AREA DESCRIPTION

1. POPULATION: a. Increasing b. Class and Occupation Professional & business men, executives & retired people c. Foreign Families d. Income $000-8000 e. Shifting or Infiltration None apparent


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

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937) $ 56.50 1938

8. 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 Verdos 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.

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