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:
   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: $250-4250 100% $ 100% $ 100%
   i. 1936 Price range: $900-3000 90% $ 90% $ 90%
   j. 1938 Price range: $900-3000 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

4. 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 Wyandotte St. are zoned 1-family residential and those portions are of better grade than balance of area. This is particularly true of the latter zoned 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 oversize 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 "Medial blue" grade.

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