The preparation of the maps and area descriptions for the Metropolitan Los Angeles survey was rendered extremely difficult by several factors, each characteristic of the Los Angeles real estate market and for the most part peculiar only to that market. The most important factors thus classified were:

1) the vastness of the area to be surveyed (between 2,000-2,000 square miles); 2) the tremendous amount of vacant, subdivided land scattered throughout the area (about 40% of all subdivided lots are vacant); 3) the ill-conceived and not too well enforced zoning ordinances affecting the communities comprising the metropolitan area; 4) the absence of adequate deed restrictions in large sections of the area; 5) the tremendous volume of new home construction which has taken place throughout the area and has profoundly affected trends of neighborhood desirability and property values; 6) the diversity of physical influences and hazards affecting neighborhoods; 7) lastly, the baleful influence exercised by the special assessment districts, or "Mattoons," on values of neighborhoods affected.

As a result of the above factors, certain qualifications should be kept in mind when the maps and area descriptions are being used.

First, neighborhood homogeneity is rare except in the best sections and in the few well-planned, cheaper subdivisions scattered through the area.

Second, all land areas less than 10% developed were not graded on the map except in those areas of new construction where it could be assumed that construction volume under way or projected, would raise the total area developed to at least 10%.

Third, areas seriously affected by loose zoning ordinances, or areas subjected to frequent occurrences of "spot" zoning were graded down because of that condition. Similarly, areas in which restrictions have expired or are about to expire were penalized accordingly. No penalty was imposed, however, on areas affected by "Mattoons" because of the rapidity with which the outstanding bonds against the districts are being refunded into general county obligations. Such areas are "starred" on the map as a warning that the areas are affected by "Mattoons."

Both the map and area descriptions were constructed through first-hand observation and study of each area. Valuable aid in this undertaking was rendered by two local organizations, the California Veteran's Welfare Board — a state-operated mortgage institution with outstanding contracts on homes in Los Angeles County in