

other goods. I refer to our wood goods, our staple article of export to Europe and the United States. The demand for deals is good, and all the square and waney pine timber manufactured in the Ottawa Valley will be wanted this year. There is a limit to the production of wood goods; and that limit is almost within sight. Our forests are being denuded of timber; some far-seeing men are securing timber limits which they are holding without working them. They are aware that the natural annual growth of standing timber is not less than five per cent., and that it pays to let forests rest and grow.

The bank continues to foster the principal manufacturing industry of Quebec, the boot and shoe industry, which has of late been fairly prosperous. The skilled labor required is cheaper in Quebec than at other points in the Dominion. Our goods are shipped to the East, the West, the North-West and to British Columbia in considerable parcels, competing successfully in most markets. Recently the Falls of Montmorency—at the expense of the picturesque perhaps—have been utilized in driving extensive cotton cloth mills; and as there is still water power to spare, it is not unreasonable to suppose that other factories will ere long be established at Montmorency.

I might say a few words about bi-metallism, which continues to be a subject of controversy; but I think I said sufficient in my last address to the shareholders. All I then said on the subject I believe to be sound, consequently there is no necessity for repetition.

The directors have informed you that arrangements have been made for opening a branch in the Upper Town. Every effort will be made to render the office a convenience to the public, and we hope to be successful in our efforts.

I have now only to thank you, gentlemen, for having listened so patiently to all I have said on this, I may say, pleasant occasion of our annual meeting.

JAMES STEVENSON,  
General Manager.

Quebec, 4th June, 1894.

The adoption and publication of the report was moved by the president and seconded by Mr. G. R. Renfrew.

On motion of Mr. T. H. Dunn, seconded by Mr. Edwin Jones, the thanks of this meeting were offered to the president, vice-president and directors for their valuable services during the past year.

The president, in thanking the shareholders for this expression of their confidence, said that, after the full explanations given by the general manager, he did not consider it necessary to add anything thereto.

Moved by Mr. T. H. Norris, seconded by Mr. E. H. Taylor, That the thanks of this meeting be given to the general manager, inspectors, managers and other officers of the bank, for the efficient manner in which they have discharged their duties.

Mr. Stevenson, general manager, had pleasure in acknowledging this complimentary resolution on behalf both of himself and the whole staff, and had special pleasure in giving the information that during the many years which have passed since the Quebec was instituted, not a single claim had ever been made on the Guarantee Company of North America for default of an employee.

A ballot was taken for the election of directors, and the scrutineers presently reported the following gentlemen elected as directors for the ensuing year, viz: R. H. Smith, William J. Withall, John R. Young, G. R. Renfrew, Samuel J. Shaw, John T. Ross, and Gaspard LeMoine.

Votes of thanks were tendered to the chairman and the scrutineers.

W. R. DEAN,  
Secretary.

At a subsequent meeting of the directors Mr. R. H. Smith was re-elected president and Mr. Wm. Withall, vice-president.

#### FREEHOLD LOAN AND SAVINGS COMPANY.

The thirty-fifth annual meeting of this company was held at the Company's office, Toronto, on Tuesday, the 5th of June. The following gentlemen were present: Charles H. Gooderham, T. S. Stayner, Hon. J. C. Aikins, H. S. Howland, Capt. W. F. McMaster, Rev. Dr. R. C. Moffatt, Dr. George W. Jackson, Price Jackson, Wm. Spry, C.E., Henry Pellatt,

C. E. Hooper, George Robinson, R. H. Temple, James Barber, William Cook, Philip Browne, Dr. Larratt W. Smith, Dr. J. M. Thorburn, Alexander Smith, Michael O'Donnell, Dr. Uzziel Ogden, J. P. Eastwood, M. Shewan, D. A. Milne, Beverley Jones, J. Moore Read and Hon. S. C. Wood.

C. H. Gooderham, Esq., presided, and the Hon. S. C. Wood, acting as secretary, read the report, with the financial statement and reports of the auditors.

#### LIABILITIES AND ASSETS, 30TH APRIL, 1894.

Dr.

To the public—	
Deposits .....	\$ 655,420 56
Debentures, currency .....	374,920 00
Debentures sterling .....	3,042,523 17
Interest on above ..	73,327 38
	<hr/> \$4,146,191 11

To the shareholders—	
Capital .....	\$1,319,100 00
Reserve .....	659,550 00
Contingent .....	50,815 50
Dividend due June 1st .....	52,764 00
	<hr/> \$2,082,229 50

Cr. \$6,228,420 61

By investments—	
Mortgages, etc .....	\$5,614,935 76
Property owned—	
Office building, furniture, etc....	357,874 50
Balances—	
In banks on current account .....	\$135,610 35
In banks on special deposit .....	120,000 00
	<hr/> 255,610 35

#### PROFIT AND LOSS.

Dr.

To interest paid and allowed—	
On deposits .....	\$ 27,418 97
Debentures .....	147,658 39
	<hr/> \$175,077 36
To expenses, including cost of management, commission, etc ..	45,902 65
To profits, apportioned as follows—	
Dividends, two half-yearly, at 4 per cent. each and tax thereon .....	\$107,123 20
Net surplus carried to Contingent Fund ..	29,618 53
	<hr/> \$136,741 73

Cr.

By interest on investments, bank balances, etc .....	\$357,721 74
	<hr/> \$357,721 74

C. H. GOODERHAM, President.  
S. C. WOOD, Managing Director.  
Toronto, 15th May, 1894.

To the president, directors and shareholders of the Freehold Loan and Savings Company, Toronto:

GENTLEMEN,—We, the undersigned, having examined the securities and vouchers, and audited the books of the company (excepting the business of the Manitoba branch, which has been duly audited and certified to by local auditors), certify that we have found them correct, and that the annexed balance sheet is a correct statement of the company's affairs to the 30th April, 1894.

W. E. WATSON, F. C. A., } Auditors.  
JOSEPH BLAKELY,  
Toronto, 15th May, 1894.

To the president, directors and shareholders of the Freehold Loan and Savings Company, Toronto:

GENTLEMEN,—We, the undersigned, having examined the securities and vouchers, and audited the books of the Freehold Loan and Savings Company, at Winnipeg, certify that we have found them correct.

J. PATTERSON, } Auditors.  
W. HUTCHINSON,  
Winnipeg, 3rd May, 1894.

The president, in moving the adoption of the report, made the following address:—

GENTLEMEN,—In moving the adoption of the report it will not be necessary to make any lengthened remarks. The financial statement shows a successful year, and I may be per-

mitted to add a few words with reference to the transactions of the past twelve months.

The rates on mortgage loans have declined somewhat, but the very favorable terms upon which we obtain the funds placed in our hands for investment enable us to show the usual margin of profits.

We have found no difficulty in renewing our bonds in Great Britain at four per cent., and have obtained considerable new money at 3 3/4. We were offered more at 4 per cent., but as our borrowing limit has been nearly reached we declined accepting.

It must be admitted that there has been a shrinkage in the value of every kind of landed property. The continued low price of grain and the emigration from Ontario to Manitoba and the North-west has resulted in lessening the demand for, and value of, farm lands in this province.

This year we find, notwithstanding the low prices of grain and the embargo in Great Britain on Canadian cattle (a most discouraging regulation, both to the cattle raiser and shipper), the demand for farms to purchase or lease has been greater than at any time during the past five years. As an evidence of this very marked change, I may state that we have only one farm on our hands which is not rented, and the balance are, generally speaking, considering the times, bringing a fair return.

The reason we in Canada have felt the depressed times less than any other country may be largely found in our rich soil, our magnificent climate, our enterprising, intelligent and prudent farmers, who at the late World's Fair at Chicago, in grain, fruit, cheese, cattle and horses, more than held their own against all competitors. In such a country the outlook of any well managed loan company must necessarily be hopeful.

Manitoba has been essentially a wheat producing country, and, having to dispose of her produce at abnormally low figures, has to that extent participated in the general depression which has characterized the past year. On the other hand, the quantity and value of live stock exported have exceeded that of any previous year, and we are pleased to note this continued tendency towards a more varied system of agriculture.

I have much pleasure in being able to report that crops both in Ontario and Manitoba are looking very fine, and bear every indication of a bountiful harvest.

The officers of the Company both in Ontario and Manitoba continue to do their duties faithfully and efficiently.

Mr. T. S. Stayner, in seconding the motion, spoke as follows:

"In seconding the resolution for the adoption of the report it is hardly necessary for me to add anything to the observations of the president, which seem pretty fully to cover the points of interest in the report.

"Under the circumstances, I think we may consider the report a very favorable one, when we take into account the extreme depression which has so long prevailed in the country, the low rates of interest, the difficulty of getting it in, owing to the cramped condition of many of the borrowers. I think it is a source of satisfaction to know that after paying an 8 per cent. dividend, we have been enabled out of the surplus earnings of the year to provide for all losses with the addition of so small a sum borrowed from the Contingent Fund. This has been accomplished, as you may suppose, only by the most persistent dunning on the part of the officers of the company, but that they have been so successful in keeping down arrears and maintaining the average of collections, is due to the excellent character of the company's securities. We look upon them as exceptionally good.

"It is the practice of the directors every year to go through the whole list of defaulters, every account in arrear for interest to whatever extent, and the result has been to convince them of the general soundness of the loans and their satisfactory condition. This is especially the case with farm loans in Ontario, not one of which were they inclined to regard as really bad, or that will not be recovered eventually without serious loss; and in regard to the farms which have been taken over, all but one of them, as the president has mentioned, are now under rental and bringing in a revenue more or less considerable. The city loans are in scarcely a less healthy condition. It has for many years been the rule of the office to avoid lending money upon anything but first-class properties in the city.