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, and transportation. Low taxes.
   c. Detrimental Influences. Distance from city center. That portion outside city limits lacks sewers and fully improved streets.
   d. Percentage of land improved 50%.
   e. Trend of desirability next 10-15 yrs. Upward

2. INHABITANTS: Small merchants, small farmers,
   b. Estimated annual family income $1500-2500
   c. Foreign-born families Few; None subversive or predominating.
   d. Negro None.
   e. Infiltration of Slowly.
   f. Relief families
   g. Population is increasing; decreasing; static.

3. BUILDINGS:
   PREDOMINATING 90% OTHER TYPE 5% OTHER TYPE 5%
   a. Type 5-6
   b. Construction Frame
   c. Average Age 10 Years
   d. Repair Fair to good
   e. Occupancy 98%
   f. Home ownership 75%
   g. Constructed past yr.5
   h. 1929 Price range $2000-3500 100% $ 100% $ 100%
   i. 1936 Price range $1800-3250 90% $ 100% $ 100%
   j. 1938 Price range $2000-3500 100% $ 100% $ 100%
   k. Sales demand $2500 - good
   l. Activity Good
   m. 1929 Rent range $20 - 35 100% $ 100% $ 100%
   n. 1936 Rent range $15 - 30 80% $ 100% $ 100%
   o. 1938 Rent range $20 - 35 100% $ 100% $ 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: Lots facing Horace Avenue are within city limits and zoned single family residential. The entire area has modified deed restrictions, which protects against infiltration of undesirable racial elements. The following data refers particularly to the developed portion of area; however, improvements in the undeveloped or hatched portion while scattered, indicates a pattern similar to the unhatched portion. Price and rental ranges given will be affected by size of plot upon which dwelling is built. The area is well regarded and is accorded a "high yellow" grade.