

of the bishop and his clergy; a sufficient sum was allotted for the expenses of the public worship, of which the feasts of love, the *agapae*, as they were called, constituted a very pleasing part. The whole remainder was the sacred patrimony of the poor. According to the discretion of the bishop, it was distributed to support widows and orphans, the lame, the sick, and the aged of the community; to comfort strangers and pilgrims, and to alleviate the misfortunes of prisoners and captives, more especially when their sufferings had been occasioned by their firm attachment to the cause of religion. A generous intercourse of charity united the most distant provinces, and the smaller congregations were cheerfully assisted by the alms of their more opulent brethren. Such an institution, which paid less regard to the merit than to the distress of the object, very materially conduced to the progress of Christianity. The Pagans, who were actuated by a sense of humanity, while they derided the doctrines, acknowledged the benevolence, of the new sect. The prospect of immediate relief and of future protection allured into its hospitable bosom many of those unhappy persons whom the neglect of the world would have abandoned to the miseries of want, of sickness, and of old

age. There is some reason likewise to believe that great numbers of infants, who, according to the inhuman practice of the times, had been exposed by their parents, were frequently res-

cued from death, baptized, educated, and maintained by the piety of the Christians, and at the expense of the public treasure.

(To be continued)

How Taft Bargained for the Friar Lands

(His Own Account of the Deal)

"As early as 1898, the Peace Commission, which negotiated the treaty of Paris, became convinced that one of the most important steps in tranquilizing the islands and in reconciling the Filipinos to the American Government would be the governmental purchase of the so-called friars' agricultural lands in the Philippines, and the sale of these lands to the tenants upon long, easy payments. The same policy was recommended by the first or Schurman Commission after an investigation by it, and in the first report of the present Philippine Commission much time was devoted to the political phases of the relations of the four great religious orders to the people and the wisdom of buying the agricultural lands and selling them to the tenants was much commented on and approved.

Since Taft effected the purchase of the friar lands with the first issue of public-credit bonds of the Philippines under the United States, a new generation has grown up in the islands. Members of this generation now sitting in the legislature, where there is a movement afoot to have the government purchase remaining large agricultural estates of the Church in the Philippines, may refresh their information on the friar-lands purchase by reading Taft's report of it, set forth here.

Whether the simple right of eminent domain runs in such cases or not, no doubt hinges somewhat upon the acuteness of the agrarian situation involved: Taft's method was an appeal to Rome and an accord with the pontifical authority. Some of the estates remaining in the Church are charity endowments and are of the nature of trusts. When the demands of a situation are acute (and otherwise, ordinary rights prevail) *salus populi suprema lex*, the safety of the people is the supreme law.—ED.

The Secretary of War and the President concurred in the recommendations of the Commission. Accordingly in May, 1902, the writer, as civil governor of the Philippine Islands, was directed by the Secretary of War to visit Rome and to confer with the Pope or such agents as he might designate in respect to the question of buying the friars' agricultural lands and other questions of a similar character which were pending between the Roman Catholic Church and the Government. The negotiations which were had on this subject in Rome were set forth in the correspondence published by the Secretary of War in his report to Congress for last year. In a word, the Pope approved the purchase of the agricultural lands of the three great religious orders that owned agricultural lands in the islands and appointed an apostolic delegate with as full powers as he could be invested with to bring about this result.

"The apostolic delegate, Monsignor Jean Baptiste Guidi, archbishop of Staurpoh, reached the islands in the fall of 1902, and negotiations were at once begun. In one of the letters written by Cardinal Rampolla, contained in the correspondence already referred to, he stated on behalf of the Holy See that the resources of the religious orders would be taken into charge by the supreme authorities for the benefit of the church in the Philippines, and it at first seemed that the religious orders, with little prospect of reaping much pecuniary benefit from the sale of the lands under this arrangement, were not anxious to further the proposed purchase. Probably this inference did an injustice to the religious orders in view of the event. It turned out upon examination that the agricultural lands which had originally belonged to the three religious orders of the Philippines, to wit, the Dominicans, the Augustinians, and the Recoletos, aggregated 420,000 acres. The Commission in 1901 had directed a survey to be made by a Filipino surveyor or agrimensor, skilled both in surveying agricultural land and in estimating its value, by name Juan Villegas. He surveyed between 1901 and 1903 all the agricultural holdings of the three religious orders, except an estate belonging to the Augustinians in the province of Isabela and an estate belonging to the Recoletos in the province of Mindoro. He classified the lands and placed a value upon the differing classes, giving data from which it was possible to estimate the total value of the lands, except the two estates in Isabela and Mindoro, respectively,

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already mentioned, the value of which was determined by the agents of the Commission from other sources.

"The event proved that the Dominicans had conveyed their holdings, amounting to 60,461 hectares, to one Andrews, an Englishman living in Manila, under a promoter's contract; that Andrews organized a company, under the supposed existing laws of the Philippines, known as the "Philippine Sugar Estates Developing Company (Limited)," to which he conveyed all the Dominican lands, with the exception of a small estate known as San Juan Del Monte, containing 156 hectares, which was held under such trust restrictions as to prevent its sale. Investigation showed that the Augustinian order as far back as 1893 or 1894 had conveyed to a Spanish corporation, known as the "Sociedad Agricola de Ultramar," all of its agricultural holdings. It further appeared that the Recoletos had conveyed the estate of Imus, or rather the estates of San Juan and San Nicolas, known

as the "Imus estate," containing 18,419 hectares, to a company organized under the laws of Hongkong or Great Britain. The Mindoro estate remained in title and possession with the Recoletos order of the Philippines. It became necessary therefore to deal with the representatives of the title holders to the lands. The Dominican lands, the title to which was in the Philippine Sugar Estates Development Company (Limited), were represented by Señor Don Francisco Gutierrez, a stockholder and managing director of the company. The Augustinian lands owned by the Sociedad Agricola de Ultramar were represented by the attorney in fact of the company, an Augustinian friar, Padre Juan M. Yanez. The Imus estate, conveyed to the British Manila Estates Company (Limited), was represented by a young Englishman named Marcus McGregor. The Mindoro estate of the Recoletos was represented by the procurator of the Recoletos order in the Philippines.

"In order to determine the value of the estates,

the representatives of the various companies and other interests were invited to attend a hearing, when various witnesses were called to testify. The apostolic delegate was also present. A stenographic report of these hearings is hereto attached and marked 'Exhibit F.'

"In addition to the hearings written statements were made by experts for each interest and were filed with the apostolic delegate and with me. The representatives of the various interests were not disposed at first to welcome the presence in the conference of the apostolic delegate. It was vigorously denied that the friars retained any titular interest in the lands which were the subject of the negotiation, and the right of the apostolic delegate to intervene was therefore questioned. From the best information that I could obtain it was true that the religious orders had parted with their legal title to the shares in the new companies, except the Recoletos in Mindoro, and that it was very difficult to find out just what their interest in the property continued to be. That they had an interest, and a most substantial one, went without saying, but, for reasons it is unnecessary to comment on, these interests had been made as ambiguous and doubtful as possible. In accordance with the agreement reached in Rome, I sent to the apostolic delegate a request for a statement of the exact interests retained by the religious orders in the Philippines in the lands which were the subject of negotiation. No formal answer to this letter was ever received, but informally it was stated to me by the delegate that the authorities in the Philippines had informed him that they had so disposed of their interests that they were unable to make a statement of what their interests were, if any.

"The value of the lands, as estimated according to the statements of the agents of the companies, aggregated a sum between thirteen and fourteen millions of dollars gold. The estimate of Villegas, the surveyor employed by the Commission, showed the valuation of the lands to be \$6,043,000 gold, if his value in Mexican should be reduced to gold at the rate of two to one, which was the gold rate about the time of his survey and classification, though the Mexican dollar fell considerably after that. Considering the bad conditions which prevailed in agriculture, the loss of cattle, the dispute concerning title, and the agrarian question that must always remain in the management of these estates and embarrass the owner, I considered—and I believe the Commission generally agreed with me—that \$6,043,000 gold was a full price for the lands. The sum, however, was scouted by the persons representing the owners, and there appeared to be very little prospect of reaching an agreement. With the knowledge and approval of the Commission and of the Secretary of War and the President subsequently had, I sent a letter to the apostolic delegate and forwarded a copy to each representative of the respective estates, as follows:

OFFICE OF THE CIVIL GOVERNOR OF THE PHILIPPINE ISLANDS,

Manila, P. I., July 5, 1903.

YOUR EXCELLENCY: After a very full consideration of the subject, and with the concurrence of the Commission, I beg to make an offer on behalf of the Philippine Government for the so-called Friars' lands, which include, first, certain haciendas at one time owned by the Dominican order of these islands and now owned by the Philippine Sugar Estates Development Company, represented by Mr. Gutierrez; second, certain haciendas at one time owned by the Augustinian order and now owned by the Compañia Agricola de Ultramar, represented by the Augustinian friar, Padre Juan; and third, the haciendas of San Juan and San Nicolas, generally known as the Imus estates, at one time owned by the Recoletos order, and now owned by an English corporation, the British Manila Estates Company (Limited), represented by Mr. McGregor, and also an estate in Mindoro of 60,000 acres, still owned, as I am informed, by the Recoletos order. The offer I am about to make is, of course, subject to the approval of the Secretary of War, but if accepted, it will doubtless receive his approval. * * *



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The total valuations in Mexican are as follows:
 The Dominican lands..... \$5,473,799.13
 The Augustinian lands..... 4,407,335.65
 The Recoleta lands..... 2,205,303.33

Making a total in Mexican currency of..... \$12,086,438.11

The civil government proposes to pay for a good title to these lands, free and unincumbered, the prices above named reduced to gold at the ratio of two to one, as follows:

For the Dominican lands..... \$2,736,899.57
 For the Augustinian lands..... 2,203,667.83
 For the Recoleta lands..... 1,102,651.67

Making a total in gold of.... \$6,043,219.07

"I received a negative answer from all of the representatives. Not discouraged, however, by circumstances that seemed most discouraging, the apostolic delegate bent his energies to bringing the parties to a settlement. After some negotiation the delegate first stated that he thought he could arrange a sale for \$10,500,000 gold. I told him there was no hope of bringing about a purchase at that figure. Some months later I was advised by Mr. McGregor that if an offer was made for \$8,500,000 he thought he could compass the sale. This was definitely declined. I then advised the apostolic delegate and those interested that I would recommend to the Commission and the Secretary of War an increase in the price offered, for the sake of peace, of \$1,500,000, but no more. Then followed a long and protracted discussion between the parties who were to be the vendors as to how this sum should be divided, and there was much difficulty in arriving at a solution—so great a difficulty, indeed, that I was informed that unless \$7,770,000 was paid there was no hope of reaching an agreement. With the approval of the Secretary of War and the Commission, I replied that \$7,543,000 was our ultimatum and that we would not give more than that, and this was ultimately the basis upon which the price was fixed. It turned out, upon further investigation, that the Augustinian Company and the Sociedad Agricola de Ultramar had contracted to sell the Mandaloya estate, which lay in the province of Rizal and extended from the city of Manila to the town of Pasig along the Pasig River, at a certain price, and that a strip 150 meters wide by 6 kilometers running along the river had been contracted to be sold to the railroad company for mercantile purposes. The Mandaloya estate is a poor estate, from an agricultural standpoint, and its use for mercantile purposes we were entirely willing to acquiesce in, because it would not present the difficulties concerning agricultural tenancy as the remainder of the land. The estate contains about 10,000 acres. By omitting this from the land sold and deducting the price fixed by Villegas, with 25 per cent added thereto, and making certain other reductions for parcels sold bona fide by the owners, and leaving to the Sugar Estates Development Company a tract of sugar land of 2,500 acres on the hillside of the Calamba estate, we finally closed the purchase of upward of 410,000 acres, at a price of \$7,239,000 gold. Copies of the contracts of sale are hereby appended and marked 'Exhibit H.'

"It is thought that the result of these negotiations and the purchase of the lands form a most important step in the rehabilitation of the people of the islands and the readjustment of their relations to the Roman Catholic Church, which can not but be of material benefit in a political way to the insular and provincial governments. The disposition of the lands to the tenants on contracts of sale with easy payments for a number of years entails a work of tremendous labor upon the insular government and will necessitate the organization of a separate bureau for that purpose. We can not prophesy that the adjustment will rid us entirely of the agrarian questions. There will be doubtless litigation and local centers of disturbance growing out of government landlordism; but the elimination of the friars from the question can not but tend greatly to facilitate satisfactory adjustments. During the last six months I

have been in receipt of petitions from tenants in the provinces of Cavite and Laguna, where the agrarian question has been most bitter, urging the purchase of the lands, with a statement that the tenants fully understood that the lands are to be sold to them and that they are to pay for the same. The visit to Rome was watched with intense interest by the people of the islands, and had it not resulted in a purchase of the lands, my judgment is that great disappointment would have been felt. As will be seen by a statement which follows; the number of friars in the islands is rapidly diminishing from year to year, and with the adjustment of the land question and the division of the proceeds between the orders and the church and the use of the part belonging to the Roman Church for the improvement of the Philippine church we may reasonably hope that in a decade the agrarian and political question of the friars in the Philippines will have been completely removed from among the obstacles to good government with which the Americans, in coming

to the islands and assuming control thereof, were confronted.

"Arrangements are being made for the floating of the bonds necessary to raise the money to pay for the lands. It is understood that the bonds may be floated at 4 per cent and that they will take the form of bonds payable after ten and before thirty years at the option of the Government. This will entail an interest charge upon the revenues of the Government of \$290,000 a year in addition to the expense of administration, which will be considerable. It is not thought that the income from the islands for several years will be enough to meet the actual outgo, but with a restoration of normal conditions—speaking for myself alone—I hope that the lands will sell for as much as we have paid for them. Other members of the Commission do not think so. It is to be noted, however, that the insular government has not entered upon the purchase of these lands with a view to a profitable investment, but that it is knowingly paying a considerable sum of money merely

ANNOUNCING OPERATION OF BAGUIO NIGHT TRAINS

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WEEKLY SPECIAL SERVICE

First BAGUIO NIGHT SPECIAL will leave Manila at 11:00 p. m. on Wednesday, November 27, 1929, for Damortis and San Fernando, La Union.

This train will return from San Fernando at 8:35 p. m. on Sunday, December 1, 1929, and will leave Damortis at 10:30 p. m., to arrive Manila at 5:10 a. m. the following day.

For subsequent trips, the BAGUIO NIGHT SPECIAL will leave Manila at same hour every Friday night, returning from San Fernando and Damortis the following Sunday.

For trip on Friday, December 20, being the Christmas Week, the Night Special will return to Manila the following Wednesday, December 25, and for trip on Friday, December 27, it will return on Wednesday, January 1, instead of Sunday.

Connection with Benguet Auto Line at Damortis to and from Baguio.

On northbound trip, passengers leave promptly after arrival of train at Damortis and reach Baguio before 8:00 a. m. and from Baguio, first class busses and automobiles leave at 8:00 p. m. and third class at 6:30 p. m., arriving at Damortis in time to connect with the Baguio Night Special train.

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	1st class	3rd class
Manila-Baguio, one way.....	P14.33	P5.64
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Manila-Damortis, one way.....	8.88	3.14
120 days, Manila-Damortis, round trip.....	13.82
Manila-San Fernando U., one way.....	10.64	3.76
120 days, Manila-San Fernando U., round trip.....	16.46
Sleeper berth, each way.....	5.00

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	One way	Round trip
Manila-Damortis.....	P32.20	P61.18
Manila-San Fernando U.....	36.60	69.54

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for the purpose of ridding the administration of the government in the islands of an issue dangerous to the peace and prosperity of the people of the islands."***

The extract from Taft's reports to Washington is an interlude in the *Mission Trail* excursions among the chronicles, another of which will appear in an early number.

Browsing Among New Books

By GLADYS TRAYNOR

CYRANO, SWORDSMAN, LIBERTIN AND MAN-OF-LETTERS. Cameron Rogers. Doubleday Doran. A biography.



GLADYS TRAYNOR

To divest a loved hero of some of his most endearing qualities and leave him still on his pedestal is not an easy task. Mr. Clayton Hamilton, New York dramatic critic, has said that the Cyrano of Rostand's play, *Cyrano de Bergerac*, is the most contagiously and universally popular hero in the history of the stage. It is such a

character that Mr. Rogers takes out of a fictional setting and reveals in less romantic guise to thousands of readers who have undoubtedly never had an idea that there ever was a real Cyrano.

If the reader never has had the good fortune to see Mr. Mansfield in the play when he first brought it to the United States at the close of the gay nineties, or Walter Hampden in one of his annual revivals, he will thoroughly enjoy making the acquaintance of Savinien de Cyrano, Seigneur de Bergerac of the prodigious nose, who strides self-consciously through the pages of this new biography, a target for Fate's buffets. He who already knows and loves the proud Gascon (though in reality a Parisian, he was to become famous as *le brave Cyrano*, Gascon cadet, because someone passing him in the street mistook him

to be of that company) will listen interestedly to all Mr. Rogers says so entertainingly with that indulgence one accords a stranger speaking of the faults of a dear friend.

The author of *The Legend of Calvin Coolidge* and *Gallant Ladies* is not a conventional biographer of the old school, but one of those modern literary psychologists who have made biography so popular. Human weaknesses are psycho-analyzed and facts interpreted by imaginary conversations in a highly diverting manner. Despite their methods some little glamour clings to certain of their characters, like Cyrano.

Mr. Rogers has divided his book into three parts: Part I, the Swordsman; Part II, the Libertin; and Part III, the Man-of-Letters. When he was only nineteen Cyrano set out to make his fortune as a soldier and became an expert swordsman. He did not return from the wars with a marshal's baton, as he had fondly dreamed of doing, but instead through the rescue of a young student, the bastard son of a literary light of the day, his sword led him into the company of illustrious Libertins, 17th century intellectuals, and his sword kept both friends and enemies at a distance when he later became a man-of-letters. Here is an excellent picture of the times and the life of those Freethinkers who dared accept the heretical views of Théophile de Viau. With the exception of Cyrano who was temperate because former habits had begun to pall as well as because he found thought more stimulating than wine, and his friend Poquelin, who, when he later became well-known as Molière, plagiarized the work of his less successful friend, they were all given to debauchery.

The author leads us to believe that if Cyrano were living to-day and writing for contemporary

REVIEW OF THE EXCHANGE MARKET

BY RICHARD E. SHAW
Manager, International Banking Corporation



The October market opened with all Banks buyers of U. S. \$ TT ready and forward at 5/8% premium, at which point the rate remained constant throughout the month. During the third week of the month selling rates for U. S. \$ TT eased slightly but the prevailing quotation for the period under review was 1% premium.

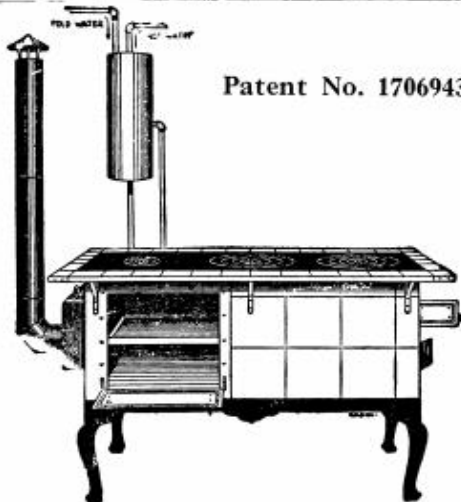
The following purchases of telegraphic transfers have been made from the Insular Treasurer since last report:

Week ending September 28th	Nil
Week ending October 5th	US \$300,000
Week ending October 12th	Nil
Week ending October 19th	Nil

As a result of rise in the New York-London cross-rate sterling selling rates, which at the opening were firm at 2/-7/16 for TT and 2/-1/2 for O/D were gradually lowered until at the

(Please turn to page 27, col. 2)

magazines, he might confess "How My Large Nose Mitigated Against My Success in Life". In truth, he seemed just to miss the world's applause in every undertaking. Certainly his propensity for picking quarrels with all who alluded even in friendly sport to the feature about which he was so sensitive did not help to establish him in popular favor. But when Death comes to bear him away in his last defeat, Rostand's Cyrano speaks of a certain compensation on the subject of which the psychoanalyst is



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