B-9. Cost of construction in this area probably $3500 to $7500. It is fairly well integrated, 40% developed; 80% owner occupied; 20% rented; no vacancies. The conveniences (stores, schools, etc.) are located from one to two miles from this area. Property enjoys fairly good view and is favorably regarded generally. The building sites are large, climatic conditions excellent. All streets completely improved. No flood hazard, fog conditions average. No infiltration of inharmonious influences and area should enjoy steady growth for many years.

B-10. This is in the La Playa area lying along the East of Rosecrans Boulevard. Street car transportation on this Boulevard. Lots in this area lying along the bay are high class and probably among the most desirable home sites in the whole area, being improved with large two story stucco homes having their own beach and boating facilities at their door. A high salaried class of residents inhabit this strip on the bay. Just back of this, across the street, the houses are smaller in construction and average age probably fifteen years, whereas the age of the beach construction is six years. This area across the street from the beach lots is not well integrated and various types of homes are contained therein, occupied by a lower social strata of residents of the fishing industry and other lower salaried people. This tends to pull down the desirability of the beach lots from a residential standpoint, on account of the egress and ingress to subject property. All conveniences within easy access of this area. No flood or other hazards, fog average for this coastal area.

B-11. Topography high, partly level surrounded by canyons. Many of rim lots have fine views. Residents of this area white collar professional, retired business men, range of income from $1500 to $8000 per year. No infiltration of any inharmonious influences. No influx of any foreign element. Homes for most part are well maintained and show pride of ownership. The improvements are one and two story frame and stucco and cost range $3500 to, in some instances, $25,000 with average approximately $6500. Generally restricted by ordinance to single family dwellings. There is a grade school in the area but it is not convenient to Junior or Senior High Schools. Street car transportation through center of area. Parking planted to trees. Street paved and adequate lighting facilities. Practically all paving paid for. Average age of improvements probably twelve years. Area approximately 95% developed; 75% owner occupied; 23% rented; 2% vacant. Approximately ten years ago this was considered the best district in the City. At present time it is built up almost solid, except for some rim