6. DESCRIPTION AND CHARACTERISTICS OF AREA: (Continued)

Village, adjoins a low-grade Mexican section and is engulfed by it on three sides and in addition is in proximity to the Pasadena Sewer Farm. This ambitious project is sponsored by Porcy Bilton, Inc., which is said to be financed with English capital. Informed sources very generally consider this a misplaced investment that is doomed to failure. Although most of the improvements are new and fairly well constructed, when the location, character of population, lack of appeal, and large number of completed dwellings remaining unsold are taken into consideration, it is not deemed wise to assign to the area higher than a "medial yellow" grade.