AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, executives and retired capitalists
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration: Apparent

2. BUILDINGS:
   a. Type and Size: 7-9 rooms
   b. Construction: Stucco
   c. Average Age: 7 years
   d. Repair: Good
   e. Occupancy: 95%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: $10,000 and up
   h. 1937 Price Bracket: $10,000 and up
   i. 1939 Price Bracket: $10,000 and up
   j. Sales Demand: Dull
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $ rental
   m. 1937 Rent Bracket: $ rental
   n. Rent Bracket: $ area
   o. Rental Demand: -
   p. Predicted Rent Trend (next 6-12 months): $12,500 and up

3. NEW CONSTRUCTION (past yr.):
   Type & Price: Mansion estate type
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
   b. Institutions

5. SALE OF HOME PROPERTIES (last yr.):
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: Ample within limits

7. TOTAL TAX RATE PER $1000 (1938): $ 52.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to hillside. Some construction hazards. Land improved 15%. Good restrictions limit improvements to single-family structures, provide for architectural supervision, and protect against subversive racial hazards. Conveniences are not conveniently available. This well conceived area was subdivided some 11/4 years ago and has since experienced a consistent growth. Construction and maintenance are of excellent character, and architectural designs are harmonious and add to the charm of the district. Population, which is largely in the higher income brackets, and improvements are both homogenous. Many of the homesites are of acreage proportions and are improved horticulturally with citrus orchards, etc. This location has great charm with a broad view of the Pacific Ocean and Santa Monica Mountains. Even its isolation, while making it inaccessible and remote from conveniences, is a favorable factor in this type of district. This will be partially relieved if the projected roadway down Santa Monica Canyon becomes an accomplished fact. Price bracket shown is nominal as size of homesites governs. Land values, while not generally so quoted, will run approximately $50 per front foot.
   It is felt that the rather severe deed restriction will probably retard development and that growth will be slow. Owing to the low percent of land improved and lack of definite pattern, the area is accorded a provisional "hatched green" grade.

9. LOCATION: Riviera
   SECURITY GRADE: 1st
   AREA NO. 6-26 DATE: 6-29
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.