AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing - Decreasing - Static
   b. Class and Occupation: Oil well workers, laborers and WPA workers - Income $700-$1200
   c. Foreign Families: 50% Nationalities: Mexicans - possible American born
   d. Negro: 0%
   e. Shifting or Infiltration: Mexicans said to be diminishing

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING: 60%
      OTHER TYPE: 40%
   b. Construction
      Frame and stucco
      of nondescript character
   c. Average Age
      15 years
      15 years or more
   d. Repair
      Poor to fair
      Terrible
   e. Occupancy
      98%
      98%
   f. Owner-occupied
      20%
   g. 1935 Price Bracket
      $1250-$1800
      % change
   h. 1937 Price Bracket
      $1500-$2000
      % change
   i. 1939 Price Bracket
      $1500-$2000
      % change
   j. Sales Demand
      Poor
      Poor
   k. Predicted Price Trend
      (next 6-12 months)
      Static
      Static to down
   l. 1935 Rent Bracket
      $10.00-$20.00
      % change
      $5.00-$10.00
      % change
   m. 1937 Rent Bracket
      $12.50-$25.00
      % change
      $5.00-$10.00
      % change
   n. 1939 Rent Bracket
      $12.50-$25.00
      % change
      $5.00-$10.00
      % change
   o. Rental Demand
      Fair
      Fair
   p. Predicted Rent Trend
      (next 6-12 months)
      Static
      Static

3. NEW CONSTRUCTION (past yr.)
   No: None
   Type & Price
   How Selling

4. OVERHANG OF HOME PROPERTIES
   a. HOLC
      0
   b. Institutions
      Few

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC
      1
   b. Institutions
      Few

6. MORTGAGE FUNDS
   None

7. TOTAL TAX RATE PER $1000 (1932) $ .40.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low lying sandy bottom located between Rio Hondo and San Gabriel River, with a definite flood hazard. Land improved 60%. No deed restrictions or zoning. Conveniences are reasonably available. Transportation limited to bus service on Whittier Blvd. This is an old Mexican settlement which also contains a mixed white population generally of Southern European extraction. Construction is from "shack" to substandard quality, with some improvements good enough to seem misplaced. Mexican population is said to be above average. There is no hope for this area, but indications are that it will remain static for a number of years. It is graded "medial red".

9. LOCATION: Montebello Suburb
   SECURITY GRADE 4th
   AREA NO. D-56
   DATE-12-39

   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.