

lands, any person may take possession of it on certain conditions,

may take possession of any unoccupied lot of land in any Township in Lower Canada to which no claim shall be registered, after he shall have deposited with the Registrar of the County, a declaration made before Notaries, containing the description of the lot, and binding himself 5 to pay the proprietor for the same, the like price and on the like terms and conditions of payment, for and upon which any public lands are then offered for sale in the same Township, stating distinctly and truly such price, terms and conditions, and that he and his heirs and *ayant* 10 *cause*, shall continually reside upon and occupy the said land, and shall during each year clear and make fit for cultivation at least two acres thereof until at least ten acres shall be so cleared, and shall pay all taxes and make and repair all roads and bear all other burthens for which 15 the proprietor of such land would be liable, and shall give up the land to the proprietor at any time within four years, from the passing of this Act, on receiving payment for all the improvements he shall have made thereon, at a valuation to be made by arbitration if the parties cannot agree; and the Registrar shall deliver a 20 copy of the said declaration to the person making the same with a certificate of registration thereon indorsed, and the same shall, to all intents and purposes whatsoever, avail and have like effect as a promise of sale 25 (*promesse de vente*) from the proprietor to the person making such declaration, his heirs and assigns, upon the terms and conditions therein mentioned; and in like manner a copy thereof and of the certificate of registration, certified by the Registrar shall avail and have the effect 30 in favor of the proprietor, his heirs and *ayant cause*, to enable him to recover the land on payment of the value of the improvements, as aforesaid, or to enforce the conditions of the said declaration, as the case may be.

Lots not claimed or occupied within ten years to be forfeited to the Crown.

III. And be it enacted, That if any such lot as aforesaid 35 be not claimed or occupied under declaration as aforesaid, within ten years from the passing of this Act, it shall be *ipso facto* forfeited to and the property thereof vested in the Crown, and may be sold and otherwise dealt with in like manner as other lands of the Crown; 40 and that with regard to all such lands, occupied under declaration as aforesaid and not claimed within ten years from the passing of this Act, the Crown shall be substituted for the proprietor thereof and shall have all the rights which such proprietor would have had, and may 45 enforce the performance of the conditions of the declaration, or recover the land if they be not performed in like manner as such proprietor could have done.

How the value of any improvements to be paid for shall be estimated.

IV. And be it enacted, That the value of any improvements made on any such land as aforesaid, and to be 50 paid for by the proprietor, shall, if the parties cannot agree, be fixed by arbitrators, one to be appointed by