C-20. This is a small subdivision. Topography slightly rolling. Streets not paved. Owing to heavy Mattoon assessments the area is very sparsely settled and probably should not have been graded at all, however, it is a slightly little area and would probably develop along favorable lines if heavy Mattoon assessments were not against the property.

C-21. This area lies along El Cajon Blvd. east of A-14 or the State College area. Sparsely built up with more or less attractive homes of approximately four to seven rooms, certain portions of the area, especially along El Cajon Blvd., are quite desirable. The eastern portion is in a Mattoon district, which fact has more or less retarded development. In the eastern portion the topography of the land is level and slightly rolling with a few canyons. Building for the most part is concentrated along El Cajon Avenue with a few small settlements north of El Cajon. Even in face of the Mattoon situation, the area is favorably regarded and has had some recent development. The residents are for the most part all white people, belonging to clerical group, mechanics, semi-professional and small-business men, with an income range from $1500 to $2000. The probable cost range of improvements will run from $1500 to $3500. Bus line runs along El Cajon Blvd. Very small portion of area is restricted as to building and for that reason there is no real uniformity as to architectural design. Certain portions of area are restricted by deed to a single family dwelling, with building restrictions of $3000 minimum. This is a difficult area to classify as it is hard to say just what development will take place and what type of development in the immediate future. Were the Mattoon situation adjusted, the area would in all probability develop quite rapidly. However, El Cajon Blvd. has definitely declined from a residential standpoint as this street is being improved with small businesses. There is no flood or other hazards. Fog condition light for this whole area.

C-22. Topography high, hillside, rolling and canyons. This area of the Encanto district is more desirable from a home standpoint than D-10 in that it is higher and generally has more uniform and better type of improvements. Residents are of higher social strata with income range from $1000 to $2000. Typical homes in this area one story frame, 5 to 7 room, with few two-story homes. Before the Mattoon assessment was placed upon this area, it was the choice spot of the whole Encanto district. However, due to cheap price of lots, no real conformity as to design and type of improvements was carried out. Area is also spotted with small chicken ranches and other agricultural pursuits. High and slightly it commands a good marine view. A few of the streets are paved. All under Mattoon assessments. At present no development whatever, nor has there been for some years, due to the Mattoon assessments.