AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Rapidly
b. Class and Occupation: Business & professional men, movie & other executives, retired capitalists, etc. Income $7500 & up
c. Foreign Families: 0 % Nationalities
d. Negro: 0 %
e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
   b. How Selling
   c. Owner built

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937-1938) $49.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Live oak grove, slightly rolling, with altitude ranging from 650 to 750 feet from south to north. No construction hazards. Land improved 20%. Deed restrictions provide for single family structures with a minimum of 2500 sq. ft. to be constructed under architectural supervision. Racial protection is perpetual. Conveniences, including recreational facilities, are all as available as is desirable for an area of this character. This subdivision is part of the 150 year old Rancho Santa Anita which was purchased by the late "Lucky" Baldwin many years ago and is now part of his estate. This area, A20, A21 and A22, have been subdivided during the past 5 years under the supervision and direction of Raymond A. Dorn & Co., of Pasadena, and are considered models for single family residential subdivisions. This area contains 103 homesites, 23 of which have been improved with others in course of improvement. The sites run from 2/3 to 2 acres and are priced from $1950 to $5500. Improvements, maintenance, architectural designs, and charm of location are ideal, and population is highly homogeneous. Adjacency to Area C-41 on the north is not detrimental to this area as differences in terrain, and the heavy growth of walnut trees serve as physical barriers to influence. The improvements along Orange Grove Ave. in Area C-41 are for the most part, old but well-maintained mansion type dwellings. The area is accorded a "high green" grade.