B-22. The topography of land; gentle slope to the west. Eastern portion of area is known as Redland Gardens. White collar classes; business men and professional people. Income range $2000 to $6000. Average age of construction approximately eight years, with a cost range of from $3000 to $6000. Homes well maintained, approximately 50% developed; 80% owner occupied; 20% tenant. Majority of lots in area have frontage of seventy-five feet. Architectural conformity not as good as in A-14, however, a desirable area. The Western portion is known as Montecello. It conforms in topography to the eastern portion, but is populated with people of a lower income range, probably averaging around $1500. Some homes, many of cheap construction. Probably average cost of construction in this western area $2500. No building restrictions. It is a desirable area for the small home owner, and there is activity at this time in construction, and can be designated as a low blue, as against a high blue of the eastern portion. At the Southeastern point of the eastern portion of B-22 is a small tract known as Montemar-Vista. It is a small area of two blocks. Land sloping from North to South. The average cost of construction is approximately $3500. Most of the homes having been recently constructed. It would probably take the same rating as A-14, were it not for the fact that it is South of El Cajon Boulevard, which as a rule has a lower type of development than the property North of El Cajon; and also because of heavy paving bonds which have retarded sales. This area is improved approximately 25%.

B-23. Topography level with gentle canyons in the East. Residents white collar classes, clerks, skilled mechanics and small business men. Income range $1500 to $2500. Homes for the most part well maintained and show pride of ownership. Typical improvements for the area one story Spanish Stucco, five to six room bungalows, probable average construction cost $3500. Paving all in. No adverse tax situation in the area. Well integrated and property desirable and were it not for the surrounding areas property would be classified as an "A" area. Approximately 50% developed; 95% owner occupied; 5% tenant occupied; no vacancies. There has been a great deal of building activity in the area during the past eighteen months. No flood or other hazards. Very little fog.