I. Detrimental Influences.

Aside from what might be termed minor influences affecting the individual areas, such as distance from transportation, schools, shopping centers, etc., all of which are set forth in the area descriptions, the following detrimental influences should be noted:

Earthquakes - As was stated in the San Francisco report in this connection, the East Bay Area is in proximity to one of the known "earth faults", and slight tremors are of frequent occurrence but apparently do little or no damage. As this community does not have the highly congested and closely built areas which obtain in San Francisco, the fire hazard as a result of an earthquake is greatly diminished, and it is not thought that any shocks of sufficient severity are likely to occur which would cause any wide-spread devastation.

Landslides - Closely associated with the earthquake hazard is a tendency in many of the districts toward land slippage or slides.

Four areas in which this danger is known to exist have been set up on the Security Area Map and are designated as D-1, D-12, D-13, and D-17. In addition to these, a hazard is known to have existed in Area B-19 and is discussed in the description of that area. In addition to these areas where the hazard is a known one, there are numerous places in the platted but undeveloped "hatched" areas in the north and east sections of the community which would apparently be subject to land slippage or slides in the case of a severe earthquake disturbance or in periods of extra heavy rainfall, and it is thought that in all those districts where the topography lends itself to this hazard, care should be exercised and precaution taken to ascertain the existence or absence of such a danger.

Termites - While this menace exists in the East Bay as well as in other California communities, it is not thought to be quite so prevalent as in many of the other cities. However, in dealing in residential real estate, caution should be exercised in this connection.