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 area, 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% $ __________ 100% $ __________ 100%
   i. 1935 Price range
      $ 4500-6500
      90% $ __________ 100% $ __________
   j. 1938 Price range
      $ 4500-7000
      92% $ __________ 100% $ __________
   k. Sales demand
      $ 6000 - fair
      $ __________
   l. Activity
      Fair
      $ __________
   m. 1929 Rent range
      $ 40 - 60
      100% $ __________ 100% $ __________
   n. 1936 Rent range
      $ 35 - 50
      90% $ __________ 100% $ __________
   o. 1938 Rent range
      $ 40 - 60
      100% $ __________ 100% $ __________
   p. Rental demand
      $ 50 - fair
      $ __________
   q. Activity
      Poor
      $ __________


5. CLARIFYING REMARKS: This is a small area of superior homes which was subdivided 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