AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static

b. Class and Occupation. Skilled artisans, white collar workers, retired Naval personnel, and fishermen. Income $1200-$3000

b. Foreign Families. 30% Nationalities - Serbs & Italians

e. Negro. 0%

e. Shifting or Infiltration. Serbs and Italians of better class.

2. BUILDINGS:
   a. Type and Size
   b. Frame and Stucco
   c. Construction
   d. Average Age
   e. Fair to good
   f. Repair
   g. 1935 Price Bracket $3250-4250
   h. 1937 Price Bracket $3500-4500
   i. 1939 Price Bracket $3500-4500
   j. Static
   k. Owner-occupied
   l. Predicted Price Trend (next 6-12 months)
   m. 1935 Rent Bracket $30-40
   n. 1937 Rent Bracket $35-45
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

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

4. SALE OF HOME PROPERTIES
   a. HOLC.
   b. Institutions

5. MORTGAGE FUNDS

6. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to hillside with some fills along 16th, 17th and 18th streets, which offer slight construction hazards. Land improved 85%. Zoning is largely single family residential with limited multi-family. Conveniences are all reasonably available. This is one of the older residential districts of San Pedro, having been platted some 25 years ago. It is a favorably located section and affords a view of the Pacific Ocean and beaches. Construction is of standard quality and maintenance indicates pride of occupancy. Improvements differ widely as to types and present a somewhat heterogeneous appearance. Native born American residents show some resentment to the infiltration of Southern Europeans, most of whom are fishing boat owners. This, to some extent, clouds the future desirability of the area and it is therefore accorded a "medial yellow" grade.

9. LOCATION: San Pedro SECURITY GRADE. 3rd AREA NO. 0-164 DATE 3/31/39

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.