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 ameliorated however, by a city pumping plant which is operated to overcome this hazard.
   b. Favorable Influences. This sparsely built district is in line of city's growth. Low taxes.
   c. Detrimental Influences. Outside city limits. Lack of fully improved streets, sewers, etc. Distance from city center, transportation, schools, etc. Also see 1a above.
   d. Percentage of land improved 5% 
   e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS:
   a. Occupation ______________________ ; b. Estimated annual family income $______________
   c. Foreign-born families ___ %; ________________________ predominating; d. Negro _____ ; ___ %
   e. Infiltration of ___________; f. Relief families ________________________
   g. Population is increasing _______; decreasing _______; static ______

3. BUILDINGS:
   PREDOMINATING ___ % OTHER TYPE ___ % OTHER TYPE ___ %
   a. Type ______________________
   b. Construction ______________________
   c. Average Age _______ Years _______ Years _______ Years
   d. Repair ______________________
   e. Occupancy _____________ % _____________ % _____________ %
   f. Home ownership _____________ % _____________ % _____________ %
   g. Constructed past yr. ______________________
   h. 1929 Price range $__________ 100% $ _____________ 100% $ _____________ 100% $ _____________ 100%
   i. Price range $__________ % $ _____________ % $ _____________ % $ _____________ %
   j. Price range $__________ % $ _____________ % $ _____________ %
   k. Sales demand $__________ $ _____________ $ _____________ $ _____________
   l. Activity ______________________
   m. 1929 Rent range $__________ 100% $ _____________ 100% $ _____________ 100% $ _____________ 100%
   n. Rent range $__________ % $ _____________ % $ _____________ %
   o. Rent range $__________ % $ _____________ % $ _____________ %
   p. Rental demand $__________ $ _____________ $ _____________ $ _____________
   q. Activity ______________________


5. CLARIFYING REMARKS: This area lies outside city limits in direction of city growth. It is neither deed protected or zoned. Pattern of area is indeterminate but informed opinion is that it will develop into modest homes in the moderate price range of $3000-4000. The future of the area largely depends upon the manner in which property is placed upon the market. A provisional grade of "low blue" is accorded.

6. NAME AND LOCATION Tuxedo Country Club Villas and Pacific Villas SECURITY GRADE _______ AREA NO. _______