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 pro-
fessional people. Income range $2000 to $8000. 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 owner-
ship. 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.