AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Schools, churches, transportation, recreational and trading centers conveniently available.

   c. Detrimental Influences. Improvements in some parts of area are slightly heterogeneous.

   d. Percentage of land improved 75%; e. Trend of desirability next 10-15 yrs. Up to static

2. INHABITANTS:
   a. Occupation Professional & business men, skilled artisans & white collar workers
   b. Estimated annual family income $1500-3000
   c. Foreign-born families Few%; None predominating
   d. Negro None
   e. Infiltration of Remote
   f. Relief families None known
   g. Population is increasing Slowly; decreasing static

3. BUILDINGS:
   a. Type 5 - 6
   b. Construction Frame, brick, stucco
   c. Average Age 17 Years
   d. Repair Fair to good
   e. Occupancy 98%
   f. Home ownership 65%
   g. Constructed past yr 25
   h. 1929 Price range $3250-4250 100% $ 100% $ 100%
   i. 1936 Price range $9000-3000 90% $ 90% $ 90%
   j. 1938 Price range $9000-3000 90% $ 90% $ 90%
   k. Sales demand $3000 - Good
   l. Activity Fair to good
   m. 1929 Rent range $25 - 35 100% $ 100% $ 100%
   n. 1936 Rent range $25 - 35 100% $ 100% $ 100%
   o. 1938 Rent range $27.50 - 35 105% $ 105% $ 105%
   p. Rental demand $30 - Good
   q. Activity Good

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

5. CLARIFYING REMARKS: This area is largely zoned to permit 2-family dwellings, but the part west of El Dorado St. north of Castle St. and the blocks facing Hunter and San Joaquin Sts., south of Wyndratt St. are zoned 1-family residential and those portions are of better grade than balance of area. This is particularly true of the latter noted portions located in southeast part of area which is known as "Bears Park." This small section was marketed some 20 yrs. ago as a separate sub-division and if it were not for the age of improvements and subservive surroundings would be entitled to a 1st grade classification. The area as a whole is spotted, ranging from "low blue" to "high blue" in different parts. Taken as a whole area is accorded a "medium blue" grade.

6. NAME AND LOCATION North Stockton, Westerly, & Sperry SECURITY GRADE B AREA NO 8