AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, trading centers, recreational areas, and transportation. Proximity to College of Pacific.
   c. Detrimental Influences. Small area surrounded by lower grade district. Lack of expansion possibilities.
   d. Percentage of land improved 85%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Professional & business men
   a. Occupation Jr. Executives & retired men; b. Estimated annual family income $3-5000 up
   c. Foreign-born families None; d. Negro None
   e. Infiltration of Remote; f. Relief families None
   g. Population is increasing Slowly; decreasing static

3. BUILDINGS:
   a. Type 5 - 6 - 7
   b. Construction Frame, brick & stucco
   c. Average Age 12 Years
   d. Repair Good
   e. Occupancy 99%
   f. Home ownership 90%
   g. Constructed past yr. 2
   h. 1929 Price range $5000-7500 100% $5000-7500 100% $5000-7500 100%
   i. 1936 Price range $5000-6500 90% $5000-6500 90% $5000-6500 90%
   j. 1938 Price range $4000-7000 92% $4000-7000 92% $4000-7000 92%
   k. Sales demand $6000 - fair
   l. Activity Fair
   m. 1929 Rent range $40 - 60 100% $40 - 60 100% $40 - 60 100%
   n. 1936 Rent range $35 - 50 90% $35 - 50 90% $35 - 50 90%
   o. 1938 Rent range $40 - 60 100% $40 - 60 100% $40 - 60 100%
   p. Rental demand $50 - fair
   q. Activity Poor


5. CLARIFYING REMARKS: This is a small area of superior homes which was sub-divided and placed upon the market some 15 years ago. Good restrictions have expired but the zoning is single family residential and the pattern of the district is well established. Construction and maintenance are of a high order, and many of the dwellings are of the mansion type. If this area were differently located with more expansion possibilities it would be entitled to a 1st grade classification, however, owing to the size of the area and the surrounding lower grade districts, it is not felt that it should be accorded more than a "high blue" grade.

6. NAME AND LOCATION: Northcrest SECURITY GRADE B AREA NO. 7