1. POPULATION:
   a. Increasing Moderately Decreasing Static
   Retired people, small business men, skilled & clerical labor.
   b. Class and Occupation Income $1200-$2800 & up
   c. Foreign Families Few % Nationalities None subversive d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   PREDOMINATING 85 % OTHER TYPE 15 %
   a. Type and Size 4, 5 & 6 room Larger size homes.
   b. Construction Frame & stucco
   c. Average Age 12 years
   d. Repair Fair
   e. Occupancy 97%
   f. Owner-occupied 85%
   g. 1935 Price Bracket $2500-4500 * $ change $ % change
   h. 1937 Price Bracket $3000-5000 * $ change $ % change
   i. 1939 Price Bracket $3000-5000 * $ change $ % change
   j. Sales Demand Fair
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $20-35 $ change $ % change
   m. 1937 Rent Bracket $25-40 $ change $ % change
   n. 1939 Rent Bracket $25-40 $ change $ % change
   o. Rental Demand Good
   p. Predicted Rent Trend (next 6-12 months) Static 4-6 rm., ½ acre homesite

3. NEW CONSTRUCTION (past yr.) No. 200
   Type & Price $3500-$6500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 1
   b. Institutions Few

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 6
   b. Institutions Few

6. MORTGAGE FUNDS Selective

7. TOTAL TAX RATE PER $1000 (1937-) $41.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Flood Control Board now working to eliminate flood threat in southwest portion. Land improved 40% including citrus groves as part of homesites. This area is under county government and zoning is limited to requiring minimum of 6000 sq. ft. of land per family. Conveniences are all available but not readily so. This area consists of an unincorporated community known as Temple City, which has slowly developed over the past 25 or 30 years. Under the stimulus of FHA financing and the elimination of a "Mattoon Bonded Dept.," it has had its period of greatest activity within the past few years.
   There are many poultry farms, citrus and walnut groves of varying sizes scattered throughout the area. Population, improvements, age, architectural designs, maintenance and quality of construction are all of a heterogeneous character. New construction, which is largely under FHA supervision, has been in considerable volume and has bettered grade of area and increased its desirability. The small section of this area lying to the west of San Gabriel Blvd. is of slightly better quality, being developed in small homesites interspersed with citrus groves, but this small neighborhood suffers from dead-end streets to the west and the hazard of the high-speed traffic artery, San Gabriel Blvd. to the east. However, it is not thought feasible to accord better than a "modest yellow" grade.

9. LOCATION Temple City SECURITY GRADE 3rd AREA NO. 2-46 DATE 5/3/39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.