AREA DESCRIPTION

1. POPULATION: a. Increasing Rapidly Decreasing Static
   Business & professional men, minor executives, Class and Occupation motion picture people, etc. Income $2000-8000
   Foreign Families Nationalities Negro
   Shifting or Infiltration Slight infiltration of American Jewish families noted

2. BUILDINGS:
   Type and Size Construction Average Age Repair Occupancy Owner-occupied
   Predominating 65% Other Type 35%

3. NEW CONSTRUCTION (past yr.) Type & Price Selling Readily

4. OVERHANG OF HOME PROPERTIES: HOLC Institutions

5. SALE OF HOME PROPERTIES (past yr.) HOLC Institutions

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938) $52.79

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling with no steep grades. No construction hazards. Land improved 65%.
Deed restrictions limit improvements to single-family dwellings of a minimum cost of $1,000 and protects in perpetuity against subversive racial elements. Conveniences are all reasonably available for a district of this character. This subdivision was platted and placed on the market some 15 years ago; its growth after the initial promotional effort was erratic until about 1 year ago when activity began to increase. Currently it is one of the "hot spots" of the community. Construction and maintenance are of excellent character. Architectural designs, particularly of new improvements, are individually attractive and harmonious as a whole. Population is homogeneous and show a high degree of neighborhood pride. Proximity to numerous motion picture studios, Country Clubs, and the Pacific Military Academy are considered favorable influences. The location is also a favorable one. Lot values range around $30 per front foot. Plans are under way for immediate development of a section between National Blvd., Motor Ave., Exposition Blvd., & Manning Ave., to be known as Cheviot Knolls. This is immediately adjacent to the area and it is thought will, in time, become a part of it. This is a very desirable and active area and is accorded a "medal green" grade.

9. LOCATION: Monte Mar Vista SECURITY GRADE 1st AREA NO. A-56 DATE 1-3-39