

AGES OF DECEDENTS

FOR THE YEAR ENDING JUNE 30, 1875.

Under 1 year old.....	55 males; 42 females.....	97
Between 1 and 5.....	13 " 25 "	38
Total under 5 years of age.....		135
Between 5 and 10.....	7 males; 9 females.....	16
Between 10 and 15.....	4 " 2 "	6
Between 15 and 20.....	5 " 5 "	10
Between 20 and 30.....	10 " 16 "	26
Between 30 and 40.....	13 " 17 "	30
Between 40 and 50.....	25 " 12 "	37
Between 50 and 60.....	18 " 7 "	25
Between 60 and 70.....	7 " 8 "	15
Between 70 and 80.....	7 " 7 "	14
Between 80 and 90.....	— " 2 "	2
Total.....		164 males; 152 females..... 316

The number of births for the years 1873-4, 411. The number of births recorded for the years 1874-5, is 200 males; 189 females; total, 389, showing a balance of 73 births over the deaths.

Estimating the population, December 31, 1870, at 10,000; December 31, 1871, at 11,000; and December 31, 1872 (including Brooklyn), at 15,000, give a mortality of 1 to every 82 of the population for the year 1870-71; 1 to every 102 for 1871-2; and 1 to every 71 for 1872-73. The number of births for the year 1871-72 is 179; and for 1872-3, is 292. The returns of 1871-2 show that deducting the number of deaths by accident, tubercular diseases, and those of children under five years (a large proportion of which generally result from negligence or ignorance), would give a yearly mortality of 1 in 216 for 1871-72. Epidemic and endemic diseases are of rare occurrence and of mild character.

The census for June, 1873, was 15,387; the estimated census for June, 1875, is 25,000; the rate of mortality for 1873, was 1 to 62; for 1875, was 1 to 79.

THE CENTRAL LAND COMPANY.

This company is the owner of two hundred and seventy-two building lots, well located, and last year began to improve them by erecting good houses thereon, and selling house and lot on the monthly instalment plan. It has proved a great success. On the tract and in its immediate vicinity, at least fifty fine dwellings have been erected, streets graded, city water introduced, and in no part of Oakland is there more marked improvement than in the locality of the company's tract. The location is a beautiful one, between Telegraph and San Pablo avenues, in the city and in the immediate neighborhood of McClure's Military Academy, Golden Gate Academy, Durant Grammar School, church and store. Horse cars pass every seven minutes, and the property is within ten minutes ride of Broadway and Seventh streets. Any style of improvements desired are built and sold on the instalment plan, at cash cost of same. The company intend to build one hundred and thirty-six nice, two story houses, thus improving alternate lots and enhancing the value of intervening lots. The company is composed of some of the solid men of Oakland, and their plan of operation must prove profitable alike to purchaser and seller. Every growing city would do well to have a few such corporations at work.

TUBBS' HOTEL, East Oakland. Stable and Laundry, Bar and Billiard Room.

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