

COPY

Victoria B.C., 15th Nov: 1892.

A.W. Vowell Esq.,

Supt: of Indian Affairs,
Victoria.

Sir,

I have now the honour to inform you that I have as requested in your letter of 27th. Ultimo, examined carefully the fifteen acres of the Songhees Indian Reserve in this city applied for by the Esquimault Railway Company for terminal purposes as well as the 6 91-100 acres already taken by the said Company for right of way for their line and I beg to place my valuation as under.

I must first however bring under your notice the exceptionally uneven and rocky nature of the property in question which to a certain extent must influence in my valuation for ~~high~~ whilst admitting that owing to the near proximity of the whole of the Songhees Reserve to the City of Victoria, the property taken in one piece is exceedingly valuable. This particular 15 acres however as I have set forth above I consider I am not justified in valuing so high as other properties at a like distance from Town except that portion lying between the line of Railway and the water front which at no very distant period will I take it be utilized for wharves and jetties.

This say 5 acres I prize @ \$4000.00 P acre and the remaining 10 " @ 3000.00 " "

The 6 91-100 also @ 3000.00 " "

making a total valuation for the whole of \$70,730.00 ~~244~~

In arriving at my estimate of the worth of this property let us take say 20 acres ~~thus~~ situate and cut them up into town lots allowing of course for streets and

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