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. Proximity to Arbor Park.
   c. Detrimental Influences. Lack of sewers and fully improved streets south of sixth street. Heterogeneous improvements and population.
   d. Percentage of land improved 50%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Small merchants, (Japanese) factory workers, artisans, etc.
   a. Occupation Factory workers, artisans, etc.;
   b. Estimated annual family income $1200-1800
   c. Foreign-born families 15%; Orientals predominating; d. Negro Yes 1%
   e. Infiltration of Has occurred; f. Relief families Few
   g. Population is increasing Slowly; decreasing __________; static

3. BUILDINGS:
   a. Type 4-5
   b. Construction Frame
   c. Average Age 15 Years
   d. Repair Poor to good
   e. Occupancy 98%
   f. Home ownership 60%
   g. Constructed past yr. 10
   h. 1929 Price range $1500-2500
   i. 1936 Price range $1000-2500
   j. 1938 Price range $1750-2750
   k. Sales demand $2000 fair
   l. Activity Fair
   m. 1929 Rent range $15 - 25
   n. 1936 Rent range $15 - 25
   o. 1938 Rent range $17.50 - 22.50
   p. Rental demand $20 - good
   q. Activity Good


5. CLARIFYING REMARKS: There are no deed restrictions and that part of the area north of 6th Street, which is within the city, is zoned to permit 2 family residences. Improvements, which are extremely heterogeneous both as to construction and maintenance are predominantly small single family structures. Several wealthy Chinese merchants occupy more or less pretentious residences but these are few and are considered misplaced improvements. Many large tracts in the area are unplatted and unimproved. Many of the streets which are outside the city limits are unimproved and there are no sewers in this section. Many institutions make loans in the area to selected moral risks. The area is accorded a "medial red" grade.

6. NAME AND LOCATION Mossdale & McKinley Tract SECURITY GRADE D AREA NO. 10