

intersection of Webster street, two feet eight inches, rising to eight feet nine inches at Second street, to twelve feet four inches at Third street, to fifteen feet at Fourth street, to eighteen feet eight inches at Fifth street, to twenty-four feet five inches at Sixth street, to twenty-seven feet nine inches at Seventh street, to thirty feet nine inches at Eighth street, to thirty-two feet eight inches at Ninth street, to thirty-five feet five inches at Tenth street, to thirty-six feet eight inches at Eleventh street, whence the decline is towards Lake Merritt. The above illustration of the "lay of the land" is generally applicable to all the level portion of Oakland, and shows at a glance admirable drainage facilities. The attention of strangers whose first impressions, derived from the eye alone, may lead them to suppose that the city is located upon a dead level is called to these figures.

The present aspect of Oakland is that of an extended village. The entire plain was originally covered with a luxuriant growth of majestic live oaks, and great care has been taken, both by the municipal authorities and the citizens, to preserve them. The streets are shaded by them, and almost every residence lot is embellished by them; their grateful shade shields the mansion and the cottage from the rays of the sun, and their giant arms protect from the power of the storm. The effect upon the eye of such a vast mass of graceful foliage is pleasant in the extreme. A few moments walk aside from any of the principal business streets, brings one into an atmosphere of repose and rural quiet.

While nature has done so much to render this spot attractive, the skill and enterprise of the arborculturist has greatly increased and diversified its beauty. The climate is so genial that a great variety of trees and shrubs, unknown in Eastern States outside of glass, flourish luxuriantly in the open air. Among the hardy varieties which adorn many of the gardens of the city, and which, according to Mr. James Hutchison, a nurseryman of many years experience in Oakland, stand our winters well, are the magnolia "Gran-