AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: 
   a. Increasing 
   b. Class and Occupation: Professional men, retired people, artists, 
   c. Foreign Families: None apparent
   d. Negro: None

2. BUILDINGS: 
   a. Type and Site: Large and up 
   b. Construction: Stucco and masonry 
   c. Average Age: 8 years 
   d. Repair: Good 
   e. Occupancy: High 
   f. Owner-occupied: 100% 

3. NEW CONSTRUCTION: 
   a. Type & Price: $8000-15,000 
   b. Predicted Rent Trend: Static

4. OVERHANG OF HOME PROPERTIES: 
   a. HOLC: None
   b. Institutions: None

5. SALE OF HOME PROPERTIES: 
   a. HOLC: None
   b. Institutions: None

6. MORTGAGE FUNDS: 

7. TOTAL TAX RATE PER $1000 (193_): 

8. DESCRIPTION AND CHARACTERISTICS OF AREA: 
   Terrain: Hillside and hilltop, many construction hazards. Ocean view homesites. 
   Land improved 10%. Deed restrictions govern improvements, provide architectural supervision and protect against subversive racial elements. 
   Convenience are largely inadequate with transportation lacking, which is not particularly detrimental owing to privately owned automobiles. This subdivision was placed on the market in 1927-28 as an exclusive district. The depression interrupted promotional effort and development was slow. 
   Recently activity has revved somewhat but new residences have been less imposing than original improvements. Construction and maintenance are of the highest quality. Architectural designs are imposing and population is high class and homogeneous. Proximity to oil wells and tank farms to the south and east, and outlet to outfall sewer a mile to the south, are detrimental factors and create sales resistance. While location of area is a slight one, it is believed that much high pressure exploitation will be necessary to develop it into a class of district which was originally intended. 
   The area is accorded a provisional "hatched high blue" grade.

9. LOCATION: Playa del Rey

SECURITY GRADE: 2nd + AREA NO.: R-81
DATE: 11-3-39