II. REAL ESTATE SITUATION.

A. Security Area Map.

Accompanying this report will be found a Security Area Map of a community consisting of the following cities, located in Alameda County, California:

- Alameda
- Albany
- Berkeley
- Emeryville
- Oakland
- Piedmont
- San Leandro

In grading the areas shown on the map, the following designations are made:

- "A" (Green) for Best or First Grade Areas
- "B" (Blue) for Still Desirable or Second Grade Areas
- "C" (Yellow) for Definitely declining or Third Grade Areas
- "D" (Red) for Hazardous or Fourth Grade Areas

Sparsely settled districts are hatched with the color into which it is thought they will develop, and totally undeveloped lands, industrial, and business districts are uncolored and unhatched.

This report is also accompanied by a file of "Area Descriptions", fully describing each of the areas shown on the Security Map, and no area should be finally judged without reviewing its description. It will be noted that in some instances areas are designated "high" or "low" green, blue, yellow, or red, as the case may be, and indicates that the area is above or below the average standard of its grade.

Attention is again called to the fact that, in view of its close proximity to San Francisco and the competitive nature of real estate in the two communities, in setting up areas on the two maps care was exercised to maintain the same standards of grading in each so that areas of the same grade in the two communities would be comparable. It is believed that this has been accomplished and that the two maps, from the standpoint of residential security, can be viewed as one.

The boundaries of the seven cities named contain an aggregate of 98.35 square miles and have a population of 432,898, which gives an average density of 4,402 people to the mile. As more than one-third of the territory within the limits of the cities, however, is given over to industrial and commercial purposes, or is unplatted and uninhabited, it is believed that the average density of the 118 areas shown on the map is approximately 7,000 people to the square mile.

The section described is usually referred to as the "East Bay Area." There is nothing official about this designation, and it is sometimes interpreted as includ-