; Eliz McB Sanderson and another to M B Phillips	1
Stanton-st, w s, 25 ft w of Forsyth-st, 25x70; M B Phillipp and wife to C S Cowan	1
46th-st, n s, 100 ft w of 3d-ave, 16.8x100.5; Jessie C Elliot to Geo A Mellermott to J C Hirsh	14,000
Lewis-st, e s, 96 ft n of Stanton-st, 21x100; H Redel and wife to J Harris	8,400
16th-st, Nos 618 and 620 East, 50x103.3; M B Phillipp and wife to C S Cowan	1
Pike-st, w s, lot 571, 26x60; P P Doyle and wife to P Butler	1
115th-st, s s, 570 ft e of 5th-ave, 25x100.10; Fred F Van Renren and wife to J E Hoffman	4,500
115th-st, s s, 95 ft e of 5th-ave, 25x100.10; Lilian A Wolf and another to same	4,500
115th-st, s s, 270 ft e of 5th-ave, 50x100.10; J E Hoffman and wife to S Morison	12,000
53d-st, s s, 135 ft e of 2d-ave, 18x62.7; W M Blume to B Kolb	5,800
16th-st, No 620 East, 25x103.3; C S Gowan to Eliz McB Sanderson	20,000
16th-st, No 618 East, 25x103.3; same to same	20,000
Stanton-st, No 38, 25x70; same to same	27,500
123d-st, s s, 275 ft e of 3d-ave, 24x114.3; Margaret and Thos E Sturgeon to J Quincy et al	8,500
50th-st, s s, 60.11 ft e of Lexington-ave, 18.3x100.5; F P Foster and wife to Caroline A Lane	14,000
50th-st, s s, 81.11 ft e of Lexington-ave, 18.3x100.5; same to Jessie Henshaw	14,000
54th-st, s s, 475 ft w of 9th-ave, 25x100.5; Ph Hansman to J Welcker	24,500
86th-st, n s, 275 ft e of Ave-A, 18.10x86; G Tompkins and wife to H Wronkow	36,000

ACTINA CURES CATARRH.

If you suffer it is your own fault. Catalogue free. ACTINA CO., 88 5th-ave., N. Y.

Auction Sales of Real Estate.

FARM AT AUCTION.—To close the estate of the issue Emmons farm containing 108½ acres located on King-st., 3½ miles from Port Chester, will be sold on the premises June 9, at 2 o'clock promptly. C. W. ST. LAIR, Executor, Newark, N. Y.

City Property for Sale.

ATTENTION IS CALLED to those elegant first-class houses, Nos. 4 to 12 East 80th-st. Apply on premises to owner. G. N. & N. A. WILLIAMS.

ALL COUNTRY PROPERTY OUR SPECIALTY.—Farms, residences, cottages, everywhere; lists free. PHILLIPS & WEBB, Tribune Building.

FOR SALE.—A large property in the Swamp suitable for manufactory. RULAND & WHITING, 5 Beekman-st.

TO EXCHANGE.—Three elegant small houses; best houses ever offered on the West Side; would like lots to build on. SIKES & SON, 993 6th-ave.

FOR SALE.—Five elegant and thoroughly finished houses, 71st-st., Nos. 418 to 426, west of 9th-ave., one block from elevated station; elaborately designed in interior and exterior; particularly desirable; terms moderate; widths from 19 to 21 feet, average depth 58 feet, dimensions from 15 to 30 feet; open for inspection. G. W. HAMILTON, Builder.

Real Estate Agents.

For Country and City Property on or near the Hudson River go or send to JONATHAN DICKINSON, Real Estate Agent, Poughkeepsie, N. Y.

Business Property for Sale and to Let.

TO LET.—Stores on Beekman, Ann, William and Pearl sts. RULAND & WHITING, 5 Beekman-st.

TO LET.—Lofts on Beekman, Fulton, Ann, Frankfort, Cliff and William sts. RULAND & WHITING, 5 Beekman-st.

Board and Rooms.

East Side.

AT 28 EAST 20TH-ST., near Broadway.—Handsomely furnished rooms for gentlemen; first-class attendance; summer prices.

FURNISHED or unfurnished rooms, suitable for light business or lodging purposes, singly or otherwise; corner property, 47th-st., overlooking Broadway. Apply 705 7th-ave.

HANDSOMELY furnished suite of rooms facing Gramercy Park; also single rooms, bath, hot and cold water; gentlemen only; references. 86 Irving-place.

SUPERIOR accommodations for first-class parties; private boarding house on Murray Hill. Address REASONABLE, Tribune Uptown Office, 1,238 Broadway.

WALLACE'S RESTAURANT, 121 5th-ave. Handsomely furnished rooms for gentlemen; also at 50 Irving place.

5TH-AVE., 307.—Second floor; handsomely furnished; with or without private table; references; special rates for the summer.

44 EAST 21ST-ST.—Desirable rooms singly or en suite, with or without board; references exchanged.

167 MADISON-AVE., cor. 33d-st.—Elegant large and small rooms with board at reduced rates.

West Side.

HARLEM—2,147 SIXTH-AVE.—Elegant and refined home for gentlemen; city and country combined. Choice of rooms.

Flats and Rooms To Let.

ELEGANT APARTMENTS FOR BACHELORS.—Fifth-ave., corner 42d-st., in fire-proof building of AMERICAN SAFE DEPOSIT COMPANY. Finest location in the city.

FOUR ELEGANT FLATS, paying $10,000 a year, to exchange for Orange or Montclair property or private dwelling. WYCKOFF, 207 Broadway, near 32d-st.

HANDSOMELY furnished corner apartments, nine rooms; unexceptionable neighborhood; to rent for July, August and September; references. L., Tribune Office.

Country Property for Sale and To Let.

AGENCY FOR MONTCLAIR.—Houses to let and for sale. Desirable building sites. Attractive prices. CLARENCE B. TUBBS, 5 Beekman-st., Room 70.

A BOOK entitled "Suburban Homes on the Picturesque Erie," of interest to all persons desirous to locate or buy suburban property, can be had upon application to C. V. V. WARD, Eastern Dist. Pass'r Agt., 187 West-st.

AT MAMARONECK, N. Y.—Large modern house, 16 rooms, piazza on three sides, with barn and other outbuildings; seven acres splendid land; plenty fruit. Price $3,000. Owner, W. A. COLLYER, 33 Peck Slip, New-York.

ADIRONDACKS.—A nice furnished cottage to rent at Lake Placid for the season. For particulars address MELVIN KENNEY, Lake Placid, Essex Co., N. Y.

A LARGE furnished cottage at Shelter Island to let; 12 rooms and brick cellar; all improvements; furnished in the best manner; near hot and water. CHARLES SMALL, 95 South 5th-st., Brooklyn, E. D.

A LARGE 14-room brick mansion overlooking the river at Peekskill on Hudson; ten minutes walk from depot; to rent very low to private family. Address EXECUTOR, Box 2,959, New-York City.

AGENCY FOR NETHERWOOD.—Finest suburban on New-Jersey Central Railroad; less than an hour from Liberty-st.; over 30 trains; very high ridge overlooking Plainfield and distant mountain ranges; unquestionably healthy; several modern new residences for sale $5,000, $6,000 and $10,000 (built for permanent occupancy, summer and winter); also beautiful building sites on main avenues; superb forest shade; excellent water and drainage; near Netherwood station and magnificent hotel. EDWARD P. HAMILTON & CO., 96 Broadway, the agents for Netherwood.

FOR SALE AT MAMARONECK.—A charming and picturesque country seat; three-quarters of a mile from station. Twelve acres, high ground, commanding extensive views; in perfect condition. Dwelling 44x30, contains seven bedrooms and bathroom above parlor floor. Stable and garden. Possession immediate. Photographic views can be seen. Price $10,000. WILLIAM REYNOLDS BROWN, 146 Broadway.

FOR SALE, or TO RENT for the SEASON, one of the best places on the south side of Long Island, 1½ hours from New-York. Twenty acres of well land with 600 feet of water front; through on the Great South Bay, sandy beach; beautifully laid out; large house, located 250 feet from the waterverge, exquisitely furnished, with hot and cold water, gas, electric bells and every modern convenience. Large stable for six horses; carriage house; cow stables; green house; large ice house with a capacity of 100 tons; finest separate building with billiard table; large garden, made for the season; fruit trees, etc.; also two Ayrshire cows. If rented, place will be run by owner as though occupied by himself. For further particulars apply to CHARLES MACKAY, 53d 5th-ave., corner 44th-st., New-York.

GREENWICH, Conn.—Wellstood House opens June 7. On the water. Plenty of shade.

LAKE GEORGE.—To let for the summer, to a desirable tenant, the Stockwell cottage at Crosbyside. For particulars apply to WM. H. STOCKWELL, 102 Broadway, New-York.

MONTCLAIR REAL ESTATE.—Fully furnished residences to let for the summer. HOWE & PARSONS, 79 Cedar-st., N. Y.

NEW HOTEL TO LEASE.

The Grand Union Hotel, of Fort Hamilton. This hotel eight stories high, with all the modern improvements, electric light, &c., situated on the hill at the terminus of the Fort Hamilton line of the Brooklyn City Railroad Company, overlooking New-York Bay, Staten Island, the Government fortifications, Bath, Coney Island and the ocean; to lease for a term of ten years. This property possesses greater attractions as a summer and excursion resort, than any other in the state of New-York. Favorable terms will be offered to a responsible party. Apply at once at the office of the Brooklyn City Railroad Company, 10 Fulton-st., Brooklyn, N. Y.

SUMMER RESIDENCE to let.—A desirable location in the beautiful town of Worthington, Mass.; house of 12 rooms well furnished and in complete order; good water and ice; dairy milk; barn if desired. Address L. A. STEWART, Worthington, Mass. References W. H. McClure, Albany, N. Y., Wm. Rice, Worthington, Mass.

SPLENDID OPENING to start a hardware, clothing or shoe store in a manufacturing town of 3,000 population; rent moderate. C. EHNI, Barnum, N. J.

TO LET.—A fine country place; low rent; large house, furnished; 49 miles, via Erie Railway; photograph particulars. G. WAGNER, 202 Broadway, N. Y.

TO RENT.—Furnished; for the summer months, the house at Fenimore Farm, Otsego Lake, Cooperstown. Apply for particulars to JAMES MEEHAN, 25 West 23d-st.

ACTINA cures Neuralgia and severe Headache. Testimonials free. ACTINA CO., 88 5th-ave., N. Y.

Horses and Carriages.

C.—WM. H. GRAY, Established 1859. WAREROOMS NOS. 20 and 22 WOOSTER-ST. Victorias, Vis-a-vis, Cabriolets, Landaulets, Landaus, Broughams, Berlin Coaches, Twowheelers, Dog Carts, Pony Carts, Depot Wagons, Rumble and Canopy-top Phaetons, T Carts, Surrey Wagons, Rockaways, Phaetons, Sulkies, Road Carts, Gigs, Wagonettes, Top Phatons, Beach Wagons, Stanhope Phaetons and Gigs, Top Wagons, Coupes, Six-seat and Curtain Rockaways, Duquessa Victorias, Ladies' Phaetons.

300 NEW CARRIAGES. VARIETY HARNESS. 150 Second-hand Carriages at reasonable prices. WILL ALSO RENT FOR THE SEASON.

Summer Resorts.

AVON INN, KEY EAST BEACH, N. J. The Inn is replete with every improvement known to the best city hotels. WATER FROM AN ARTESIAN WELL. Passenger elevator, gas throughout, speaking tubes, &c. Address SANDERMAN & SMITH, 1,810 Chestnut-st., Philadelphia, or at Key East.

HOTEL BRIGHTON, LONG BRANCH. This select and popular family hotel will open June 24, under the same management as for the past nine years. JOHN W. STOKES, Proprietor. Can be seen at Hoffman House, New-York, until June 10.

A FEW BOARDERS can find excellent accommodation with a private family; pleasant house and grounds with fruits and vegetables; convenient to station and beach; stabling. LARCHMONT MANOR, Lock Box 9.

ARGYLE COTTAGES, Babylon, L. I. Two of these very desirable summer homes are to rent, $300 and $400; handsomely furnished; gas, hot and cold water, baths, telephones, kitchens, meals served from hotel if desired; extensive stables, eminently healthy location. Situated in a large, picturesque oil park, adjacent to the commodious ARGYLE HOTEL and its attractions; near R. R. depot, Fire Island steamboat and the village church and stores. Fine drives, shady walks, superior fishing and boating. Cottages now open. Plans at office of CHARLES BRUFF, sec'y and Treas., Long Island Imp. Co., Limited, 115 Broadway, N. Y.

BOARD—In Norfolk, Litchfield Co., Conn.—At a farm residence, 1,400 feet above the sea; unsurpassed scenery; pure spring water; maple shades; large sleeping rooms; large parlors; very broad halls; broad cream, milk, and fresh vegetables; no malaria or mosquitoes; twenty years' experience. Terms $8 to $12 per week; special rates for families for season. Address P. O. Lock Box 245, Norfolk, Conn.

BALCH HOUSE, 526 North Broadway, Saratoga Springs, N. Y. First-class rooms and board for about 75 guests. Mr. and Mrs. W. S. BALCH.

GREAT NECK HOUSE, L. I. Beautifully situated on the Sound; one hour from N. Y. via steamer (direct) and Flushing and North side Railroad; fishing, stabling, &c., &c. Address above.

THE SEASHORE COTTAGE for Working Women, at North Long Branch, will open June 15. For particulars and circulars apply to No. 140 West 23d-st., New-York City.

Summer Resorts.

ARGYLE HOTEL, BABYLON, L. I., 60 minutes from N. Y., and Brooklyn, via L. I. R. R. 14 trains daily, except Sunday. OPEN JUNE 10 TO OCTOBER 1. Charmingly located. Elegantly appointed. Splendid yachting, fishing and bathing, delightful drives, splendid orchestral music, fine livery. Special rates made for the season's sojourn. Descriptive circulars and diagrams on application. Room Clerk will be at Gresham Hotel, 5th-ave. and 22d-st., Tuesdays and Fridays, 11 a. m. to 4 p. m. A. H. HASKINS, Manager.

LONG BEACH HOTEL, LONG BEACH, N. Y. Largest hotel and finest bathing beach on the ATLANTIC COAST OF LONG ISLAND. Accessible, quiet, elegant. Special season rates to families. Now owned by Mr. Austin Corbin and associates. Fast and frequent trains from Long Island City and Brooklyn. OPENS JUNE 26. Replete with every attraction. Splendid bluefishing. Apply at 265 Broadway. RICHARD H. STEARNS.

MANHATTAN BEACH HOTEL, on the European plan, will open JUNE 5. HENRY McKINNIE, General Manager. GILMORE'S BAND, 65 PERFORMERS, in grand Afternoon and Evening Concerts in the new MUSIC AMPHITHEATRE.

ORIENTAL HOTEL, on the American plan, opens JUNE 26. CHAS. H. SHELLEY, Manager. HENRY McKINNIE, General Manager. Fine stabling and splendid driving over the Manhattan Boulevard from New York or Brooklyn to the hotel. Diagrams and all information at 115 Broadway, room 35. Rooms in Manhattan Beach Hotel can be engaged from O. P. Breen, Hotel St. Marc, 5th-ave. and 39th-st.

ADIRONDACK MOUNTAINS AND LAKE GEORGE. REACHED ONLY BY THE DELAWARE AND HUDSON RAILROAD. The Favorite Tourist Route to Saratoga, Lake Champlain, Ausable Chasm, Sharon Springs, Cooperstown, the Gravity Railroad, etc. The short line between New-York and Montreal. For illustrated guide, hotel and boarding-house list, time tables, maps, etc., address J. W. BURDICK, General Passenger Agent, Albany, N. Y.

BUFFALO LITHIA SPRINGS HOTEL, MECKLENBURG COUNTY VIRGINIA. SEASON OF 1886. Will open to the public June 1, under an entirely new regime. Mr. B. B. Rice, formerly connected with the Southern Hotel of St. Louis, the Grand Pacific, of Chicago, and more recently the Plankinton, of Milwaukee, will have management of the hotel, and guests can be assured of comfort and good attention. For particulars as to route, prices, &c., apply to B. B. RICE, Manager, BUFFALO LITHIA SPRINGS, Va., or to the Company at their Office, 35 BARCLAY-ST., NEW-YORK.

CLARENDON HOTEL, SARATOGA SPRINGS, N. Y., WILL OPEN JUNE 10 UNDER ENTIRE NEW MANAGEMENT. Application for rooms can be made at Murray Hill Hotel, New-York. I. STEINFELD, Proprietor.

FOREST HOUSE, RUDD'S LAKE, MORRIS CO., N. J. Forty-five miles from New-York. Two miles from Stanhope R. R. and N. J. R. R. Delightful Resort. Elevation 1,000 feet; pure air; no malaria; no mosquitoes; 200 feet from lake; Lake Pass and Pickerel Fishing, Boating, Driving, Lawn Tennis, Music, Dancing. Will open June 12. Terms Moderate. Stages meet all trains. For particulars address W. H. BAKER, Proprietor.

MANSION HOUSE, MORRISTOWN, NEW-JERSEY. NEW MANAGEMENT. Modern Hotel, with all conveniences. Appointments and cuisine first class. Open all the year. For Summer and Winter boarders and the travelling public. Rooms en suite or single at reasonable rates. For particulars address W. H. BAKER & CO., Prop'rs.

FORT GRIDLEY HOUSE, (EASTERN POINT), NEW-LONDON, CONN., OPENS IN JUNE. A new hotel, to be furnished new throughout. Perfect drainage, bathing, boating, fishing and splendid drives. For illustrated pamphlet and full particulars, address MATTHEWS & PIERSON, ST. JAMES HOTEL, NEW-YORK.

GEORGE HOTEL AND ITS COTTAGES, BLACK ROCK BEACH, CONN. One and a half hours from New-York. Opens June 10. Location unexcelled on Long Island Sound. Bathing and fishing. Elegant drives. No mosquitoes or malaria. Attractive rates. Illustrated circulars and full information at W. A. POND & CO., 25 Union Square or address GEO. A. WELLS Prop., Post Office, Bridgeport, Conn.

HORICON LODGE, CLEVERDALE, ON LAKE GEORGE, N. Y. Opens June 15. Nice shady grove, fine view, excellent boating, bathing and fishing. Large piazza, no mosquitoes, no malaria. Only stopping place on east side. Post office in the house. Ten minutes from telegraph office. Terms moderate. Write for circular.

INDIAN HARBOR HOTEL. Greenwich, Conn., on L. I. Sound. Will open Wednesday, June 23. For rooms and information apply at the hotel or to Wm. H. LEE, VICTORIA HOTEL, N. Y.

LELAND'S OCEAN HOTEL. LONG BRANCH. OPENS JUNE 15. WARREN LELAND, Jr.

OVERLOOK MOUNTAIN HOUSE, WOODSTOCK, ULSTER CO., N. Y. Finest location in the Catskill Mountains. Under the management of 1878 and 1882. Terms reduced. For circulars and further particulars address JAMES SMITH.

OAK HILL HOUSE, LITTLETON, N. H. One of the most extended and magnificent views in the White Mountains. Perfect drainage, gas and all modern improvements. Send for circular. PARE & JARVIS.

ADIRONDACKS, SHERMAN HOUSE, MORIAH, ESSEX CO., N. Y. Elevation 700 feet above Lake Champlain; no malaria. Pleasant rooms; beautiful scenery; board $6 to $10 per week. Apply for circulars and information to GEORGE A. MARSHALL, Proprietor.

A BEAUTIFUL private home for summer guests; one or two families or a select party seeking first-class summer accommodations; a large, elegant mansion; location high, healthy; about one hour from New-York; magnificent view; large and beautiful grounds, lawn, shade, fruit in abundance; gas, hot and cold water, bathroom; convenient to three depots, ten minutes' walk to nearest; 13 trains daily; stabling. Address L. M., Tribune Office, New-York.

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FAR ROCKAWAY, L. I. Families or gentlemen wishing pleasant surroundings for the summer in a modern cottage within five minutes' walk of the beach can have first-class board at a fair price by addressing M. A. H., 134 First-place, Brooklyn, N. Y.

HIGHLAND DELL HOUSE.—Open from May until November. Elevation 1,000 feet, on spur of Blue Ridge, between Delaware Water Gap and Stroudsburg; scenery unsurpassed; pure, dry air, soft spring water, no malaria, no mosquitoes. For circulars address J. F. FOULKE, Stroudsburg, Penn.

HIGHLAND HOUSE, Garrisons-on-Hudson. Now open. Send for circulars and particulars. G. F. GARRISON.

LAKE WINNIPESAUKEE. SENTER HOUSE, CENTRE HARBOR, N. H. OPEN FROM JUNE 7 TO OCTOBER 20. Send for circular. J. L. HUNTRESS & SON.

"LIDDLESDALE COTTAGE," Atlantic City, N. J.—Two minutes from beach; pleasant rooms; good beds and table; comfortable and home-like; reasonable terms. P. O. Box 442.

OCEAN HOUSE, SPRING LAKE BEACH, MONMOUTH CO., N. J., will open JUNE 5, 1886. Mrs. M. F. DEVINE, 1,323 Spruce-st., Philadelphia, Proprietress.

ROOMS with board, location unexceptionable; near Grant-ave. station; ample shade; fruit abundant. Address KATE HIBBARD, Plainfield, N. J.

TAHAWUS HOUSE. Something new. Send for circular. GEO. W. EGGLESTON, Keene Valley, N. Y.

THE ALLAIRE, SPRING LAKE BEACH, N. J. The most charming location on the beach. Modern appointments. E. M. RICHARDSON.

THE BASS ROCK, GOOD HARBOR BEACH, EAST GLOUCESTER, MASS. Grand ocean scenery, lovely drives, boating, fishing, surf and still water bathing; fifty new rooms added this season; gas, steam heat, electric bells throughout; hot and cold sea water baths; new music hall, billiard room, bowling alley, telegraph, stabling, &c. For illustrated circular and terms send to E. H. NUNNS.

"SUMMER HOMES."—A handsome illustrated pamphlet, giving a list of 1,500 summer homes along the New-York, Ontario and Western Railway, in the foot-hills of the Catskills, the mountains of Central New-York, and the valleys of the Delaware, Susquehanna, and Chenango Rivers, with rates of board, distance from the station, attractions, &c., furnished free upon application to the offices below.

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BROOKLYN: 858, 860 Fulton-st., 4 Court-st., 217 Atlantic-ave., Brooklyn Annex Office, 107 Broadway, Williamsburg, 210 Manhattan-ave., Greenpoint, and 240 Bridge-st., or to I. C. ANDERSON, G. P. A., 10 and 13 Exchange-place.

Summer Resorts.

BELMONT HALL, SCHOOLEY'S MOUNTAIN SPRINGS, N. J. This beautifully located family summer resort will be open from June 1 to October. For circular and particulars address D. A. CROWELL, Proprietor.

HULETT'S LANDING HOTEL, LAKE GEORGE, N. Y., Opens June 15, and offers as attractions an excellent table, polite attention, boating, fishing, lawn tennis, bowling, steam yachting, etc.; Jane rates per week $7, and best rooms. Send for circular and list of guests. W. HOWARD BENDER, Proprietor.

MONTVERT HOTEL, MIDDLETOWN SPRINGS, VERMONT. This charming summer resort in the Green Mountains will be open for the reception of guests June 23. Beautiful scenery and surroundings. Large rooms and well furnished. High elevation, bowling alleys, good livery and everything to recommend the hotel as a most desirable place to spend the summer. For circulars, plans of rooms, &c., apply to or address J. & J. LAGER, 34 Chatham-st., STARKWEATHER & CO., 20 South William-st., N. Y., or O. W. MACAVOY, MONTVERT HOTEL, Middletown Springs, Vt.

ADIRONDACKS. MIRROR LAKE HOUSE, LAKE PLACID, N. Y. This house is run in connection with the well-known Ray Brook House. Eight miles to the best fly fishing in the Adirondacks. A first-class house in every respect. Will open June 3. Good drives, fine boating, large rooms. For terms address DUNCAN CAMERON, Ray Brook, Essex County, N. Y.

MANHANSET HOUSE, SHELTER ISLAND, L. I., N. Y. Will open June 5. Under new management. The very best cuisine. Apply at the Sherwood, 5th-ave., and 44th-st., N. Y., until June 15. MURRAY & NUTTER, Proprietors.

MOORE'S HOTEL, TRENTON FALLS, N. Y. Finest scenery and falls in the world. Opens June 12. Send for circular. M. MOORE, Proprietor.

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POLAND WATER. Indorsed by thousands of testimonials from the leading men of the country. Send for illustrated circular. All genuine bottled POLAND WATER has green labels with words "POLAND WATER" in large white letters. LOOK OUT FOR IMITATIONS. New-York depot—Nassau-st., Tribune Building. HIRAM RICKER & SONS, Proprietors.

PROSPECT HOUSE, NYACK ON HUDSON. NOW OPEN. Enlarged, refurnished and refitted. House and Location unsurpassed. Rooms can be engaged. Twenty-eight miles from New-York. T. J. PORTER.

RICHARDS HOUSE AND MANSION HOUSE ANNEX, on Lake Champlain. M. A. CLARK, Proprietor. Oldest Hotel in Westport. Airy rooms. Newly furnished. Excellent table. Boating, riding, fishing and tennis. Telegraph office in hotel. Terms moderate. Good livery, special facilities for private conveyance to all points in the Adirondacks. Shrewd drivers will meet parties on arrival of trains or on claim notice by telegraph. Purchase tickets to Westport only. Free bus. Send for circular.

SARANAC LAKE HOUSE, ADIRONDACKS. This well-known and popular summer resort, beautifully situated on Lower Saranac Lake, the key to the mountain lakes and Blue Mountain region, open May 1. Table best in the mountains, rooms large, well ventilated and thoroughly renovated, and newly furnished throughout. Accommodations, 250 guests. Send for circular. Address MILO B. MILLER, Proprietor, Saranac Lake, N. Y.

SARATOGA SPRINGS, SEASON OF 1886. THE UNITED STATES HOTEL WILL OPEN JUNE 19, AND REMAIN OPEN UNTIL OCTOBER 1.

Schooley's Mountain Springs, N. J. HEATH HOUSE WILL OPEN JUNE 1 at old-time prices—$12 to $14 per week. Send for circular. J. WARREN COLEMAN.

A DELIGHTFUL SUMMER RESORT.—Amenia Seminary now open for summer guests; large buildings in beautiful park; aim de plazza, lovely drives