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. Convenience to schools, churches, trading center, transportation, College of Pacific and recreational areas. Adjacency to high grade areas.
   c. Detrimental Influences. See 1a above
   d. Percentage of land improved 90%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Professional & business men
   a. Occupation skilled artisans; b. Estimated annual family income $2000-3000
   c. Foreign-born families Few; None predominating; d. Negro No; %
   e. Infiltration of Remote; f. Relief families None Known
   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type 5-6 rooms
   b. Construction Frame, stucco, brick
   c. Average Age 11 Years
   d. Repair Good
   e. Occupancy 98 %
   f. Home ownership 75 %
   g. Constructed past yr. 8
   h. 1929 Price range $4000-5000 100 % $ 100 % $ 100%
   i. 1936 Price range $3500-4500 90 % $ 100 % $ 100%
   j. 1938 Price range $3500-4500 90 % $ 100 % $ 100%
   k. Sales demand $4000 - good
   l. Activity Good
   m. 1929 Rent range $40 - 50 100 % $ 100 % $ 100%
   n. 1936 Rent range $35 - 45 90 % $ 100 % $ 100%
   o. 1938 Rent range $37.50-47.50 95 % $ 100 % $ 100%
   p. Rental demand $40 - good
   q. Activity Good

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

5. CLARIFYING REMARKS: Deed restrictions have expired but with the exception of a small section in the southeast part which is zoned to permit 2 family dwellings, the area is zoned single family residential and that is distinctly the pattern of the entire area. Construction in this area is of good quality and a high degree of pride of occupancy is apparent. The area grades upward from east to west. The extreme eastern portion could be designated "medium blue" and the balance of the area a high blue. The area as a whole is accorded a "high blue" grade.

6. NAME AND LOCATION Tuxedo Park & Lomeda Park SECURITY GRADE B AREA NO. 6