1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Convenience to transportation, schools, churches, trading
      and recreational areas. Proximity to High School, Junior
      College, Wm. Land Park, and Area A-3 are all stabilizing
      factors. In path of city's present development.

   c. Detrimental Influences. Proximity to Western Pacific Railroad shop and yards.
      Heterogeneous nature of development. Mixed types and age of
      improvements.

   d. Percentage of land improved 70 %; e. Tread of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation Skilled laborers and white collar workers;
   b. Estimated annual family income $1500-2100
   c. Foreign-born families Few %; None subversive predominating;
   d. Negro None %;
   e. Infiltration of Remote; f. Relief families None known
   g. Population is increasing slowly; decreasing ; static

3. BUILDINGS:
   a. Type PREDOMINATING 95 %
   b. Construction Frame and stucco
   c. Average Age 15+ Years
   d. Repair Good
   e. Occupancy 98.5 %
   f. Home ownership 51 %
   g. Constructed past yr. New construction is in western part and of higher price

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

5. CLARIFYING REMARKS: This area is composed of three subdivisions which were abortively
   placed on the market during 1906, 1911, and 1924. Deed restric-
   tions have expired except along 7th Ave. Zoned to permit multi-family dwellings,
   but improvements are predominantly small, single-family dwellings of medium quality
   construction, which are highly maintained. Population is generally homogeneous.
   There is a small unplatted section south of 7th Avenue and east of Freeport Blvd.
   that will develop into higher grade if properly handled. This area has many
   favorable influences and some very detrimental ones. After due consideration, it
   is accorded a "mediocre yellow" grade. The strip along the railroad is considered
   hazardous.

6. NAME AND LOCATION East of Freeport Blvd.
   Weller Way to 9th Avenue SECURITY GRADE C AREA NO. 24