### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: Business & professional men, motion picture actors, writers, & executives. Income $2500 to $7500 and up
   - c. Foreign Families: Nationalities
   - d. Negro: 0%
   - e. Shifting or Infiltration: None apparent

2. **BUILDINGS:**
   - a. **Type and Size**
     - 7-8 rooms
   - b. **Construction**
     - Frame, stucco & masonry
   - c. **Average Age**
     - 4 years
   - d. **Repair**
     - Good
   - e. **Occupancy**
     - 99%
   - f. **Owner-occupied**
     - 90%
   - g. 1935 Price Bracket: $5000-9000
   - h. 1937 Price Bracket: $5500-10,000 & up
   - i. 1939 Price Bracket: $5500-10,000 & up
   - j. **Sales Demand**
     - Good
   - k. **Predicted Price Trend**
     - Static
   - l. 1935 Rent Bracket: $Not a
   - m. 1937 Rent Bracket: $rental
   - n. 1939 Rent Bracket: $area
   - o. **Rental Demand**
   - p. **Predicted Rent Trend**
     - 7 & 8 rms. & mansion

3. **NEW CONSTRUCTION (past yr.)**
   - No. 300
   - Type & Price: $6000-$10,000
   - Selling: Readily

4. **OVERHANG OF HOME PROPERTIES**
   - a. HOLC: 0
   - b. Institutions: 0

5. **SALE OF HOME PROPERTIES**
   - (3 yrs.)
   - a. HOLC: 0
   - b. Institutions: 0

6. **MORTGAGE FUNDS**
   - Apple
   - 7. **TOTAL TAX RATE PER $1000** (1932) $58.68
   - 1938

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level to rolling with no construction hazards and no flood threat. Land improved 5%. Deed restrictions limit cost of improvement to minimum of $4000 to $10,000 according to location, provide for architectural supervision and uniform set-backs, and protect against subversive racial elements runs in perpetuity. The "Hidden Village" section is said to have a lower minimum cost for improvements. Conveniences are all readily available. The portion of area known as Toluca Lake was subdivided some 8 or 9 years ago, but intensive development has taken place within the past 5 years. The Hidden Village section is a recent subdivision and is less than 10% improved but growing rapidly. In fact, this area is one of the high grade "hot spots" in the County. Construction and maintenance are of excellent quality; architectural designs are attractive and harmonious. Population is homogeneous, and a high degree of community pride is indicated. The location is admirable, being within walking distance to both Universal and First National Motion Picture Studios, and easily accessible from Hollywood and downtown Los Angeles. Proximity to Lakeside Golf Course and the bridle trails and other recreational features of Griffith Park are also favorable influences. This is outstandingly the most desirable area in the San Fernando Valley and is accorded a "medial green" grade.

9. **LOCATION**
   - North Hollywood
   - **SECURITY GRADE** 1st
   - **AREA NO.** A-3
   - **DATE** 3-30-39

**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.