II. REAL ESTATE SITUATION.

A. Security Area Map.

The Security Area Map, accompanying this report, is of a community consisting of the Cities of San Jose and Santa Clara, California, together with contiguous populated territory.

Orchards and country estates surround this community, and some of the rural homes are very beautiful and imposing. Some five miles to the northeast of the community, adjoining the San Jose Country Club, there is a residential district of high-class homes, which would be accorded an "A" grade if it had been near enough to include in the map. Some twelve miles to the south at Los Gatos there is also a high-grade residential area where many business and professional men of San Jose have homes. In fact, in the nearby foothills, south, east, and west of the community, are numerous residences of the mansion type, all of which might be considered as suburban to San Jose.

The boundaries of the Cities of San Jose and Santa Clara contain an aggregate of fifteen square miles and a population, according to the U. S. Census of 1930, of 68,120, which is equivalent to 4,541 people to the square mile.

In constructing the Security Area Map, the following grades and designations were used:

- **First Grade Areas** - "A" (Green)
- **Second Grade Areas** - "B" (Blue)
- **Third Grade Areas** - "C" (Yellow)
- **Fourth Grade Areas** - "D" (Red)

Sparsely settled districts are hatched and colored to indicate the grade into which it is thought they will develop. Commercial and industrial areas are cross-hatched, undeveloped lands are uncolored and hatched. The file of Area Descriptions, accompanying the map, should be considered a part of it, as it is impossible to properly judge an area without reviewing its description.

The topography of the territory covered by the map is unusually level. Terrain, therefore, played but little part in the determination of desirability.

A majority of the residential districts have never been protected by deed restrictions, and in a large number of cases, where property was so pro-