that 80% of the residential areas of the City has never had any type of "deed restriction". To overcome this difficulty the city has, since that time, developed a modern system of zoning restrictions which are rigidly enforced and have every indication of permanence.

The foregoing not only accounts for the gradual growth of some of the older areas but also the irregular manner of their development which in turn explain the heterogeneous character of their improvements. The original platting of 25 ft. lots also throws light upon the popularity and actual preference in some cases of "row" houses, the existence of which is so universal in San Francisco.

In considering the matter of land values in San Francisco it is important to know that San Francisco is situated upon a peninsula having an area of 42.19 square miles formed by the Pacific Ocean and an arm of San Francisco Bay. This peninsula has, as an axis, a series of hills and low mountains, the highest being 935 feet, and the city is largely built on the slopes from these elevations which accounts for the rugged character of many of the areas. The limited amount of territory within the city has the effect of limiting the supply of land which is still further restricted by military reservations, parks, and recreational areas. In this connection also it should be recognized that San Francisco, while physically isolated, is nevertheless the nucleus of a highly populated metropolitan area. Each area "set up" on the Security Area Map is provided with street lighting, sewers, water mains, is piped for gas, wired for electric connections, and all have paved streets and sidewalks. As these "essential appurtenances" are available in all of the areas, no attempt has been made to discuss their existence in describing the individual areas.

Upon the following pages is an explanation of the standards used in grading the Security Area Map. These standards are necessary to insure a certain amount of uniformity in the construction of maps of the various cities by the Field Agents of the Division of Research and Statistics who are charged with that duty, and while every effort is made to conform to these standards, it is inevitable that each Field Agent will approach the task from the angle of his previous training and experience. The agent who was formerly a realtor will probably mentally stress those factors which seem most important to men