B-11. (Cont)
outlying lots and has reached its peak, giving way to some of the newer districts.
Still regarded as very desirable place to live. Rentals high; vacancies nil.
No flood or other hazards. Average fog condition. No special assessments. No
serious tax situation.

B-12.
Topography gentle slope to the West. White collar residents, profession­

B-13.
tional and business men, income range $1800 to $3600. No racial concentration and
no threat of foreign infiltration. Homes well maintained and show pride of owner­
ship. Type of construction one and two story frame and frame stucco. Approximate­
ly 85% developed. Cost range of construction $2000 to $4000. Average age ten
years. Mostly restricted to single family residences. Grade schools three­
quarters of a mile, High School two and one-half miles. Few streets paved. No
flood or other hazards. Fog condition average. No special assessments. No
tax situation adversely effects this area. Homes are for the most part rather
slow selling, due to the type of lots, but area as a whole fairly well regarded
from home standpoint. In this area there is a small district with homes ranging
from $4000 to $25,000. Mostly two story. Average age twelve years. No restric­
tions. The range of income of the professional, retired and business men, runs
from $3000 to $15,000 per year. This area is highly regarded but as a whole is
spotted, running from small homes with low salaried white collar residents to
large pretentious homes and estates occupied by residents of the higher profes­sion­
al and business classes with large incomes.

B-13.
Topography practically level, high point forty-two feet above sea level.
This area is populated with a class of residents practically all white, of the
lower salaried white collar classes, semi-professional men, small business men,
skilled workmen, naval officers, etc., with income range from $2000 to $6000. per
year. The homes for the most part are one story frame and frame stucco, with a
sprinkling of two story residences, apartment houses, multiple unit income, etc.,
which do not detract from the residential features of the area. The probable cost
of construction will range from $1800 to $5000. In this area is located the park,
library, business center, schools and all other city conveniences. Along Orange
Avenue the electric railway runs from the ferry to the far famed Coronado Hotel
which is located in the extreme southwest portion of the area. Approximately 80%­
developed with probably 70% owner occupied; 25% tenant occupied and 5% vacant.
There are no flood or other hazards, fog condition average for Southern California
coastal area. There are no special assessments and the city taxes are $1.24 per