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 industrial employment and low taxes.
   c. Detrimental Influences. Proximity to industry and main line railroads. Outside city limits and therefore lacks sewers. Some streets are not fully improved.
   d. Percentage of land improved 85 %; e. Trend of desirability next 10-15 yrs. Up to static
   
2. INHABITANTS:
   a. Occupation Small business men, artisans, white collar workers ; b. Estimated annual family income $1500-2500
   c. Foreign-born families For %; Mono predominating; d. Negro Mono ; %
   e. Infiltration of Remote ; f. Relief families None known
   g. Population is increasing Slowly ; decreasing static
   
3. BUILDINGS:
   PREDOMINATING 90 % OTHER TYPE % OTHER TYPE %
   a. Type 4-5 room, mostly 5 room
   b. Construction Frame & stucco
   c. Average Age 10 Years
   d. Repair Good
   e. Occupancy 98 %
   f. Home ownership 75 %
   g. Constructed past yr. 12
   h. 1929 Price range $2500-3500 100 % $ 100 % $ 100 %
   i. 1935 Price range $2500-3500 100 % $ 100 % $ 100 %
   j. 1938 Price range $2500-3500 100 % $ 100 % $ 100 %
   k. Sales demand $3000 - Good
   l. Activity Good
   m. 1929 Rent range $25-35 100 % $ 100 % $ 100 %
   n. 1935 Rent range $25-35 100 % $ 100 % $ 100 %
   o. 1938 Rent range $25-35 100 % $ 100 % $ 100 %
   p. Rental demand $30 - Good
   q. Activity Fair


5. CLARIFYING REMARKS: This area lies outside city limits, and has no zoning but is moderately deed restricted. That this is a very popular district is indicated by its high percent of home ownership, occupancy and the amount of recent new construction. This is a middle class area with a homogeneous population and type of improvements. The quality of construction and maintenance are of a good character. The area's proximity to both the Western Pacific and Southern Railroads and the prospect that adjacent districts may develop into highly industrialized sections preclude the assignment of higher than a "low blue" grade.

6. NAME AND LOCATION North Oaks & College Park SECURITY GRADE B AREA NO. 9