DESCRIPTION AND CHARACTERISTICS OF AREA: (Cont'd. from previous page)

Improvements range from expensive 6 room dwellings to mansions with large surrounding estates. There is no predominating type. One authority ventures the opinion that "Palos Verdes Estates" is one of the highest class subdivisions in Southern California. The northern part of this area (north of the Palos Verdes line) is a separate subdivision known as "Hollywood Riviera". The characteristics of this section are very similar to those of Palos Verdes Estates; however, deed restrictions have not been modified and minimum improvement requirements are so high that land improved is only about 5%, and it is not believed that a successful development is feasible until some adjustment of restrictions is made. This subdivision was placed upon the market some 25 years ago. Under normal conditions this area, as a whole, should make rapid strides during the next 10 years and it is assigned a "hatched green" grade.