### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - **a. Increasing:** Rapidly
   - **b. Decreasing:** Income $4,000-8,000
   - **c. Static:** Income $8,000-12,000

2. **Class and Occupation:** Professional & business men, executives & retired people

3. **Foreign Families:** 0%

4. **Income $000-8000:**
   - Professional & business men, executives & retired people

5. **Shifting or Infiltration:** None apparent

6. **BUILDINGS:**
   - **a. Type and Size:** Predominating 90%
   - **b. Type and Size:** Larger structures
   - **c. Average Age:** 14 years
   - **d. Repair:** Good
   - **e. Occupancy:** 99%
   - **f. Owner-occupied:** 99%

7. **1935 Price Bracket:** $5500-9000
   - **% change:**
   - **1937 Price Bracket:** $6000-10,000
   - **% change:**
   - **1939 Price Bracket:** $6000-10,000
   - **% change:**

8. **Sales Demand:** Fair

9. **Predicted Price Trend:** Static

10. **Predicted Rent Trend:** Static

11. **1935 Rent Bracket:** $ 750
    - **% change:**
    - **1937 Rent Bracket:** $ 750
    - **% change:**
    - **1939 Rent Bracket:** $ rental
    - **% change:**

12. **Rental Demand:**

13. **NEW CONSTRUCTION:**
    - (past yr.)
    - **a. Type & Price:** 6000-12,000
    - **b. Setting:** Owner...built

14. **OVERHANG OF HOME PROPERTIES:**
    - **a. HOLC:** 0
    - **b. Institutions:** 0

15. **SALE OF HOME PROPERTIES:**
    - (past yr.)
    - **a. HOLC:** 0
    - **b. Institutions:** 0

16. **MORTGAGE FUNDS:** Ample

17. **TOTAL TAX RATE PER $1000 (1937):** $ 58.50

18. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   Terrain: Hillside and hilltop with no serious construction hazards. Land improved 10% out of a possible 60%. Deed restrictions provide minimum improvement cost and architectural supervision. Uniform set backs are set forth and ownership is limited to the Caucasian race in perpetuity. Conveniences are as yet inadequate. Being a two-car garage neighborhood the effect of this is minimized. This area was subdivided within the past 10 years, but active development has occurred within past 5 years. The location is one of great charm and affords a magnificent view of San Pedro Harbor and the Pacific Ocean beyond. The parkways are beautifully landscaped and well kept. Construction and maintenance are of excellent character. Architectural designs are harmonious and add greatly to the attractiveness of the area. Population is highly homogeneous. The subdivision is under the same supervision as that of Palos Verdes Estates. This is, in many respects, the most desirable residential area in the whole "harbor" district, and its present pattern indicates a high first grade; however, owing to low per cent of development it can only be assigned a "hatched green" grade, at this time.

**Hatched**

9. **LOCATION:** South Palos Verdes
   - **SECURITY GRADE:** 1st
   - **AREA NO:** A-60
   - **DATE:** 3-22-60