

October 18, 1915.

Mr H. D. Aron,  
1103 W. P. Story Building,  
Los Angeles, California.

Friend Harry:

I am in receipt of your letter inquiring about lot 3, block 5, Peck's Manhattan Beach Tract, in our City, and from information I can get from the real estate agents these lots are being held at somewhere around \$900.00. I assessed this lot for this year's taxes at \$550.00, which is supposed to be the full cash valuation.

All taxes and street assessments have been paid excepting the taxes for 1915-16.

Twenty-seventh Street will be improved in the near future, probably with a fifteen-foot concrete pavement with alleys paved fullywidth.

Confidentially, there is something about that block that is quite a detriment to the neighborhood, and that is that there is a colored family who live the year around on lot 8, which faces the ocean. Every so often they have a coon picnic and it is attended by about seventy-five to one-hundred-and-fifty coon pullman porters and their friends. You can imagine how much this would depreciate property values in that neighborhood. It is the only colored family that lives within the corporate limits of Manhattan. If it wasn't for that fact, I would consider this a bargain at about the assessed valuation.

Trusting this is the information desired, and that we may have the pleasure of a visit soon from or with you and your family and my family, I am

Yours very truly,