CHARLOTTE DON'TFAIL REAL ESTATE AGENCY

Desiring to fill a long felt want in Charlotte, the undersigned have associated themselves as partners in a

GENERAL LAND AGENCY

For the purpose of buying, seiling, leasing and renting real estate. Their operations will not be confined to the city of Charlotte, nor to the State of North Carolina, but all property placed within our management will be rented or sold, upon such

We will undertake to sell, lease or rent lands houses and lots, inthes, &c., make abstract of titles, collect rents, make returns and pay taxes, effect insurance, &c., &c., advertising all property placed

Free of Cost to the Seller, For a stipulation previously agreed upon. Particular attention will be paid to the selling leasing of mining property, which will be sold commission only.

we are in correspondence now with a number of parties at the North and West who are seeking homes in North Carolina, where the climate is genial and the soil remunerative. Persons having houses and lots or plantations for sale will serve their own interests by placing their business with us.

ROBT. E. COCHRANE, CHAS. R. JONES.

The instress will be under the management of The tusiness will be under the management of B. E. COCHRANE, Manager, Charlotte, N. C.

The following described pleces of property are now offered for sale by the Charlotte Real Estate Agency, R. E. Cochrane, manager, office Trade street front Central Hotel, Charlotte, N. C.:

One dwelling house on B street, 7 rooms, closets in each room, well of good water, lot 99x100 feet, in good neighborhood. Price, \$2,000.

One dwelling on 6th street, adjoining residence of S. M. Howell, 4 rooms, well of water and stable, lot 50x198, convenient to business. Price, \$1,700.

One dwelling on South Tryon street, adjoining bresidence of Dr. Bratton, 8 rooms, closets and pantry, well of water, well located for a boarding house. Price, \$3,000

4. One dwelling or corner of Myers and 3rd streets, 47 rooms, 2 room kitchen, bath room and closets, well of water; 2 lots, 1 fronting Myers street, 99x 198, 1 fronting 3rd street, 99x198, well of good water and stable on the latter. Price, \$2,250. water and stable on the latter. Price, \$2,250.

5 One dwelling on corner of Graham and 10th streets, 5 rooms, kitchen, well of water, lot 120 feet on Graham street, 162 feet on 10th street, very desirable property. Price, \$1,500.

6 One dwelling on Poplar street, 10 rooms, lot 09x198 feet, brick kitchen, outhouses, stable, well of good water, sold on terms to suit purchaser. Price, \$4,000.

11 One Dwelling on Ninth street between B and C, two stories, six rooms, brick basement: well of water in yard; lot 99x198. Price \$2,000

12 One Dwelling on Sixth street, one story, 5 rooms, kitchen, well of water; lot 50x99. Price \$1,000.

One Dwelling on West Trade street, two stories, 7 rooms, 2 room kitchen, well of water; two lots—59 on Trade 99 on Fourth ster; two lots—59 on Trade 99 on Fourth street, but the fair Grounds well located for a track and darry farm; ½ in timber, oranch running through it, about 8 acres meadow. Price \$30 per acre.

15 between D and k streets. Price \$30.

51x Thousand Three Humired acres Land. The owners of The Crowder's Mountain Iron works beg to call the attention of capitalists iron manufacturers, stock and dairy men, and those who wish to settle colonies, to their property, which offers inducements to the casses above named.

who wish to settle coionies, to their property, which offers inducements to the classes above named.

The property consists of six Thousand Three Hundred Acres of land, located in the counties of caston and Cleaveland, in the State of North Carolina, at King's Mountain Depot, on the Atlanta and Charrotte Air Line railway, now owned by the Richmond and Danville railroad company. The property has been used for fifty years past as an iron property, and has been worked at various points, but chiefly at the site of the celebrated Yellow Ridge Ore Bank, which has always rielded an ore noted for its richness in metallic iron, and its softness and toughness. This veln of ore, which extends for two miles in length, has been worked to the dept of 147 feet, showing at that depth a vein of ore about 40 feet whice, and analyzing as high as 65 per cent. of metallic iron. This veln has not been worked for twenty years, but the tacts set forth can be fully shown. Various other veins have been worked, and within the past two years very large deposits of iron ore have been discovered at other points. Within the past eighteen months, however, the owners have discovered deposits of ore in Crowder's Mountain, (five veins of iron ore, are exposed), which were unknown before, and which will furnish an amount of good ore, easily worked and above water, that must snake it one of the most desirable iron properties to be found. They have discovered on the pinnacle of this mountain, which is 1000 feet above the level land, 2200 feet above the sea level, a vein of ore eight feet wide, which crops out at various points from the top to the bottom of the mountain, showing in one piace about 20 feet of solid vein. This vein can be traced over the top of the mountain, for over a mile, and this deposit alone would afford an almost inexhaustible supply of ore, easily worked, and above the water line. In addition to this four other veins have been found on this mountain. The ore is a mottled gray ore, showing on analysis from 4 to 65 per cent. of

guality.

Besides Crowder's Mountain the owners possess King's Mountain, for about seven miles, whose pinnacle is the highest point of land from Richmond to Atlanta, except Mt. Airy, in Georgia, and they have reason to believe this mountain is full of ore also. In addition to iron ore the property has manganese, limestone clay for making fire-proof brick, gold and other minerals. Very pure and excellent barytese has just been found in large quantity.

cellent barytese has just been found in large quantity.

As a stock and dairy farm it offers fine opportualties to those who may wish to engage in such business. It has from three to four thousand acres of level or only slightly rolling land, which produces grass, grain and all kinds of farming products anely, and it is well supplied with water by unfailing springs and branches

The other 4,000 acres embraced in the mountain sides are productive of fine grass and herdage, and afford excellent natural pasturage for sheep and cattle. The himate is so mild that but little shelter for stock is needed in the coldest winters. The whole six thousand acres are now covered with a fine growth of timber of all kinds, such as pine, hickory, oak, wainut, cedar, etc. The land is well suited to farming purposes, by those who wish to colonize. Cotton, corn, peas, oats, clover and grass, and truits of all kinds are produced beautifully, and it is specially suited to grapes and small fruits. It could be divided into small farms that would give to each farm variety of soil, and level and hilly and. It is situated in the Piedmont belt, which is noted for the salubrity of its climate, and the healthiness of its atmosphere. It is a region free from malaria and other unhealthy influences. It is located with great convenience to railroad facilities, being situated at from two to four miles from King's Mountain Station, on a railway that has the most extensive connections with all parts of the country, and which offers great inducements to those who are trying to develop the country along mineral interests, for Sixty three Thousand Dollars, or will make favorable terms, reserving the mineral interest, apyments to be one-third cash, balance in one or twyear.

ultivation. Price \$2,250.

19 Tract of Land, 3 miles south of Charlotte, by \$2 acres, known as part of the Samuel Taylor tract, on which is an undeveloped gold mine, (known in the N. C. Reports as the Sam Taylor mine), three frame tenement houses, two rooms each, good barn, good well water and good spring on the premises. Sold without reserve for \$1,750.

2) Two unimproved lots 50x198, on north side of West Fifth street. Price \$200 each.

20 cows, and 5 box stalls; a good wood shed, snaoke-house, brick spring house, wagon shed, granery, 9 buildings on the farm, besides a 4-tamp bone mill on the creek with sufficient water to run it most of the year. The creek runs through the plantation and has 22 acres of bottom or meadow land under cuitivation that will produce 75 bushels corn for acre. The buildings on the place could not be replaced for less than \$6 500. A desirable place for any one wishing a well improved farm. Price \$8,000; one-haif cash, balance on time at 6 er cent. Intere t.

CHARLOTTE, N. C., THURSDAY JANUARY 8, 1885.

THE MERCHANTS TAX. There is complaint among some of the merchants of North Carolina at the imposition by the State of a license tax of one tenth of one per cent. on their gross purchases (except farm products purchased directly from the producer) a statement of which, under oath, is required to be made out twice a year, within ten days after the first of January, and the first of July, to be filed with the register of deeds. In addition to this the merchant pays an ad valorem tax upon his stock, so that he is taxed twice upon the same thing. Aside from the fact that the tax is regarded as unjust by some, there are still other objections that outweigh the benefits that accrue to the State from it. In the handling of all stocks of goods of a damagable character, the liquor merchant, grocer, dry goods merchant, druggist and others sustain material loss by damage in shipment, leakage, wasteage, dust and other causes which is not taken into account, when taxes are paid. This may not amount to a very large figure in any individual case, but in the aggregate it does, and we are discussing this matter, not from an individual but general standpoint. As a matter of equity we see no reason why the merchant should pay an ad valorem tax on his

stock in hand and then be taxed in addition for the privilege of purchasing that stock, any more than the man who buys a house and lot should after paying the taxes on that house and lot, be taxed for buying it. Then again there is something of an inquisitorial cast about this special tax, for it, practically speaking, makes public record of the business transactions of those involved which is taken advantage of sometimes by rivals to annoy or damage those whom they would annoy or damage,

and it is a temptation, also, to those

who are not above such temptation.

debts and numerous other contingen-

small under favorable circumstaaces,

and which annually send thousands

in this and other States into bank

cost put upon an article consumed

much proportionally to the cost of

the article to the consumer, who, in

the long run, pays the difference,

in this matter as the merchant is though the merchant feels it more di-

rectly than the man who buys his

goods. This whole tax question is a

matter to readjust it so that its bur-

faithfully, or with; better results.

While studying the interests of the people and economy of government,

Cincinnati for the East, presented his

bride with an \$80,000 diamond neck-

lace, the diamonds forty-one in num-

ber, with a \$5,000 centre stone. See

what it is to be a newspaper man where the cash system prevails.

Thirty-five years ago there was

not a house where the city of Min-

neapolis, Minn., now stands, with its

125,000 population and thriving in-

dustries. The site of the whole city

now on some of the streets property is worth \$1,500 a front foot.

gresses in years this conviction wil

the ratification of the Spanish treaty

grow stronger with him.

in its present form.

12,50

ifestly unfair.

to make large returns for the purpose of appearing to do a large business, or small returns to lessen the amount of tax to be paid. These, of nevertheless the temptation is there enough that the merchant be taxed by the State but once on the goods he BOOTS AND SHOES handles, in the haudling of which he has to encounter the depressions in trade, the fluctuations in prices, bad

THIS FALL

Consisting of the Latest Styles

TRUNKS.

TO SEE OUR STOCK OF

Winter Good

AND BARGAINS.

Closing Out a Creat Many Goods at

Greatly Reduced Prices.

BIG STOCK OF

Blankets and Underwear,

And Overcoats.

SMITH BUILDING.

15.00

18 00

A \$35.00 Seal Plush Jacket for

A \$25.00 Fur Lined Circular for

CHILDREN'S CLOAKS

And Walking Jackets at astonishingly low prices.

FINE CLOTHING

I have marked down at prices that will's li them.
Any one investing in Clothing will save money by
purchasing at this time as I mean to reduce my
stock regardless of prices. Having just completed
my annual inventory I find a big lot of

REMNANTS.

Thanking the public for their liberal patronage during the past year I will endeavor to merit the same in the future by keeping my stock constantly fresh with the newest importations as they come into market and by always giving full value or money received.

T. L. SEIGLE.

A \$20,00 Silk Dolman for

1884.

TRAVELING BAGS.

Last but not least, a fine line of Umbrellas, Stik Mohair, and Alpaca. Large and Beautiful line

WE HAVE A LARGE LOT OF

Christmas Goods.

THEY ARE CHEAP

And are going fast. Hurry up and get what you want

ALEXANDER & HARRIS

W.KAUFMAN&CO

CENTRAL HOTEL CORNER.

Sound Advice to Buy ers of Clothing,

GENTS' FURNISHING GOODS, HATS CAPS. &c, &c., &c.

Former Price . 84 56 Men's Long Sack Overcoat Men's Prince Charles Overcoat Hoys' and Children's Overconts \$3.50, \$1.50 and \$5.50, Reduced 33 1-3 Per Cent. Men's Suck Cassimere Suits

40 3

Senator Garland, of Arkansas, was born in 1832, and is a native of Ten-nessee.

LEADING

The Charlotte Observer. THE MISSISSIPPI RIVER IMPROVE

Report of the Commissioner on the Progress of Work and its Recommen-

Washington, Jan. 7.—The annual report of the Mississippi river commissioners was today transmitted to Congress. In speaking of the construction of the works and referring to the flood which occurred in the letter part of February less the to the flood which occurred in the latter part of February last, the commissioners say that the river remained high for a long period and but little work could be done before the first of July. The damage to the work was on the whole less than might have been anticipated. The dykes sustained much less injury than had been the case in former than had been the case in former years, which was due, no doubt, to the improved methods of construc-tion which had been adopted, but revetment work, much of which had been left in an incomplete state, suf-fered severely. During the present season all of the damage has been

Referring to the levees the report assumes that no argument is needed to attest the practicability of the levee system. It is thoroughly established by large experience that faithfully constructed levees of sufficient proportion and age to have settled and become sed covered, would tled and become sod covered, would resist any pressure. The commis sion recommends the construction of new, and the raising of existing levees along all parts of the river where the highlands are too remote to check the passage of large vol-umes of flood water outside of the bed of the river, or in other words on the entire right and also the left bank below Baton Rouge and from the Yazoo river to hair bend below

below Memphis.

The commission makes the following estimates for the fiscal year, ending June 30, 1886:

For surveys, \$100,000; for salaries and expenses of commission and assistant engineers, \$100,000; for rivers from the Des Moines to the Illinois river, \$500,000; from the Illinois river to Cairo and head of passes, in-cluding Red river at and below Atchafalaya, \$7,000.000; for harbors at Columbus, Ky., \$80,000; Hickman, Ky, \$270,000; Memphis, \$75,000; Greenville, Miss., \$186,000; Vicks burg, \$20,000; Natchez, \$700,000; New Orleans, \$686,600.

SOUTHERN PROGRESS.

How the South Came to the Porefront in 1884.

BALTIMORE, Jan. 7.—The Manufacturer's Record in its annual review of course, ar) exceptional cases, but southern industries will tomorrow publish a list of all the manufacturug and mining enterprises organized in the Southern States in 1884, givingthe name, location and character of 18,600 new enterprises with aggregate capital reaching the enormous sum of \$105.269,500 divided among fourteen Southern States as follows: Alabama, 186 new establishments with a capital of \$16,925,000; Arkansas 46, with cies, that make the margin for profit a capital of \$2,040,000; Florida 95, with \$2,323,000 capital; Georgia 196, with \$5,455,000 capital; Kentucky 137, with \$21,762,000 capital; Louisiana 53, with \$5,534,000 capital; Maryland 105, with \$7,121,500 capital; Mis-But it is not only the merchant sissippi 40, with \$1,295,000 capital; who is affected, but the consumer as North Carolina 226, with \$4,110,000 capital; South Carolina 53, with \$2,5174,000 capital; Tennessee 250, with well, for every additional cent of \$7,910,000 capital; Texas 221, with by taxation or otherwise, adds that \$10,778,000 capital; Virginia 188, with \$13,450,000 capital; West Virginia 77, with \$4,392,000 capital: In Ken-tucky Alabama and Virginia some extensive mining and iron companies and who is quite as much interested with large capital were organized, which runs up the total of invest-ments in those States, though they also added many of the smaller in-dustries. The list shows that almost every branch of general manufac-tories is represented. Cotton and complicated one, and it is no easy woolen mills, machine shops, foundries, blast furnaces, ice factories, dens will be equally borne; but the saw mills, planing mills, building material factories, carriage and wag-on factories, handle factories, etc., law that requires a man to pay dou-ble tax on the same property is manvery numerous. There are many flour mills and more tobacco factories The newspapers are paying Gov. and a large number of cotton seed oil Jarvis some very high compliments mills as well as mining enterprises of all kinds, gold and silver, copper, as his administration draws to a mica iron, coal, etc. A noticeable feature is the amount of Northern close, and he deserves it all. No Governor that North Carolina has ever and Western capital going into the South, though the Southern people had has served her more zealously or

themselves are showing remarkable energy in developing their resources. A Sausfied Laborer.

he has been a progressive Governor, A passenger on a train up in Wis-consin was complaining of the hard keeping a sharp eye on the material progress and development of the imes. "I don't see nothin' hard about State, and has done all in his power em remarked a contented looking man opposite him. "Well, you're the to bring North Carolina to the front first man I've seen that wasn't growling," replied the first speaker. "and I should like to know your business. If Chief Justice Waite is suffering there is one prosperous finan in the from the effects of a stroke of paralycountry I want to make his aquaintsis lest summer, confining him about country I want to make his aquaintance. What do you do?" "Oh. /I'm
working for the railroad company.
watchin' wood contractors to see
blat they don't pile in no poor stuff.
Get \$2 a day." Two dollars a day!
You don't call that prosperity do
you?" "Oh that ain't all. The contractors new me \$5 a day to spend six weeks. About two months ago erysipelas attacked his face and head, and his physicians and friends are apprehensive that it may, unless checked, reach the brain and prove fatal. He is in his 69th year. tractors pay me \$5 a day to spend three fourths of my time down to Bill Jackson's saloon. Nothin' hard about John R. McLean, of the Cincinnati Enquirer, before their departure from these times that I can see."

Gen. Grant's Health Improving. Mr. Cyrus W. Field reports that ten. Grant is much less depressed in spirits now that there is a chance of relief from his financial troubles. He is able to be about his house, although still quite lame. He goes out driving and his general health has been better in the past few days. Mr. Field says Messrs. Drexel and Childs, of Philadelphia, will visit New York again this week for the purpose of perfecting the arrangement for Gen. Grant's relief.

could then be bought for \$50, while Big Pay. Rev. Dr. J, P. Newman, Gen. Grant's old pastor, was the principal Mr. Randall was delighted with his Mr. Randall was delighted with his Southern trip, and has come to the conclusion that the Southern people are a great people. As Mr. R. property of the late Leland Stanford, Jr., and it is an unced that ex-Gov. Stanford paid Mr. Newman \$10,000 for his dispenses in years this conviction will course. The services took place in an Episcopal chapel, and \$10,000 was expended for flowers for this occa-U. S. Marshal Wright received 600 sion alone.

"bulldog" revolvers for use in the Hard on the "Day." Ohio October election. He thought they came from the Republican BALTIMORE, Jan. 7 .- The Day news paper has again suspended, and its proprietor states that if something is not done to sustain the paper into the National Committee, but wasn't cerhands of its creditors to do the bets The Baltimore Board of Trade has they can with it. passed resolutions protesting against

Enemies Ready to Strike.

THE ART GALLERY

At St. Mary's School Burned to the Raleigh Chronicle, Jan. 6th.

Last night at 12.20 o'clock the alarm of fire was given, and as the people looked out an immense light could be seen in the western part of the city, that looked as though the western suburbs were on fire. In five minutes firemen, citizens and visiting legislators were making their way through the muddy streets toward the fire, and on arriving found that it was the beautiful new art gallery at St. Mary's school. Before anybody could arrive the entire building was in a blaze, and by heroic efforts the firemen could only protect the other buildings. The building was of wood, two stories high, and burned very rapidly. It was a very handsome building, designed by the late Sam'l Sloan, and built by Mr. Thomas H. Briggs, and had been completed but a short while. One fine piano, painting material, the art work of the pupils, together with the furniture contained in several recitation rooms, and the Kindergarten department, minutes firemen, citizens and visiting contained in several recitation rooms, and the Kindergarten department, were destroyed. The fire was supposed to have originated from a defective flue. Mr. H. S. Keith, who superintended the building for Mr. Briggs, states that every precaution was used in the building, that all the flues were lined with tin, that the smoke flue was lined with terra cotta

The building belonged to Col. Paul C. Cameron. and there was no insurance on either the building or its contents. The loss is about \$9,000. The fire will not interfere with the exercises of the school.

pipe with eight inch brick work around it, and that he is satisfied that

the fire originated from some other

A STEAMER SUNK.

One Man and | Some | Fine | Stock Lost. Kansas City, Ark... Jan. 7.—The steamer Belle, of Shreveport ran ashore near Island Sixty-Six Monday, and sank in 40 minutes. She will prove a total loss. She had one hundred passengers and 1,700 tons freight. Jas. Loon, of New Albany, Iud., was drowned. The Kate Adels passed the wreck at daylight yesterday, rescuing the passengers from the island. The lost passenger was an exposition visitor. Part of was an exposition visitor. Part of the freight was 25 head of race horses and 11 Jersey cows intended for the exposition. The value of the boat was \$16,000 she was insured for \$12,-

Unwilling to Pay their Taxes Promptly Having failed with Congress, the whiskey men are seeking to induce Secretary McCulloch to extend the time within which the taxes falling the business of each. The list shows | due on their product in the next six months may be paid. Attorney Gen eral Brewster's opinion on the com-petency of the Secretary to make the desired extension is relied upon as sufficiently good basis for the action sought. The time desired is from six to twelve months. In January, 1885, the tax falls due on 2,956,630 gallons; in February on 2,852,052 gallons; in March on 2,820,158 gallons; in April on 2,573,256 gallons; in May on 1,820 992 gallons; in June on 747,508 gal lons. In the following six months but 800,000 gallons will have to be paid for, so that an extension of six months will effect nearly all that is at present desired. Within the past year 240,000 barrels have been exported to avoid taxes about to fall due, and if the Secretary should prove refractory, some eight million gallons will, it is estimated, be sent abroad in the next six months.

Young Americans Call Upon the Pope. ROME, Jan. 7.—Delegates from the various young men's Catholic socie the Vatican yesterday and paid their homage to the Pope. His Holiness addressed them at much length, and among other things said there was too much reason to fear that a social catastrophe was imminent. Catho-lics, especially the young, should do all their power to prevent its occur-

Daughters, Wives and Mothers We emphatically guarantee Dr. Marchisi's Catholicon, a Female Bemedy, to cure Female Diseases, such as ovarian troubles, infianmation and ulceration, falling and displacement or bearing down feeling, irregularities, barrenness, change of life, leucorrhoes, besides many weaknesses springing from the above, like headache, bloating, spinal weakness, sleeplessness, nervous debility, paloitation of the heart, &c. For sale by druggista. Prices \$1.00 and \$1.50 per bottle. Send to Dr. J. B. Marchisi, Utica, N. Y., for pamphlet, free. For sale by L. B. Wriston, druggist.

DEPARTMENT OF MECKLENBURG, CHARLOTTE, Dec. 18th, 1884. General Order, The stock of Toys and Christmas Goods now

VARIETY STORE. the public generally, and the good children par tlarly, are invited to call and see the display. The two large dolls.

Bob and Sallie, Fogether with the Walking Elephant, Performin

Bear and Dancing Pavillion, will be on exhibit luring the week and until Christmas. Bob and Sallie are for raffle.

SANTA CLAUS, C. M. ETHEREDGE, Manager.

Desirable Property FOR SALE BY THE

Charlotte Real Estate Agency One-story frame cottage; 4 rooms, lot 50x150 in Fourth ward, on west Fifth street, near the residence of James P. Irwin. All improvements new. A desirable place for a small family. Price \$1,000.

FOR RENT. A comfortable five-room cottage on Church, be-tween Ninth and Tenth streets. Good water and g-od neighborhood. Apply to dec28dU D. P. HUTCHISON.

MRS. JOE PERSON'S Remedy

OPENING THE

Spring Campaign. Wittkowsky & Baruch

Have just completed their Annual Stocktaking and will offer Monday morning

In Remnants of

SILKS, SATINS

Velvets, Dress Goods,

TOWELINGS, CRASHES. Sheetings, Shirtings, Laces,

EMBROIDERIES, Odds & Ends, Soiled Goods, &c.,

Which were brought to the surface during inventory. No such bargains were ever before offered to the people of this section. Come as early as you possibly can for you will never again get as much for so little

CHARLOTTE. N. C. Great Bargains!

BED-ROOM SUITS.

Owing to the failure of a large hotel I had to take back twenty Bed-room Suits to secure myself. These goods are as good as new and I offer them at the extremely low price of \$35.00 per suit, with Wire Mattress included. Suit consists of

ONE ASH TOWEL RACK,

ONE ASH BEDSTEAD,

ONE ASH BUREAU, ONE ASH TABLE.

Left Over From the Holidays.

-A FINE STOCK OF-

WATCHES, CLOCKS,

Silverware, and Jewelry

Next to Nisbet and Seigle.

ONE ASH MARBLE-TOP WASHSTAND,

MAPLE CHAIRS Cane Seat, 1 MAPLE ROCKER, Cane Seat, ONE WIRE MATTRESS.

D. M. ANDREWS

Largest Stock in the State.

Houses Rented. Houses rented and rolls.

dvertised free of charge.

CHARLOTTE REAL ESTATE AGENCY,
R. E. COCHRANE, Manager



R. MAGILI

WHOLEBALE GROCER

AND COMMISSION MERCHANT College St., Charlotte. PUTZ POMADE, cap, Sapolio and Kitchen Scap, at R. H. JORDAN & OU.'S, Springs Corner.