

crease. I have sufficient opportunities for preaching the gospel in private houses, the only places where any one can yet hold a religious service outside of Tsukiji; so that, though I may live in Tsukiji, my work will not be confined to that small district. Indeed all the missionaries are working out in this way. I suppose there are fifty places where religious services are held in private houses out in the city, and such services are constantly on the increase. The people solicit the missionaries, as they become acquainted with them, to go out and teach them in their houses. And as our Church members increase in knowledge they spread the truths of the gospel among their friends and open doors of usefulness to the missionaries. There is one drawback to Tsukiji; it is considered unhealthy. But care in the selection of a site and in the erection of a suitable dwelling may, in part, obviate this difficulty. I would by no means choose it as a place of residence if other parts of the city were open to us. But there is no alternative, save that of contracts to render service to some Japanese, and this, as I have said, is not the best thing for a missionary to do. These are my reasons for wishing to buy land and build; and to me they are sufficient.

As to the probable cost of land and of building, the following are about the facts. Tsukiji—as you see by the map which I enclose—is divided into lots; each lot contains a certain number of *Tsubus*. Now a *Tsubu* is the size of two Japanese mats, or 6 x 6 feet, 36 feet square. The number of *Tsubus* in each lot is marked on the map in English figures. The upset price of the land is six *ichibus*, or about \$1.50 per *Tsubu*. The mode of sale is *invariably* by auction. The Government wait until there are eight or ten applicants who wish to purchase land, and then the available lots are set up at competition. Sometimes a lot can be had for a trifle, say five cents per *Tsubu* on the upset price; and just now this is quite likely to be the case as times are dull, owing to severe commercial depression. The

terms of sale are \$100 down on the day of purchase, and the balance at the end of one month. If the purchaser does not come down with the cash promptly when the time expires, he loses his bargain and forfeits the \$100 he has paid. A fair sized lot is 500 *Tsubus*, equal to nearly five-twelfths of an acre; which, at the upset price of \$1.50 per *Tsubu*, is \$750, and might be bought within \$900, perhaps for \$800, certainly for the latter sum if there should be no competition. After purchase there is an annual *ground rent* of one *ichibu* and a half, equal to about 37½ cents, per *Tsubu*, which for 500 *Tsubus* would amount to \$187.50 a year. This is all I need say about the land.

A suitable house would cost about \$2,500 including fencing of lots, and servants' quarters. Our brethren of the Methodist Episcopal mission of the U. S. have already built four dwelling houses, two in Yokohama, one in Yedo and one in Hakodate. They are good substantial houses, and cost, apart from the land, over \$2,300 each, and afford accommodation each for one family only. Building materials are expensive here, and houses built in foreign style last a very short time, unless carefully constructed. The frequency of earthquake shocks, and high winds, are very trying on all buildings in this land. And in this climate a roomy dwelling is essential to comfort and health. All this increases the cost.

I hope the committee will feel satisfied to do with me as other societies do with their agents, entrust me with a fixed sum and allow me to make the best use I can of it. I do not exactly ask *carte blanche*, as I will render an account, in detail, of everything, so that the committee can have the satisfaction of knowing what use is made of the society's funds. I cannot construct plans and specifications and send them home for inspection beforehand. So I trust the brethren will confide in my judgment and sense of obligation to make an economical use of the money placed at my disposal for building purposes. I assure you I have no disposition to be extra