AREA DESCRIPTION

1. POPULATION:
   a. Increasing
   b. Class and Occupation: motion picture people, etc., Income $2000-$6000
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: Slight infiltration of American Jewish families noted

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

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

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

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

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1938-9) $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
   $10,000 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 4 years 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. Popula­
   tion 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 develop­
   ment 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 "medical green" grade.

9. LOCATION: Montecito Vista

   SECURITY GRADE: 1st
   AREA NO.: 53
   DATE: 13-29