AREA DESCRIPTION

Security Map of Los Angeles County

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

2. BUILDINGS:
   a. Type and Size
      Predominating: 7-10 rooms (estate & mansion type)
   b. Construction
      Frame, stucco & masonry
   c. Average Age
      2 yrs. (new to 5 yrs)
   d. Repair
      Good
   e. Occupancy
      100%
   f. Owner-occupied
      100%
   g. 1935 Price Bracket
      $10,000 & up
   h. 1937 Price Bracket
      $10,000 & up
   i. 1939 Price Bracket
      $10,000 & up
   j. Sales Demand
      Fair
   k. Predicted Price Trend (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $100
   m. 1937 Rent Bracket
      $100
   n. 1939 Rent Bracket
      $100
   o. Rental Demand
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   p. Predicted Rent Trend (next 6-12 months)
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3. NEW CONSTRUCTION (past yr.)
   No

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

5. SALE OF HOME PROPERTIES (2 yrs.)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS
   Ample

7. TOTAL TAX RATE PER $1000
   1936: $49.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain slightly rolling live oak grove with perceptible grade from south to north. No construction hazards. Land improved 35%. Deed restrictions provide for single family structures with a minimum of 2000 sq. ft. to be constructed under architectural supervision. Racial protection is in perpetuity. Conveniences, including recreational facilities, are all as available as is desirable for 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, A19, 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 224 homesites containing from 1/2 to 1 acre or more which are priced from $1650 to $3500. The location is one of great charm. Construction and maintenance are of excellent character. Population is homogeneous and architectural designs are harmonious and of exceptionally high quality. This area is accorded a "high green" grade.

9. LOCATION
   Santa Anita Oaks
   Security Grade: 1st+
   Area No.: A-30
   Date: 4/28/39