AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Retired and professional people, Income $3000-5000 and up
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price
   b. How Selling

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

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

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1939)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level top of high mesa overlooking Pacific Ocean. No construction hazards. Land improved 90%. Deed restrictions limit improvements to single-family structures and protect against racial hazards. Zoning is single-family residential. Conveniences are all readily available. This is one of the old better residential districts of Los Angeles, having been subdivided some 25 years ago. Many homes are still occupied by original owners. There has been little activity in recent years. Construction is substantial in character and maintenance indicates high pride of ownership. Architectural designs are largely outmoded. Population is highly homogeneous and inclines strongly to elderly people. Many of the improvements occupy extensive homesites which are highly developed horticulturally. Land values, which average around $10 per front foot, materially affect prices; consequently, those set forth above are nominal only. The area is characterized by a magnificent location, a dignified appearance, and economic stability. The trend of desirability is definitely downward but very slowly and the area is, therefore, accorded a "high yellow" grade.

9. LOCATION: Santa Monica
   SECURITY GRADE: 3rd
   AREA NO.: 6-62
   DATE: 6-39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.