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| J. M. Valdez to Nicholas Gard, lots 7 to 11, block 2, 256, Valdez Tract. | 7,600 |
| Wright to William Widden, north one-half of block 121, 300x100. | 9,500 |
| E. Bigelow to Henry Matthews, lots 21 and 22, block 189. | 10,000 |
| Francisco Galindo to Charles McCleverty et al., lots 9 and 10, block 77. | 15,000 |
| G. Woodward to Francisco Galindo, southwest corner Clay and Ninth streets, 160x150 feet. | 16,000 |
| Thomas Richardson to California Building Co., lots 13 to 16, 23 and 24, block 2. | 17,500 |
| Daniel Luther to Peter Orr, lot 3, in E. City Hall Tract. | 10,500 |
| B. Frey to Pierre Bocqueraz, lots 19 to 25, block 68. | 10,500 |
| Francisco Galindo to Seth Richards, northwest corner Fourteenth and Filbert, 100x250. | 10,300 |
| Michael Michaelson to J. R. Meyers, northwest half of block 27, East Oakland. | 18,000 |
| C. L. Taylor to Samuel Anderson, 145x175 in block 51, Clinton, East Oakland. | 9,000 |
| Antoine Borel to C. H. T. Meyer, 100x120, northeast corner Tenth and Brush. | 10,000 |
| J. G. Sourdry to John C. and Edward Coleman, 50½x100 northeast corner Twelfth and Broadway. | 62,000 |
| Sarah H. Babcock to Thomas Crellin, 50 feet on Washington by 100 feet on Tenth. | 16,000 |
| Charles Reier to Blake & Moffitt, lots 5, 6 and 9, block 119, Broadway and Tenth streets. | 26,000 |
| Clarissa F. Hamilton to Horatio Stebbins, 50x109 on Alice, 150 feet north of Thirteenth. | 7,500 |
| Francisco Galindo to Aaron A. Sargent, 114x250, Market near Sixteenth street. | 12,540 |
| Masonic Savings and Loan Society to Gustave Rosenk, lots 23, 24 and 25, block 77. | 12,000 |
| Jules Gariot to John R. Fountain, lots 12 to 18, block 68. | 20,000 |
| Edward E. Potter to Samuel Merritt, lots 26, 27 and 28, block 162. | 10,000 |
| John Coyle to William Abbott, southwest corner Fifteenth and Cypress, 66x114. | 11,000 |
| Charles H. Twombly to Charles Petar, southwest corner Seventh and Webster, 75x100. | 11,000 |
| J. & J. Johnson to Isador Alexander, lot 18, Johnson Tract. | 11,900 |
| M. V. Sparks and J. Ziegenben to Jules Gariot, lots 7 to 12, block A, Potter Property. | 30,000 |

Building Improvements.

The early part of the year gave promise of a large amount of building throughout the city, and it is gratifying to be able to say that the promise was more than fulfilled. Although the large number of dwellings and stores erected during the preceding year had apparently supplied all immediate demand either for business or residence accommodations, it seemed that new houses of every class were sought after as eagerly as ever before. A large number of families from San Francisco and many from the interior removed to Oakland during the year, either building for themselves or selecting from the numerous houses erected by the Real Estate Union and other large builders. Among the latter may be mentioned John Ziegenbein, who built thirty-five

houses, and George Fisher, who added some twenty more to his already large list, all of which have been sold and occupied. San Pablo avenue shows a remarkable degree of improvements, not less than forty good-sized stores having been erected thereon during the year, mostly of brick and rating as first class. The number of brick business blocks erected in the city was as large as in any year before, and exhibiting greater pretensions to architectural beauty.

Four churches were added to the already large number of edifices devoted to sacred worship at an aggregate cost of about \$120,000. The number of dwellings large and small erected was fully one thousand. We append a list of the more prominent buildings, public and private, erected during the year, which shows that Oakland has an unquestionable claim to rank first among the cities of the State in point of present material progress.

The City Hall built upon the site of the old hall destroyed by fire, is a plain but well planned two-story frame, affording sufficient room for the present wants of the city government, was built at a cost of \$20,800.

The First Congregational Church, one of the largest, and architecturally the most elaborate church edifice in the State, is 92 by 190 feet, with an auditorium ninety feet square. The main tower rises to an elevation of 185 feet. This building occupies the entire frontage on the west side of Clay street from Twelfth to Thirteenth streets. The cost of the lots upon which it is built was \$20,000, and the cost of the building was \$80,000.

The Christian Church, on the corner of Clay and Fifteenth streets, 50 by 75 feet, cost \$20,000.

The West Oakland Roman Catholic Church, on Seward street, between Peralta and Campbell streets, 67 by 107 feet, cost \$11,000.

The Hebrew Synagogue, on Fourteenth street, between Franklin and Webster streets, cost about \$12,000.

BUSINESS BLOCKS.

William E. Miller built a brick block fronting one hundred feet on Twelfth streets by seventy-five feet on Franklin street, a portion of which is of three stories elevation; the whole building above the first story comprising two of the most spacious and elegant halls in the State. The cost of this building was \$25,000.

W. W. Camron built a fine brick block on the Gothic order