

Montreal 22 Decr 1857

Mr. Patterson Esq

Dr Sir

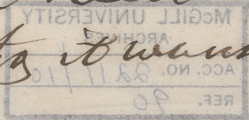
I rec<sup>d</sup> your esteemed  
favours of 8<sup>th</sup> instant and you did  
not need to offer any apology for  
its length for every word of it was  
interesting to me & I like to hear what  
is going on in your picture;

I am not a little gratified to hear  
that Pattersons opposition is not likely  
to affect injuriously your sales  
perhaps, but my own experience  
tells me that it is what I had a right  
to expect. Your receipts in Nov<sup>r</sup> (180)  
seem rather good, as that month as you  
remember, & April are the two most  
unproductive months in the year  
Jan<sup>y</sup> & Feb<sup>r</sup> when the yearly accounts  
are coming in, will set all that  
right. I am glad to hear of the  
movements you speak of in the  
transfer of Real Estate - this will go  
on with accelerated progress when  
the Rail Road gets over Mount Royal.

I have consulted my Son, about  
your kind offer for my House and  
Lot, and have come to the conclusion  
that altho, it is only in reality  
about £50 more than your former  
offer, yet, owing to the frank &  
obvious manner, you have made  
it, for, with the same frankness  
accept it and have inclosed a  
Deed duly executed to Mr Parinvar  
who will deliver it to you in presence  
of the 2 Witnesses to my Signature,  
he will also receive your money  
and 2 Promissory Notes, if you  
pay the £400 by Draft on London  
I should like it sent on here, if  
the sum be not above 12 1/2 per  
cent. As for it will not make  
20 of difference either to you or  
me whether you go into Pas-  
cipian now or at 1<sup>st</sup> Jan'y 1859  
I have made it the former, as  
it will allow you to get to work

at once to make any alterations  
you would wish - please therefore  
sent along with the Deed, the  
lease you gave me for 1858  
that it may be cancelled when  
you get the Deed.

In measuring the lot you begin  
at the edge of the Platform about  
40 or 8 feet in front of the House  
as the Platform all along is Pri-  
vate Property to the edge of the Street  
Gutter - from that the 90 feet in-  
cludes the lot joining the front  
lot - and will take you down  
some feet into the Stable - if you  
wish you may occupy it till I  
sell the lot it belongs to, when  
I will remove it - or if you  
wish to erect any other Build-  
ing yourself, then I will get it  
removed at any time you  
give me notice. - do not think  
you need to employ a Surveyor  
altho' it would be as well perhaps



to drive down on from Ball  
on Bay at the 90 feet corner for  
further guidance - if one be  
wished for by you, Mr Hattie  
is at hand and Mr Prudden  
will pay him.

Our Citizens are all quite  
busy to-day with the general  
election - have no time and  
therefore take no interest in  
the Contest.

My Son & Miss D. send  
you their kind regards  
I am yours truly  
James Dawson

