

from shore to shore will be $41\frac{1}{2}$ miles, and from deep water in the Atlantic to deep water in the Pacific $50\frac{1}{2}$ miles.

In entering the Canal from the Atlantic, a ship will proceed from deep water in Limon Bay, a distance of seven miles, to the north end of Gatun Locks. It will be raised 85 feet through these locks, by three steps, and will then pass out of the locks into the Gatun Lake, which is formed by the Gatun Dam intercepting the Chagres River. The ship will pass through the lake and Culebra Cut to the Pedro Miguel Lock, on the Pacific side, a distance of about 32 miles, Culebra Cut itself being about nine miles long. The ship will here be lowered 30 feet through Pedro Miguel Lock, by one step, and will then pass through Miraflores Lake, a distance of about two miles, and enter Miraflores Locks, where it will be lowered 55 feet, at mean tide, by two steps, to the level of the Pacific Ocean. It will then proceed through the channel about eight miles to deep water in the Pacific.

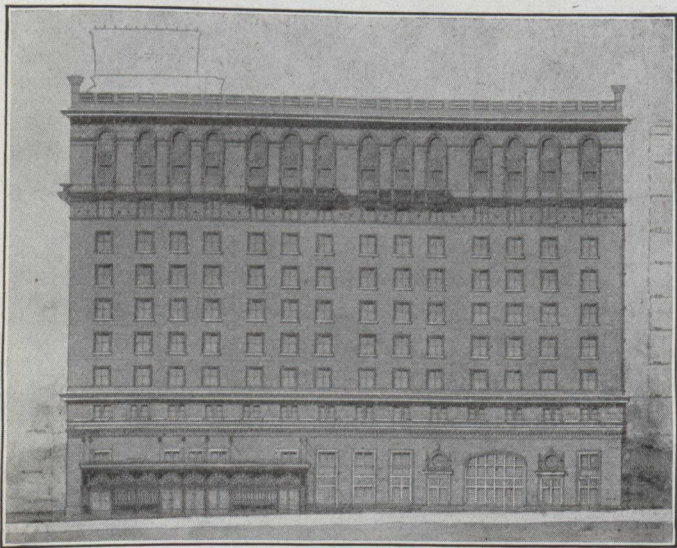
The channel throughout its entire length will have a minimum depth of 41 feet. The tidal variation on the Atlantic side does not exceed 2 1-2 feet, while on the Pacific side it is about 21 feet. The time of passage for a ship through the canal is estimated to be from nine to ten hours, three of which will be spent in the locks.

(To be continued).

RITZ-CARLTON HOTEL, MONTREAL

This is a photograph of the Ritz-Carlton Hotel, Montreal. An offering of \$500,000 bonds of this enterprise was made last week at 95 and accrued interest by Messrs. C. Meredith & Company. They are 5 per cent. first mortgage bonds, subject to retirement at not more than 105 and interest on and after June 1st, 1919. The issue was well received.

The hotel is now in course of erection in accordance with the designs of Messrs. Warren & Westmore, of New York, who have also designed the Hotel Belmont, the Imperial Hotel, and the Ritz-Carlton Hotel in that city. It is being built of steel, cut stone and concrete, and will be of fireproof construction throughout. The building will contain a ballroom, restaurant, grill-room and palm garden,



Ritz-Carlton Hotel, Montreal.

and about 240 bedrooms and sitting-rooms, each bedroom being provided with a bathroom.

The land upon which the hotel is being erected was acquired by the company in October, 1910, and, in common with much other property in Montreal, has since risen in value considerably. It has been valued at \$300,000.

Contracts covering the furnishing and equipment of the hotel, not including above, amount to \$287,000, making the initial value of the building, land, equipment, etc., \$1,920,000. The issue of 7 per cent. cumulative preferred stock has been sold to Canadian investors and the Ritz-Carlton organization. Contracts have been made whereby the entire charge and responsibility for the internal administration of the hotel, when completed, have been placed in the hands of the Ritz and Carlton Hotel organization of New York, London, Paris and elsewhere, which organization has also approved of all the plans and furnishing.

MORTGAGE CLAUSE IN FIRE POLICIES

Assignment of Mortgage Does not Transfer Contract of Insurance, States One Section

The mortgage clause was first introduced during the year 1860, and it made so much trouble both for the companies and the courts, that it was dropped for some time and then taken up again, stated Mr. T. H. Williams in a paper read at the 30th annual meeting of the Fire Underwriters' Association of the Pacific, and the New York standard form of mortgage clause adopted.

A mortgagor and mortgagee may both insure their separate interests (1) Mortgages are now regarded by the courts as mere securities for the payment of money. The mortgagor is the substantial owner of the property, and therefore his interest is absolute within the meaning of the policy. (2) Where a policy is taken out by the mortgagee, the mortgagor has no interests in the proceeds of the policy. (3) The assignment of a mortgage does not transfer the contract of insurance; the mortgagee's insurable interest is gone. (4) The clause in reference to foreclosure proceedings is held to be wise and a proper safeguard against the greatly increased risk consequent upon the circumstances provided against therein. (5) An appraisal accepted by the insured is binding upon the mortgagee. (6) Knowledge of an agent at the time of insuring, that foreclosure proceedings were pending, estops the insurer from setting up that policy is void.

Notify Both the Mortgagor and the Mortgagee.

(7) It is necessary to notify both the mortgagor and the mortgagee of the company's intention to cancel. (8) A warranty deed or a trust deed with a separate agreement to reconvey on payment of a certain sum is in effect a mortgage, which is not a change of title or possession within the policy. (9) A mortgage covering mill building and machinery therein held not to be a chattel mortgage. (10) The provision in a mortgage that all insurance shall be assigned to the mortgagee is not an assignment which will avoid the policy. (11) The right of a mortgagee is not affected by a transfer of interest by a part owner of the property. (12) Where mortgagee took out insurance and charged the premium to the mortgagor the policy covered both the interests of the mortgagor and the mortgagee and the company was not entitled to subrogation. (13) The co-insurance clause is binding upon the mortgagee.

First Entitled to Whole Amount of Debt and Interest.

(14) Where a policy is payable to more than one mortgagee the first mortgagee is entitled to the whole amount of his debt and interest and the second mortgagee to the balance. (15) The mortgage clause makes it a separate contract as far as the mortgagee is concerned. (16) A sale of the property by the mortgagor without the consent of the insurance company voids the policy as to the mortgagor and mortgagee, but if there is a mortgage clause on the policy the company must pay the mortgagee and it is entitled to subrogation. (17) "As the stipulations and conditions of the standard fire policy which relate to the proceedings after the liability of the company has accrued in terms relate to the mortgagor only, all or none of such terms must be held to apply to the mortgagee, and, as many of them are inapplicable, none apply." The court in rendering this decision evidently did not consider it justice to the insurance company but were compelled under our form of mortgage clause to decide as they did. In explaining their actions they said in part: "We must hold that all those stipulations, which in terms relate to the mortgagor only, apply equally to the mortgagor and mortgagee, or we must hold none of them do." The former indicates that which is impossible of performance.

PERSONAL

Mr. J. S. Beaty, a well-known Montreal broker, was presented with a handsome umbrella upon the attainment of his fiftieth birthday by the staff of Messrs. Erickson, Perkins & Company.

Mr. A. C. Pratt has been appointed manager for Eastern Canada for Messrs. W. & T. Avery, Birmingham, England, the well-known manufacturers of scales. This company has obtained contracts for several large installations in the Dominion.

Mr. W. D. Ross, general manager of the Metropolitan Bank, and a director of the Mexican Northern Power Company, and Mr. D. E. Thompson, K.C., president of the Mexican Northern, have left Toronto for an extended trip to Mexico, where they will examine the property of the Mexican Northern.