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Notes

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erection of the world's largest office building, the right of access to the caisson, prism and air lots is not left to implication. Access was specifically granted for the purpose not only of building the building, but also for the purpose of making repairs whenever necessary at any time in the future.

There were, of course, many other details which had to be worked out and which are too numerous to discuss here. A few may be mentioned before concluding. One paragraph of the deed reads as follows:

"It is understood that soil conditions below a horizontal plane which is at elevation 50 below said Chicago City Datum may require the belling out or enlarging of some or all of the caissons which the purchaser desires to construct on said property, and it is agreed by the Railway Company in such event that the same may, below such horizontal plane at 50 feet below Chicago City Datum, be belled out or enlarged and may extend beyond the confines of the cylinder lots provided for such caissons."

Then there is the question of apportionment of taxes on the land, the deed contained ample provisions covering this. In addition to these, provisions were contained in the deed to protect the purchaser from too much smoke from the locomotives of the railway company,

which agreed to minimize the smoke. As I have said before, there were many other details, all dealing with the specific location of sewers, tunnels, etc., but which not in the least impair the absolute ownership of that part of the land and air purchased by the purchaser.

In conclusion it may be said that no precedent exists for this novel subdivision. This task of creating it was one of the most interesting with which a lawyer can ever hope to have contact. It was indeed blazing a new trail. There is no doubt that it will serve as a model for many such transactions which are bound to greatly increase. The plan certainly furnished a clear and legal solution for the acquisition of a site for a building over railroad tracks, which could be released from the lien of the railroad mortgages.

In our great cities there are many miles of tracks available for the disposition of air rights. The railroads need only the ground and sufficient space above the ground for their cars. The space above that can and should be used under a plan such as here outlined. The validity of the title which the purchaser acquires in fee simple to the caisson, prism and air lots is beyond doubt.

WOMAN ATTORNEY HEADS FINANCIAL INSTITUTION

Lillian Westropp, a prominent attorney of Cleveland, Ohio, the only woman ever elected to the executive board of the Cleveland Bar Association, a 54 year old organization, in 1920 founded the Women's Savings and Loan Company of Cleveland, the only 100% women's enterprise of its character, and is its President.

PROF. HIGGINS RECOVERED

The student body was glad to see Professor Higgins back at his classes after a week's absence due to illness. While he has not entirely recovered, the lure of Common Law Pleading is too strong to keep him idle. We sincerely hope that he will not be forced to stay away again.