II. REAL ESTATE SITUATION.

A. Security Area Map.

In the Supplemental of this report will be found the Security Area Map of the City and County of San Francisco. As has been stated, the boundaries of the city and county are identical and contain an area of 42.19 square miles.

As this Security Area Map is the foundation of this survey report, great care has been exercised in its construction and in the preparation of the descriptions of the various security areas shown upon the map. These area descriptions will be found attached to the inner cover of the "Exhibit Section" of this report.

In its final form, the map constitutes the united and practically unanimous judgment of some of the best minds connected with the real estate and mortgage loan business in San Francisco.

The method pursued in building the map was approximately as follows:

After a preliminary survey of the situation, it was found that Mr. Bernard R. Hazen, Vice President of E. G. Hamilton & Co., real estate and mortgage loans, had set up and graded various residential areas in the city. Mr. Kenneth C. Liggett, Staff Valuator, and since promoted to the position of Chief Valuator, of the Federal Housing Administration, had divided the city into 136 residential districts and collected data pertaining to each of them. Mr. Boscoe M. Downing, appraiser, who is regularly employed by a number of the Federal Savings and Loan Associations and banks, was discovered to have very complete files covering appraisals in all parts of the city. The firm of Thomas Magee and Sons, pioneer real estate agents, was found to have a wealth of information and statistical data relative to real estate values, sales, etc.

All of the foregoing were highly cooperative, and all of their records and files were made available. From the information gleaned from all of this data, a foundation map was set up and discussed with the individuals and firms named. With this "foundation map" as a guide, each of the areas was visited, and a process of refinement and determination was carried to completion. This work was carried on in conjunction with Mr. Fred D. Frakel, Assistant Regional Appraiser of the Home Owners' Loan Corporation, who prior to his connection with the Corporation had been in the real estate business in San Francisco since 1913 and has intimate knowledge of all parts of the city. Mr. Kenneth C. Liggett, now Chief Val-