Having full visitatorial powers committed to them, the Commissioners gave a wide range to their enquiries, all of these, however, intimately connected with financial arrangements, with most gratifying and satisfactory results. These last will be fully stated in their appropriate place at the conclusion of this report.

Having thus referred to the nature of their investigations, and the manner in which these have been carried on, the Commissioners now proceed to consider the various subjects of enquiry under appropriate heads.

ENDOWMENT.

A munificent provision was made for Academical, or higher education in Upper Canada, by the appropriation of upwards of 226,000 acres of land, exclusive of the park situated within the limits of the City of Toronto, and containing about 150 acres.

Originally of little worth, these lands increased in value by the growth and prosperity of the Province, and from 207,493¾ acres sold, has been produced the sum of $1,358,903.63. The balance of unsold lands amount to 18,310½ acres as shown by the abstract from the Bursar's return [No. 54 App.] and the value estimated by him at $167,049.95 [No. 48 App.] To have verified this return by an examination or appraisal of each lot, would have entailed long delay and heavy expenses. Having full confidence in the judgment and long experience in such matters of Mr. Buchan, the Commissioners accepted his estimates, which they believe will be rather exceeded than otherwise in the result. It is true, as may readily be understood, that the most valuable lands have been sold, but the estimate placed upon the remainder is a prudent one, and with the growth of the districts in which they are situated their value will be advanced. It must be borne in view, however, that unsold lands yield little return, the old system of leasing lots, having, for satisfactory reasons, been abandoned.

The balances due on lands sold amount to $299,863.75. [No. 46 App.] To this must be added a large balance on sales reported by the Bursar as "doubtful or bad," and therefore not included in the foregoing sum. Such are estimated, allowing a large deduction, when resold, to produce $63,420. These sums present an aggregate of $363,283.75 of principal, besides interest due thereon up to 31st December, 1861, amounting to $34,365.73, and form important items in the assets of the University Endowment. [No. 46 App.]

The Commissioners directed their close attention to this Statement, and more especially to the large amount of principal thus found to be overdue on sales returned good. So long as purchasers of University lands pay their interest, very little pressure is used to call up overdue instalments of principal, and as the rate of interest charged is only 6 per cent., much lower than the ordinary rate throughout the country,