### AREA DESCRIPTION

#### Security Map of Los Angeles County

1. **POPULATION:**
   - a. Increasing: Moderately
   - b. Class and Occupation: White collar workers, motion picture studio & airport employees, etc. Income levels $1200-$1600
   - c. Foreign Families: 0%
   - d. Negro: 0%
   - e. Shifting or Infiltration: None apparent

2. **BUILDINGS:**
   - a. Type and Size: 4 & 5 rooms
   - b. Construction: Frame & stucco
   - c. Average Age: 10 years
   - d. Repair: Fair
   - e. Occupancy: 97%
   - f. Owner-occupied: 80%
   - g. 1935 Price Bracket: $2250-3250
   - h. 1937 Price Bracket: $2500-3500
   - i. 1939 Price Bracket: $2500-3500
   - j. Sales Demand: Poor
   - k. Predicted Price Trend (next 6-12 months): Static
   - l. 1935 Rent Bracket: $20-30
   - m. 1937 Rent Bracket: $25-35
   - n. 1939 Rent Bracket: $25-35
   - o. Rental Demand: Fair

3. **NEW CONSTRUCTION (past yr.):**
   - No.
   - Type & Price: $2200-$2600
   - How Selling: Slowly

4. **OVERHANG OF HOME PROPERTIES:**
   - a. HOLC: 0
   - b. Institutions: None

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

6. **MORTGAGE FUNDS:**
   - Limited & selective
   - 7. TOTAL TAX RATE PER $1000 (1932): $42.40

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain is low lying level and swampy. The Ballona storm drain crosses area from east to west. Some construction hazards. Land improved 7%. Flood restrictions protect against racial hazards. One-half of area is not zoned; the balance is single-family residential. This subdivision was placed on the market some 15 years ago, but development was slow, and district was practically dormant during the depression years. Under stimulus of FHA Title I Class 3 financing the area has experienced a mild activity during the past several years. Construction ranges from substandard to standard quality. The better construction being in the older improvements, the new structures being largely FHA Title I Class 3 substandard. Maintenance is spotted, being only fair at best. Both population and improvements are inclined toward heterogeneity. There are a few Japanese gardners in the area, but these are considered as being only temporary residents. Sales are slow. Many streets are unimproved and apors are lacking. Schools, churches, trading facilities and transportation, while available, are not readily so. The area is accorded a provisional "low yellow" grade.

9. **LOCATION:**
   - Mesmer City
   - SECURITY GRADE: 3rd
   - AREA NO.: 2-100
   - DATE: 2/2/39
   - 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.