1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, and trading centers. High percent of home ownership and occupancy. Uniform and intelligent development in northern part. Homogeneous population both as to social and income levels.
   c. Detrimental Influences. Age and obsolescence. Some streets not fully improved, mostly in southern part.
   d. Percentage of land improved 60%.
   e. Trend of desirability next 10-15 yrs. Upward to declining.
2. INHABITANTS:
   a. Occupation Skilled laborers and white collar workers.
   b. Estimated annual family income $1500-1800.
   c. Foreign-born families 10%; Latin predominating.
   d. Negro.
   e. Infiltration of Remote; f. Relief families None known.
   g. Population is increasing slowly; decreasing; static.
3. BUILDINGS:
   a. Type 4 and 5 room.
   b. Construction Frame.
   c. Average Age 15+ years.
   d. Repair Good.
   e. Occupancy 99%.
   f. Home ownership 70%.
   g. Constructed past yr. 5.
   h. 1929 Price range $3000-4500 100%.
   i. 1935 Price range $2500-3500 80%.
   j. 1938 Price range $2750-4000 90%.
   k. Sales demand All prices - good.
   l. Activity Good.
   m. 1929 Rent range $50-55 100%.
   n. 1935 Rent range $22.50-25 70%.
   o. 1938 Rent range $27.50-32.50 90%.
   p. Rental demand All prices - good.
   q. Activity Good.
   b. Home building Ample.
5. CLARIFYING REMARKS: The portion of this area north of 14th Avenue was platted in 1911 and was developed under the supervision of a competent subdivider. Some of the deed restrictions that have expired have been renewed by mutual agreement of owners. This part is zoned two-family residential except along Stockton Boulevard where multi-family buildings are permitted. The southern portion of the area is outside the city and is but sparsely settled. It is without deed restrictions or zoning but is not believed to be in jeopardy on this account. Improvements are predominantly small, frame, single-family dwellings of cheap to medium quality construction, which are well maintained. The area is accorded a "high yellow" grade.
6. NAME AND LOCATION Tract 21 and Vina Vista, etc. SECURITY GRADE C AREA NO. 25.