AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, Jr. officials & executives
   c. Foreign Families 0%
   d. Negro 0%
   e. Shifting or Infiltration

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
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION
   a. Type & Price
   b. Selling

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

5. SALE OF HOME PROPERTIES
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS
   Ample

7. TOTAL TAX RATE PER $1000 (1939) $ 52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to rugged hillside in northern and western parts. Some building hazards. Land improved 20% of the 50% available for building sites. Deed restricted to minimum of $5000 improvement cost. Provides for perpetual racial protection. Zoning single-family. Transportation limited to private cars. Free bus transportation to public schools. Churches and trading centers not readily available. This area was first platted in 1921 or 1925 but development has largely taken place in past 4 or 5 years, growth being retarded by litigation over title to canyon lands, which has now been determined. Characteristics: Young people; slight fire and flood hazard. This somewhat isolated district is developing quite rapidly. Improvements are well constructed and highly maintained Architectural designs are uniform and population, which is predominantly of the younger generation, is homogeneous. It is a two-car garage neighborhood. Lots: Values vary from $1000 to $1500. The area is a popular one and trend of desirability is definitely upward. Owing to low percent of land improvement, present lack of conveniences and minor hazards mentioned, it is not thought feasible to accord other than a provisional "low green" grade.

9. LOCATION Benedict Canyon SECURITY GRADE 1st - AREA NO. A-29 DATE 3-2-39
   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.