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, recreational areas and transportation. Well improved streets. Nearness to industrial employment. Proximity to Stribley Park.

   c. Detrimental Influences. Heterogeneous population. Age and obsolescence of improvements and poor maintenance.

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

2. INHABITANTS: Small tradesmen, factory workers
   a. Occupation service employees, combined. Estimated annual family income $1300-1500
   b. Foreign-born families 10%; Mexicans predominating; d. Negro Yes 10%
   c. Infiltration of Subversive races; f. Relief families Many exist;
   d. Population is increasing Slowly, decreasing; static

3. BUILDINGS:
   a. Type 4 - 5 rooms
   b. Construction Frame
   c. Average Age 25 Years
   d. Repair Fair
   e. Occupancy 98%
   f. Home ownership 50%
   g. Constructed past yr. 5
   h. 1929 Price range $1500-2500
   i. 1936 Rent range $15 - 25
   j. 1938 Rent range $12.50-22.50
   k. Sales demand $2000 - fair
   l. Activity Fair


5. CLARIFYING REMARKS: This area is without deed protection and is zoned to permit two-family dwellings. Improvements however, consist almost wholly of small frame single-family dwellings. This might be termed a melting pot area, as there are many Mexicans, negroes and other nationalities. Regardless of this condition, maintenance is fair and in the southern part many homes show high pride of ownership. The area is accorded a medial red grade.

6. NAME AND LOCATION Fair Oaks & Stribley Park SECURITY GRADE D AREA NO. 5