In the East Bay Area topography plays an important part in the mapping and grading of many of the better residential districts. The long, stringy areas shown are the direct result of the terrain. A marked example of this will be found in Area B-21; this area occupies a "glen" or "glade" and is divided from the areas on either side by crests of a series of hills. This condition is plainly indicated by the absence of cross streets running from one area to the other. Similar conditions prevail in a number of the areas.

Local and San Francisco transportation has so great a bearing upon residential property values in the East Bay that is more than ordinarily a factor in the grading of areas and is specifically referred to in the area descriptions as a "favorable" or "detrimental" influence, as the case may be. While the subject of local transportation is fully covered under that head on Pages 10, 11, and 12 of this report, it seems essential that it should be particularly referred to in connection with the Security Area Map. In fact, it is suggested that what has been written on the subject be considered a part of this section and read in conjunction with it and that the transportation map of the "Key System", which will be found in the Exhibit Section of this report, be used in connection with the Security Area Map.

Great care was taken and much time and effort expended to make the maps as accurate as possible and the descriptions complete in every detail. Those who know the community and have studied the work are unanimous in their expressions as to its general excellence. There were naturally differences of opinion as to the grading of some of the areas, and each suggestion along this line was carefully checked and corrections made whenever they were found to be justified. Usually criticisms of gradings were found to be the result of community pride or had their genesis in some selfish motive. The procedure used in the construction of the map and compilation of the area descriptions was as follows:

It was found that Mr. Bernard R. Hazer, Vice President of R. G. Hamilton and Company of San Francisco, had prepared a graded map of the residential sections of the East Bay Area for the Equitable Life Assurance Society, and it was also discovered that Mr. Ralph E. Prentice, while Assistant Divisional Appraiser of the HOLC, had constructed a residential area map of the community. Copies of both of these maps were secured, and they proved most helpful.