

PREFATORY.

The progress of the City of Oakland, during the year 1877, has been one of unexampled prosperity. Notwithstanding the almost universal depression in every department of business during the last year her onward march has been scarcely affected, and present indications leave but little doubt as to her position in the near future among the commercial cities of the Pacific Coast.

The number of references contained in the Oakland department of the present volume is 14,391, of which 12,036 are resident males; included therein are the residents of Berkeley, 515, which, if deducted, reduce the number for Oakland to 11,521. Taking these figures as a basis, and assuming that each name represents three and one-half of population, the present census will be 40,323. The estimated population April 1, 1877, was 35,000; increase for the last twelve months, 5,323, or about fifteen per cent. The article on population, page 25, contains reliable data on this subject, to which attention is respectfully directed.

The value of buildings erected within the corporate limits of the city, during the year 1877-78, is \$1,020,000. The value of real and personal property, 1877-78, \$25,849,328; increase over 1876-77, \$1,848,610. Amount expended for street improvements, \$320,285. The present funded debt of the city is \$690,800; average rate of interest, 8.42 per cent. The receipts of the city government for the nine months ending December 31, 1877, were \$355,292. Expenses, same period, \$301,138.

The Alameda department, in addition to the names of the residents of that town, includes an interesting review of its present prosperous condition, with appropriate references to the different organizations sustained by the liberality and enterprise of its citizens. Estimated population, 4,300; increase since July, 1877, 700. Total number of buildings April 1, 1878, 819; erected since June 30, 1877, 225. On page 20 will be found an interesting sketch of the young and prosperous Town of Berkeley, recently incorporated by an Act of the Legislature of the State.

The General Review presents a variety of historical and statistical references connected with the history of the City of Oakland, including an account of the building enterprises the past year, and the progress made in the improvement of the harbor. There will be found also therein reliable statements of the operations of the different departments of the city government, and appropriate references to the various religious, benevolent, and other societies, military organizations, incorporations, etc., in operation at the present time. Attention is invited to a new, complete, and reliable Street Directory, compiled from official sources, including the locations of over five hundred streets, avenues, etc.

The compiler tenders his acknowledgements for favors extended during the progress of his labors: To Harry B. Livingston, Esq., for valuable and interesting contributions to the General Review; to F. M. Campbell, Esq., Superintendent of Public Instruction; and to the officers of the city government generally, for their uniform courtesy; also, to the citizens of Oakland and its environs, for their evidences of sympathy and good will.