AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing   Moderately   Decreasing   Static
   Professional & business men, retired capitalists, executives, etc. Income $5000-10,000 and up
   b. Class and Occupation
       More moderate income families are coming in as a result of deed restriction modification
   c. Foreign Families   Nationalities
   d. Negro
   e. Shifting or Infiltration

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. 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. How Selling
   c. Owner built

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

5. SALE OF HOME PROPERTIES (past 3 yr.)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1937) $58.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Slightly rolling to steep hillside with many construction hazards. Land improved 10% out of a maximum of 5%. Deed restrictions provide for minimum improvement cost of $6000 with construction supervised by subdividers. Restrict ownership to the Caucasian race in perpetuity. All provisions are strictly enforced. Deed restrictions formerly provided for a much higher minimum cost of improvement but were modified as above some 5 years ago. Conveniences are very largely lacking. Schools, churches, trading centers and transportation all being inadequate. This area was formerly part of an old Spanish grant which was taken over by Frank Vanderlip, formerly Secretary of Treasury, who began active development in 1923. Compared with other sections of the city development has been exceedingly slow. Modification of deed restrictions and FHA Title II financing have resulted in activity being at a peak at the present time. The location has great charm and offers a magnificent view of the Pacific Ocean. Construction and maintenance are of excellent quality. Architectural designs are of the best and population is highly homogeneous. The area is protected from the adverse influence of area C-161 to the north by virtue of the hilly terrain.

(Continued on next page)

9. LOCATION
   Palos Verdes
   Hatched

   Hollywood Riviera

   SECURITY GRADE 1st
   AREA NO. A-59. DATE 3-20-39

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