NAME OF CITY: BERKELEY, CALIFORNIA

DESCRIPTION OF TERRAIN: Hilly, with steep slopes and bluffs, which afford excellent view sites for residences. Streets platted to conform to topography.

FAVORABLE INFLUENCES: View property; well improved streets. Harmonious population with high degree of culture. Groves of trees add to charm of neighborhood.

DETERTMENTAL INFLUENCES: Distance from schools, transportation and local shopping center.

INHABITANTS: Professional and business
   a. Type or types: Mansion types
   b. Estimated annual family income: 5000-25,000
   c. Foreign-born concentration: 8
   d. Negro: None
   e. Infiltration of undesirable: Remote
   f. Belief families: None known
   g. Population increasing: Slowly

BUILDINGS:
   a. Type or types: Mansion types
   b. Type of construction: Frame
   c. Average age: 15 yrs - many new
   d. Repair: Good

HISTORY: 8-10 homes, spacious grounds

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
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<tbody>
<tr>
<td></td>
<td>PREDOMINATING</td>
<td>PREDOMINATING</td>
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<tr>
<td>1926</td>
<td>$10,000-20,000</td>
<td>$12,500</td>
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<tr>
<td>1933</td>
<td>5,000-10,000</td>
<td>9,500</td>
</tr>
<tr>
<td>1937</td>
<td>6,000-11,000</td>
<td>9,000</td>
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</tbody>
</table>

Peak sale values occurred in 1927 and were 102% of the 1929 level.
Peak rental values occurred in 1927 and were 100% of the 1929 level.

SALES DEMAND:
   a. Land: Poor
   b. 3-6 room: $7500
   c. Activity: Poor

RENTAL DEMAND:
   a. Poor
   b. None for rent
   c. Activity: Poor

NEW CONSTRUCTION:
   a. Types: 5 and 6-rooms
   b. Amount last year including lot

AVAILABILITY OF MORTGAGE:
   a. Home purchase: Ample
   b. Home building: Ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Up

CLARIFYING REMARKS:
This is an older development than A-1 and A-2, but homes are excellently maintained; difficulty of access to area isolates it somewhat. This district is known as CRAG-MONT and BERKELEY VIEW TERRACE; zoned first class residential (singles-family) and restricted by deed to Caucasian ownership. There was very little speculative building in 1936 in this area, most of the new homes being built under contract for owners.

Information for this form was obtained from SUTLIP REALTY & FINANCE COMPANY, BERKELEY;
CITY OF BERKELEY BUILDING DEPARTMENT: RALPH E. PRENTICE; HAROLD W. JEWETT
Date 6-15-37