boundary of our first Township laid off agreeably to your directions 3 miles square. A part of the land is very good, but that bordering on the lake is sandy, producing only palms, this I shall not parcel out. Mr. Thompson lately made a tour into the interior as far as King Davis Country, or rather to what was his Country, for he went to his funeral & found the lands to improve the farther he went. He ascertained that our line extends but 12 miles back instead of 20 as I calculated. I have ere long to contract for all the Country between the Cavally & Rio Shaw which now will notice is the boundary line between Grand Bissa & Sarcanay. There is an immense number of Boans on this River, and tis reported to be of great length.

June 2nd. As opportunity now offers for sending to Cape M. I must close this long rigmarole by briefly stating what our real situation is at this time, four months from our first landing. Every town lot with one exception, is cleared enced & planted. I have built a large kitchen & ice house 25 ft. by 16, 1½ stories high, entirely of African materials except the flooring, plank & doors, & stockade fort & jail, both covered with thatch roofs. I have one native house for emigrants 42 ft. by 18, well floored & weather boarded, 2 others of 36 ft. each, which I shall take down & rebuild, altering their location, & putting both in one. I shall thus be able to accommodate 150 Emigrants within one month. Our Colonists have 12 framed houses, & are shingled & occupied, the others will be in one month more. 2 rock houses are going up, one of which is 2 stories. The people have 7 weeks more in which to draw rations. At the close of that period, I am sorry to say

that few, very few have any immediate means of support. Their lots were necessarily made so very small that nothing but vegetables could be planted, and I deemed it advisable to urge on their buildings as fast as possible. Not one of the Emigrants who came from Baltimore with me has rested an hour at a place since. They have been most of the time unwell or relapsing at all. I have been obliged (or rather I thought it so) to advance funds to most of the Emigrants to pay natives for building houses & assisting them in clearing & fencing their lots. I encouraged them all I could, to make the new comers feel at home, as every house tells ten miles at sea. Ben Johnson one of the Emigrants who came out with Dr. Ayres in the Lawrey, says that our settlement is now in greater progress than was Cape Mesurado 2½ years after the first landing, had effected on the Island on the mouth of Stockton Creek. When we were at Bassa, there was but one lot ready for a deed, and we now have three, and shall have with good luck 16 more in less than a month, and Bassa had been settled a year and a half, and had cost the Agency more than double what this has.

The public funds are nearly exhausted. The payment of native & Colonists labourers about the public buildings, and the amount that I have forwarded the Colonists have drawn heavily upon me. I have laid out pretty largely in the purchase of palm oil, and as yet have not been able to dispose of it. I have now on hand about 100 Gallons, which I shall ship home by the next Vessel you send out, if I cannot advantageously barter it to advantage. I have been obliged to send to Cape Mesurado to purchase nails, as we had no more than was necessary for our own use. Such things you see the Colonists must have, & no Store having been opened here, I am