1. **AREA CHARACTERISTICS:**
   a. **Description of Terrain.** Level with no construction hazards. Low elevation indicates threat of flooding, or time of high tides, because of hydrostatic pressure. This is ameliorated by a city pumping plant which is operated to overcome this hazard.
   b. **Favorable Influences.** Convenience to schools, churches, trading centers, recreational areas and transportation. Charm of location and homogeneity of improvements and population.
   c. **Detrimental Influences.** A slight danger that the district to the south bordering Stockton Channel may develop into a heavy industrial center for which it is zoned and permits "any use," this would unfavorably affect the southern portion of this area. Also see la above.
   d. Percentage of land improved 80%.
   e. Trend of desirability next 10-15 yrs. Up

2. **INHABITANTS:**
   a. Occupation: Executives & retired;
   b. Estimated annual family income $2500- up
   c. Foreign-born families No %
   d. Negro None %
   e. Infiltration of Negro %
   f. Relief families
   g. Population is increasing Rapidly; decreasing

3. **BUILDINGS:**
   a. Type 5 & 6
   b. Construction Framo, brick, stucco
   c. Average Age 8 Years
   d. Repair Good
   e. Occupancy 98 %
   f. Home ownership 90 %
   g. Constructed past yr. 15
   h. 1929 Price range $5000-8000 100 %
   i. 1936 Price range $4500-7200 90 %
   j. 1938 Price range $4750-7500 95 %
   k. Sales demand $6000 - Good
   l. Activity Fair
   m. 1929 Rent range $50 - 60 100 %
   n. 1936 Rent range $45 - 55 90 %
   o. 1938 Rent range $50 - 60 100 %
   p. Rental demand $50 - Good
   q. Activity Fair

4. **AVAILABILITY OF MORTGAGE FUNDS:**
   a. Home purchase Ample
   b. Home building Ample

5. **CLARIFYING REMARKS:**
   This is a highly deed restricted area which is also zoned single family residential, and is one of the community's best residential districts. Construction is high quality, maintenance all that could be desired. Streets facing Victory Park and those bordering Yosemite Lake and Smith's Canal are deserving of a high green grade but balance of area does not rate more than "low" or "moderately green." If the threat mentioned under "Detrimental Influences" should become a reality it is believed that at least part of this area would be seriously affected.

6. **NAME AND LOCATION:**
   Lake View, Lake Park & Park Terrace
   SECURITY GRADE A
   AREA NO. 3