

### Improvements and Real Estate.

During the past year a ten thousand dollar school-house has been built, and all of the school-houses have been altered or repaired, with the result of more than doubling the school accommodations. Besides the educational facilities extended by these, there are several well-conducted private schools and academies which are liberally maintained. During the same period over two hundred new dwelling-houses have been built, and the proportion of fine residences, costing from \$4,000 upwards, is a marked feature of the season. Among the improvements now under way are several handsome residences, and a substantial building on the corner of Central avenue and Park street, designed as the tank building and offices of the Artesian Water Co. From the inactivity of the real estate market and the general depreciation of real estate values throughout the State during the past two years, Alameda has been notably exempt, the sales as reported by "Mix's Transcript of Records" numbering 460, while lots are now selling in the most rapidly improving localities at an advance of \$50 to \$100 upon the prices of 1878. In the way of street improvements may be mentioned the macadamizing of Park street, and the grading and graveling of Encinal, Santa Clara and Webb avenues, while the most important streets, including Park, Oak, Walnut, Union, Lafayette and Webster, have been substantially sewered.

### Manufactories.

The most notable additions to the manufacturing interests of Alameda during the past year have been the establishing of the refinery works of the Pacific Oil Oompany, dealing with petroleum and its products, and employing a large capital in the business, and the construction of the Royal Soap Work on the shore line between the narrow gauge landing and the Alameda wharf. Each of these enterprises gives employment to a large number of persons and calls for heavy investments of capital. The former concern is the only oil refinery on the Coast, and is intended to be one of the

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