AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Schools, churches, trading centers, and transportation conveniently available.
   c. Detrimental Influences. Proximity to industry in southern portion and business in Western part. Ramona and Hiawatha streets outside city limits lack sewers and fully improved streets.
   d. Percentage of land improved 50%:
   e. Trend of desirability next 10-15 yrs. Up to static

2. INHABITANTS:
   a. Occupation Small business men, factory workers, etc.
   b. Estimated annual family income $1200-2000
   c. Foreign-born families Few, None predominating:
   d. Negro None
   e. Infiltration of Possible but thought to be remote
   f. Relief families None known
   g. Population is increasing Slowly; decreasing, static

3. BUILDINGS:
   a. Type 4 & 5 room
   b. Construction Frame & stucco
   c. Average Age 10 Years
   d. Repair Fair
   e. Occupancy 98%
   f. Home ownership 60%
   g. Constructed past yr. 4
   h. 1929 Price range $2500-3000 100%
   i. 1936 Price range $2500-3000 100%
   j. 1938 Price range $2500-3000 100%
   k. Sales demand $2500 - good
   l. Activity Fair
   m. 1929 Rent range $20 - 30 100%
   n. 1936 Rent range $20 - 30 100%
   o. 1938 Rent range $20 - 30 100%
   p. Rental demand $25 - good
   q. Activity Good

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

5. CLARIFYING REMARKS: This area is without deed protection but is zoned single family residential with the exception of two eastern tiers of blocks which are outside city limits. The area lies north of an industrial district which is outside city limits and east of a district zoned for business. The district is moderately popular and there is said to be but little sales resistance and a good rental demand for property in the area. However, the area is thought to be poorly located and while recent improvements distinctly indicate a present upward trend this is believed to be temporary, and that the area will in time become static to down. Taking all factors into consideration it is felt that a fair assignment would be a "high yellow".

6. NAME AND LOCATION Sunnyside & Bungalow Park SECURITY GRADE C AREA NO. 5