AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards. Low elevation indicates threat of flooded basements at times of high tides, because of hydrostatic pressure. This is alleviated however, by a city pumping plant which is operated to overcome this hazard.
   
   
   c. Detrimental Influences. Distance to schools, churches, shopping centers & transportation. Lack of sewers and fully improved streets. Also see 1a above.
   
   d. Percentage of land improved 35 %; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS: Professional, business men
   a. Occupation White collar workers; b. Estimated annual family income $ 1800-3000
   c. Foreign-born families No %; Nono predominating; d. Negro None; %
   e. Infiltration of Remote; f. Relief families None
   
   g. Population is increasing Rapidly; decreasing static

3. BUILDINGS:
   PREDOMINATING 95 % OTHER TYPE 5 % OTHER TYPE 5 %
   a. Type 5-6 room
   b. Construction Frame, stucco & brick
   c. Average Age 3 Years (largely new) Years
   d. Repair Good
   e. Occupancy 100 %
   f. Home ownership 90 %
   g. Constructed past yr. 45
   h. 1929 Price range $4000-6000 100% $3000-5000 100% $1000-2000 100%
   i. 1936 Price range $3500-5000 100% $2500-4000 100% $1500-3000 100%
   j. 1938 Price range $2750-4500 Vacant lot $300 - 50x100 100% $200-400 100%
   k. Sales demand $4000 - fair
   l. Activity Fair
   m. 1929 Rent range $45 100% $30 100% $20 100%
   n. 1936 Rent range $30 100% $25 100% $20 100%
   o. 1938 Rent range $45 100% $30 100% $20 100%
   p. Rental demand $45 - Good
   q. Activity Fair


5. CLARIFYING REMARKS:
   This area outside city and not zoned. Deed restrictions do not provide as full protection as seems desirable, stated that revision is in process. Comparatively new district; currently one of community's 'hot spots.' Subdivision dates to 1927 but was little developed prior to 1935. Many dwellings occupy considerable ground space, same as much as an acre or more. Percent of land improvement thereafter is not in proportion to number of dwellings. Unimproved lots 50 x100 sell around $300. Type of improvements while modest in size are of good construction. Often part of the north and west very little developed and not covered by these figures. When detrimental influences listed are overcome the area should grade a low green but at present a blue grade is accorded.

6. NAME AND LOCATION: Pacific Gardens & Tuxedo City Club SECURITY GRADE B AREA NO. 3 Villa