

benefit of the same rule of valuation which was applied to the case of Mr. Campbell, taking into consideration that the whole rent paid by Mr. Campbell amounts with the perpetual rent of £37 10s. reserved in favour of the Ursuline Nuns, to £47 10s., representing a capital of nearly £800, considering also the difference in the extent of the two properties, that granted to Mr. Campbell being only six acres in front, while the Beach to be granted to Mr. Fraser has a front of nine acres, and having regard to the rents formerly received for those separate properties; the Committee conceive that the Beach to be granted to Mr. Fraser cannot be valued at less than £1293 6s. 9d., and revising in this respect only their former Reports on this subject, they accordingly recommend that the Rent to be reserved in the Letters Patent to be issued in favour of Mr. Fraser, be calculated at 6 per cent. on this capital of £1293 6s. 9d.

Certified,

GEORGE H. RYLAND.

I.

Copy of Mr. Davidson's and Mr. Freer's Report, 20th July, 1832.

In compliance with a request from the office of the Commissioners of Crown Lands, desiring the undersigned to enquire into and report upon the equitable annual rent to be fixed upon a lot of Beach ground in the possession of John Saxton Campbell, Esquire, near L'Ance-des-Mères, but without reference to the improvements made thereon by Mr. Campbell; the undersigned met accordingly, and first directed their inquiry to the state of the Beach before any improvements were made thereon, when they ascertained that it was *rocky and uneven, so exposed to the north-east and south-west winds as to be quite useless as a place for securing timber*, and that nothing but the great expenditure which Mr. Campbell made upon the property in wharves and piers rendered it fit for any purpose connected with the lumber trade. They further ascertained that with all its present advantages from the capital vested in wharves, it is not greater in value than Sillery Cove, which is leased by the Crown at the rate of about £15 per arpent in front, which at twenty years purchase would amount to £300 per arpent in front. That the Beach lot which forms the subject of the present Report is equal to about six arpents in front, which at £300 per arpent would form a capital of £1,800. While the wharves erected by Mr. Campbell on the Beach, covering according to the measurement marked by the Deputy Surveyor General 30,728 superficial feet, at the low rate of 2d. per superficial foot, must have cost at the least £3072 16s. And that in addition, Mr. Campbell is to allow to the Nuns an annual rent of £37 10s. per annum.

Under all these circumstances it appears to the undersigned that an annual rent of £10 per annum, payable to the Crown, would be a just and equitable rate, and they consequently recommend that that sum be fixed as the annual rent for that part of the Beach which extends to low water mark, as specified in the plan marked A. And as respects the rate to be paid by Mr. Campbell for that part of the wharves erected in deep water, the undersigned recommend that he be charged at the rate of two pence per superficial foot, covering an extent as marked by the Surveyor General of 32,562 feet, and amounting to £271 7s. currency, and that it be at the choice of Mr. Campbell to pay that amount or pay interest thereon, at six per cent per annum.

Quebec, 28th July, 1832.

(Signed,)

JOHN DAVIDSON,
Acting on behalf of the Crown.
NOAH FREER,
Acting on behalf of J. S. Campbell.

A true Copy,
10th May, 1836. NOAH FREER.

K.

EXTRACT from a Report of a Committee of the Executive Council, dated 3d August 1840, and approved by His Excellency the Governor General, on the petition of Messrs. John Bonner and Win. Petry, respecting the Rent of a Beach Lot at L'Ance des Mères.

The Committee having taken into consideration the petitions of Messrs Bonner and Petry, have the honor to Report to your Excellency, that the first application for a grant of