B-19. (Cont)

From $2500 to $8000. Portion of the area restricted as to building. No flood or other hazards and only light fog conditions. No special assessments. This area is generally known as South Park and mostly developed around 1920 in the Southern portion, with the Northern portion developed since that time. Close to the down-town business area and still desirable from a residential standpoint.

B-20.

This is an area similar in some respects to B-21. Topography is mesa and canyons. Canyon lots are developed with a better type of improvement than mesa lots. Residents are clerks, mechanics, small business men, with an income range of from $1500 to $2500. Homes fairly well maintained and show fair pride of ownership. Average age of improvements approximately fifteen years, with a cost range of from $1500 to $5000; predominantly one story frame and stucco. No building restrictions except by ordinance. Percentage of Mexicans in this area larger than in B-21; no racial concentration, however. Area approximately 65% developed; 60% owner occupied; 40% tenant; no vacancies. Its classification in all other respects, together with conveniences, etc., comparable to B-21, but would have a somewhat lower rating than B-21, probably should be classified as "Low Blue".

B-21.

This area is known as Kensington Park and Kensington Annex. This is an older area than either A-11 or A-12. Topography, level with one shallow canyon in the area. Residents for the most part are retired, professional and business men, etc., with an income range from $2500 to $6500; no racial concentration. Area practically 100% white, with a few Spanish families of high social strata in the area. Homes for the most part are well maintained. Type of construction predominantly one story frame and stucco bungalows, with some two story homes in the area. Average age of buildings approximately fifteen years, with a cost range of $2500 to $6500. Building restrictions by deed. Present 95% developed, 85% owner; 15% tenant; no vacancies. All schools, from kindergarten through Senior High School, in easy access of area, with State College approximately two and one-half miles East of area. Transportation facilities, small park, public library, markets and other conveniences in the area. Street improvements are in and mostly paid for. There is a small remaining road improvement district bond on the property, however, the remaining balance is so small that it is not a detriment to the area. No flood or other hazards; fog condition is very light. This area is in the City of San Diego and is a very popular district; property always in demand in this area.