

size and contain and be operated by a thousand horse-power triple-expansion engine.

Second—A boiler and engine house containing boiler capacity for a development of fifteen hundred (1500) horse-power.

Third—A gold and silver parting plant in a building of area equal to sixty by one hundred and twenty (60x120) feet in size, said plant to be of sufficient capacity to handle and separate all the gold and silver product from said electrolytical plant.

Fourth—A roasting furnace in a building of area equal to sixty by one hundred and sixty (60x160) feet in size.

Fifth—A copper smelting plant in a building of area equal to sixty by one hundred and twenty (60x120) feet in size.

Sixth—A copper casting furnace plant in a building of area equal to forty by one hundred and seventy-five (40x175) feet in size.

Seventh—A converter plant in a building of area equal to sixty by one hundred (60x100) feet in size.

Eighth—A copper rolling mill for manufacturing sheet copper, etc., of suitable dimensions and capacity for the practical and successful operation of the same.

Ninth—A copper wire mill of suitable dimensions and capacity for the practical and successful operation of the same.

Tenth—Ore houses, coke houses, machine shops, blacksmith and repair shops and such other buildings and improvements as will be necessary to the successful operation of all the aforesaid works. Full plans, specifications and details of all said buildings are to be filed with the committee hereinafter named as fast as the said plans are completed.

Each of said main buildings up to and including No. 9, to be substantially constructed of stone, brick, iron or steel, shall be built by and at the expense of the party of the first part, and each of said plants is to be fully furnished and equipped with improved and suitable machinery and appliances for the performance of the work for which it is designed. The cost of all the said works when so completed is to be five hundred thousand dollars (\$500,000), exclusive of the ground on which they will be built, and said works are to be of such capacity as to employ three hundred (300) men in their operation when running to their full capacity.

And said party of the first part further agrees to keep said works in operation for a period of five (5) years from the date of their completion, during the last nine months of each year, except when prevented by strikes or inevitable accidents, and agree to employ about two hundred and fifty (250) men therein during all the time they are so operating.

Said party of the first part further agrees to begin the work of construction of said improvements within thirty (30) days from the time of execution of this agreement, and to continue said work of construction vigorously until said works are all completed, and all the said works are to be so completed and put in operation on or before the first day of January, 1894 (provided that as to the operation of the smelting plant it shall be

contingent upon procuring sufficient ores to operate the same), and all are to be built upon the following described site or tract of land, to wit: (Description of site to be inserted here.)

And in consideration of the erection and operation of said works by said party of the first part as aforesaid, the parties of the second part, in their capacity as such trustees, undertake and agree:

First—That the title deeds conveying an unincumbered title to all the lands aforesaid shall be placed in escrow with the committee hereinafter named, to be held by said committee for the use of the parties hereto.

The title to forty acres of said land (same to be selected by said party of the first part) shall be made out to the party of the first part when a majority of said committee shall be satisfied that one hundred thousand dollars (\$100,000) has been expended upon said grounds in the construction of said works. The title to the remainder of said ground shall be made over to the party of the first part when said committee shall be satisfied that two hundred and fifty thousand dollars (\$250,000) has been expended by him upon the said grounds in the construction of said works under this contract. But said party of the first part, and those engaged with or employed by him, shall, upon the execution of this contract and of the bond hereinafter provided for, be privileged to enter upon said grounds and all parts of the same without molestation for the purpose of building the said works.

Second—The parties of the second part, trustees as aforesaid, will pay over to the party of the first part out of the moneys which may come into their hands as such trustees from the subscriptions and donations made by citizens and property owners of Salt Lake City and others to the fund subscribed for the purpose of securing the location of said works at Salt Lake City, but not otherwise, the sum of \$100,000 as a bonus in addition to said grounds for the building of said works; said money to be paid out of said fund in installments as follows:

Fifty thousand dollars thereof to be paid upon the execution of this contract and the commencement of said work of building and the execution by the party of the first part to the parties of the second part as such trustees of a bond in the sum of one hundred thousand dollars (\$100,000) with sureties satisfactory to said parties of the second part, conditioned that said party of the first part will apply all moneys so donated and paid to him to the erection of said works, and will in all respects carry out and perform in good faith all provisions of this contract to be by him performed.

Twenty-five thousand dollars of said sum is to be paid out of said trust funds so subscribed as aforesaid on the first day of June, 1893, provided that said works are by that date completed, and if not, then when said works are half completed as aforesaid.

The last installment of twenty-five thousand dollars (\$25,000) is to be paid out of said trust fund on the first day of September, 1893, provided the said works are fully completed and in operation in all respects in accordance with the terms of this contract by that

date, and if not then so completed said last installment shall be payable on such completion within the time limited in the contract.

It is further stipulated and agreed between the said parties hereto that Spencer Clawson, W. S. McCormick, J. W. Donnellan, J. H. Bacon, C. P. Mason, shall be and are hereby constituted a committee to secure and hold the title deeds aforesaid, with authority to determine when said \$100,000 has been so expended and when said works shall be half completed and when said works are fully completed, and the deeds for said several parcels of land and the deferred payments of said fund shall be due and payable on the certification of a majority of said committee that the terms of this contract have been complied with by the party of the first part, and not otherwise.

It is further agreed that inasmuch as some of the processes to be used in said works and particularly in said electrolytical copper-refining plant are not usually known, and it is important to the party of the first part to keep all knowledge of said processes secret from all persons, the said party of the first part shall not be required for any purpose to divulge to the parties of the second part any information which would in any manner tend to reveal to any person any knowledge of the secret processes above referred to.

In witness whereof the party of the first part has hereunto subscribed his name, and the parties of the second part as trustees as aforesaid, and not in their individual capacity, have hereunto subscribed their names the day and year first herein recited.

THAT POWER PLANT!

Editor Deseret News:

In my communications to the NEWS on January 3rd and 6th, I referred to the feasibility of erecting a power plant at Coalville or other suitable locality where coal could be used direct from the pit and the power transmitted to this city without having to haul the coal or having the dense black clouds of smoke which are now so familiar to us.

The items of cost are of course the first question, as upon the cost of a scheme and the relative expense of maintenance everything of an industrial character depends, the probable returns being more easily reckoned on.

The cost of an installation of from 1000-horse power upwards may be approximately reckoned at \$100 per horse power, including therein engines, boilers, generators, buildings, etc., but not the line of communication with the city. A station having an effective output of 5000 horse power, costing about \$500,000, could be built by commencing with two or more units of 500 horse power each and adding thereto as the increase of the business would warrant.

At present the power used in this city may be approximately estimated thus:

Salt Lake City Railroad Co.	600
Utah Transit Railroad Co.	500
Electric Light Co.	2000
Hotels and other plants	2000

Total..... 5100 horse power.

As the coal would be used direct from the mines the lumps could be screened out for transportation and the slack