

# ONTARIO INDUSTRIAL LOAN AND INVESTMENT CO., LIMITED.

The third annual general meeting of the Shareholders of this Company was held at its office on Thursday, the 21st day of February, at one o'clock, p.m. The President, David Blain, Esq., occupied the chair, and Mr. J. Gormley, the Managing Director, acted as Secretary. There were present also a large number of Shareholders both from the country and city. The President read the following

## REPORT.

To the Shareholders of the Ontario Industrial Loan and Investment Company:

The Directors beg to submit for your information the following report of the business of the Company for the year ending 31st December, 1883, with the financial statements, duly audited. The subscribed capital at that date amounted to \$472,900.00, on which had been paid \$220,796.22: the balance of the authorized capital still unsubscribed (\$252,100) represents that portion of the allotment made at the close of last year, which, not having been taken up within the prescribed time, reverted to the Company. The item of \$219,977.35 represents the amount actually invested in real estate, inclusive of \$20,000 already expended on the Arcade Building; the item of \$73,894.17 mentioned in the Balance Sheet represents loans made by the Company on real estate mortgages, showing an increase over the amount so invested at 31st December, 1882, of \$26,353.53; the item of \$28,691.35 represents loans made on personal security additionally secured by collaterals. The real estate and other securities of the Company have been carefully inspected and examined by a special committee appointed for that purpose. Reference to the "Profit and Loss" account will show the net profits for the year (after deducting the expenses of management) to have been \$24,179.05, out of which two half-yearly dividends, at the rate of eight per cent. per annum, have been declared, amounting to \$16,827.02. The Directors recommend the placing of \$7,000 to the "Reserve Fund," and the carrying forward of the balance to the credit of Profit and Loss Account. The profits on sales of real estate as shown amount to \$13,309.60; this, while not quite realizing the anticipations of the Directors formed at the beginning of the year, may (taking into consideration the almost universal inactivity of the real estate market) be considered satisfactory. Although for a while unavoidably delayed, building operations on the "Arcade" are now progressing favourably. Numerous applications for accommodation have been received, and the prospects of the success of the enterprise are most encouraging.

All of which is respectfully submitted.

D. BLAIN, President.

J. GORMLEY, Managing Director.

The following statements were also laid before the meeting:—

## GENERAL BALANCE SHEET.

LIABILITIES.	
Capital stock paid up	\$220,796 22
Deposits	64,332 81
Sundry accounts payable	898 75
Dividend No. 5, payable 2nd January, 1884	8,663 64
Reserve fund, as at 1st January, 1883	\$20,000 00
Added this year	7,000 00
	27,000 00
Profit and loss account, carried forward	2,783 62
	\$324,475 04
ASSETS.	
Real estate	\$312,648 88
Less remaining on mortgage	123,671 53
	213,977 35
Loans, mortgages	73,304 17
Loans, bills receivable, and collaterals	28,691 35
Interest accrued	1,517 03
	102,603 45
Cash in bank	6,375 41
Cash on hand	123 74
	6,504 15
Office furniture	111 68
Sundry accounts and rents receivable	1,278 41
	\$324,475 04

## PROFIT AND LOSS ACCOUNT.

Dr.	
To cost of management	\$4,231 30
Interest paid bank and depositors	3,241 95
Net profits for year	\$24,179 05
Add balance at credit from last year	1,931 52
	\$22,110 64
Appropriated and proposed to be appropriated as follows:—	
To Dividend No. 4, at 8 per cent. per annum, paid 3rd July, 1883	\$7,063 33
Dividend No. 5, at 8 per cent. per annum, payable 2nd Jan., 1884	8,663 64
Added to reserve fund	7,000 00
Carried forward to credit of profit and loss account	2,783 62
	26,110 64
Cr.	
By Balance at credit 1st January, 1883	\$3,447 59
Less voted to President, Directors and Auditors	1,516 00
	\$1,931 59
Interest on investments, loans, real estate, rents, etc.	16,827 02
Interest accrued	1,479 27
Profits on sales of real estate	13,309 60
	\$33,539 89

## Auditors' Report.

We hereby certify that we have audited the books of the company for the year ending 31st December, 1883, and find the above statements to be correct as shown thereby. We have also examined the securities and vouchers relating thereto, and have found them in good order.

Toronto, 12th February, 1884.

CHARLES B. PETRY, }  
JOHN PATON, } Auditors.

The President, in moving the adoption of the report, gave a short resume of the business of the company and its continued success since its organization.

Mr. E. H. Duggan, the First Vice-President, seconded the resolution, and briefly referred to the investments of the Company, notably the Arcade.

The motion was carried unanimously.

The usual vote of thanks having been passed to the president, directors and management, the meeting proceeded to elect ten directors to serve for the ensuing year.

At the close of the poll the scrutineers, Messrs. L. Bolster and W. H. Best, declared the following gentlemen elected:—D. Blain, Esq.; E. H. Duggan Esq.; Jas. Langstaff, Esq., M.D.; O. B. Robinson, Esq.; James Robinson, Esq.; John Harvie, Esq.; John J. Cook, Esq.; A. McLean Howard, Esq.; Alfred Baker, Esq., M.A., and James Gormley, Esq. The meeting then adjourned.

At a subsequent meeting of the Board David Blain, Esq., was re-elected President, and E. H. Duggan, Esq., and Jas. Langstaff, Esq., M.D., Vice-Presidents.

# CANADA WEST LAND AGENCY CO'Y.

CAPITAL, \$100,000.

Hon. G. W. Allan, President. A. H. Campbell, Esq., Vice-President.

J. R. ADAMSON, Manager.

OFFICES, 14 Adelaide Street East,  
TORONTO.

This Company take particulars of farms and other properties from the owners, and advertise very largely, both here and in the Old Country, and has become the recognized medium for the disposal of all kinds of real estate. They sell only on commission, and do not hold any real estate of their own.

## Bruce County, Carrick Township.

2524—A nice farm of 165 acres, known as the "Forrest Home Farm," 125 acres cleared, 10 acres hardwood sugar bush, 10 partly culled, and balance ash, cedar, etc. Soil is clay loam, rolling and easily worked, well watered by a spring, creek and 3 wells, it is well drained and ditched; fences are board and rail. There are two log dwellings on cedar posts, and one frame on stone foundation, all roofed with shingles, 1½ storeys, with 2, 3 and 4 rooms, respectively, and cellars under each; also outside kitchen and wing. Frame bank barn on stone foundation, 40x60, all in good repair; there are also two other barns and stables and other outbuildings. Taxes are \$40, and 10 days road work. There are 3 orchards, containing apple, pear, crab apple, plum and cherry trees, currant bushes and grape vines, all bearing. Gravel road runs between the lots, school ½ mile, churches of all denominations within 2½ miles. Market town, Clifford, 2½ miles, where are post and telegraph offices and railroad station on Wellington, Grey & Bruce Railway. Price, \$8,000; \$4,000 cash, balance in 8 years; interest at 6 per cent.

## Grey County, St. Vincent Township.

2167—Containing 60 acres, known as the "Maple Grove Farm," 52 acres cleared and free from stumps; 8 in bush of beech and maple; soil sandy and clay loam, slightly rolling; picket, board and rail fences; frame dwelling, 24x30, 1½ storeys, 6 rooms, on stone foundation; cellar, 24x30; kitchen 18x24, roofed with shingles—in good repair. Frame barn, 30x42; a good horse stable, 18x24; two open sheds for the farm stock, pig-pen, etc.—in good repair; orchard 3 acres, consisting of apples, plums, cherries, etc.—all bearing. The farm is on the gravel road, churches, post office, telegraph office, railway station, market town, Meaford, 2 miles. Price, \$3,200; \$2,000 cash, balance in 4 years.

## Haldimand County, Seneca Township.

2552—Nice farm of 200 acres, known as "Pine Grove," 155 acres of which are cleared, 135 free from stumps, and 45 acres wooded with oak, pine, maple and other woods. Soil, clay loam, slightly rolling and easily worked; watered by a cistern, spring and wells; fences are rail and stump—in good order; frame dwelling, on stone foundation, 24x32, 1½ storeys, 11 rooms, pantries; kitchen, 20x20, and cellar, 20x20; woodshed, 18x22—all in good repair; frame barn, on stone and oak blocks, 40x64; stable, 16x40; shed, 30x64; drive-house, 51x26, contains stabling for 4 horses. Orchard of 1½ acres, containing 100 apple, 12 pear, cherry trees, etc., and all kinds of small fruits—all bearing. School, ¾ mile, English church 9 miles, Presbyterian ¾ mile, Methodist 1, Baptist 4, and Roman Catholic 7 miles distant; market town, Canfield, 3½ miles, where are post and telegraph offices, and railroad station on the G. T. R. and C. S. R. Price, \$7,400; \$3,000 cash, balance to suit purchaser, with interest at 6 per cent.

## Dalton County, Trafalgar Township.

2598—Good farm of 106 acres, 80 of which are cleared and free from stumps; soil clay loam; fences are cedar rail; frame dwelling, on stone blocks, 18x25, 1½ storeys, 5 rooms; cellar, 16x25, and outside kitchen, 11x25; frame barn, 36x60 (barn-yard paved with stone), on stone blocks; shed, 30x60 with stabling for 8 horses; cow stable, lean-to barn, 12x36, with stabling for 10 beasts; drive house 24x40, hog pen 18x24—both newly built; all buildings in good repair. Taxes are \$24 and 5 days road work. Orchard 1½ acres, containing apple and a few pear and cherry trees, all bearing; farm is 2½ miles from the gravel road and 1 mile from 2 schools; English, Methodist and Baptist churches at Boyne, 1 mile; Presbyterian church, ½ mile; post-office at Boyne and Omagh, 1 mile; post and telegraph offices and railroad station at Milton, 2½ miles, on the C. V. R., and N. & N. W. R. Price, \$5,600; \$3,000 cash, balance to suit purchaser, with interest at 6 per cent.

## Lincoln County, Grimsby Township.

2575—A cheap farm of 110 acres, 60 of which are cleared, 30 free from stumps, 30 in pasture, and 30 in good bush of mixed timber. Soil is a clay, clay loam and black loam, the latter of which is extremely rich, and the farm is gently rolling and easily worked. Fences are rail and picket. Dwelling is of frame, 1½ storeys, containing 9 rooms, with outside kitchen and good cellar, with woodshed and workshop over. Frame barn and drive shed, pig pen, etc. There is a well near the house, and a soft water cistern at the back door. Two good orchards, containing about 200 peach, 150 apple, 70 pear, 50 plum and 10 cherry trees; also 1½ acres of strawberries, 1½ acres of grapes, 1½ acres Kittingny blackberries, ½ acre of raspberries and black caps. The farm is ½ mile from gravel road, 1 mile from school; churches of all denominations at Grimsby, 3 miles, where are post and telegraph offices, market, shipping facilities and railroad station on the G. W. R., 8 miles. Price, \$7,500; \$2,500 cash, balance to suit purchaser, with interest at 7 per cent.

## Oxford County, Norwich North Township.

2580—A nice little farm of 50 acres, known as the "Nichols Farm," 45 acres of which are cleared and free from stumps; 5 acres wooded with beech, maple, etc.; soil is clay loam, gently rolling and easily worked; well watered by a spring, creek, and a well at the house; fences are picket, board and rail; frame dwelling-house, on stone foundation, 24x30, roofed with shingles, 1½ storeys, 5 rooms, and cellar, 16x20; also kitchen outside main building, 20x23, and wing containing 3 rooms; frame barn, 36x60, on stone foundation; frame drive house, 20x40, on stone foundation, with stables and hay loft; all buildings are in good repair; orchard of 2 acres, containing 40 apple, pear and cherry trees, small fruits—all bearing—and ornamental trees; the farm is on the gravel road; ¼ mile to school and Baptist church; English and Presbyterian 5, Methodist 3, and Roman Catholic 9 miles distant; post and telegraph offices and railroad station, on G. T. R., at Burgessville, ½ mile; market town, Norwich, 4 miles. Price, \$3,600; \$2,000 cash, balance to suit purchaser, with interest at 6 per cent.