AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing Rapidly Decreasing Static Income $3000-10,000 up
b. Class and Occupation Business & professional men, Jr. officials & executives
c. Foreign Families 0 % Nationalities - d. Negro 0 %
e. Shifting or Infiltration None apparent

2. BUILDINGS: PREDOMINATING 70 % OTHER TYPE 30 %
   a. Type and Size 6-7 rm. bungalow
   b. Construction Stucco
   c. Average Age 5 years
   d. Repair Fair to excellent
   e. Occupancy 99 %
f. Owner-occupied 90 %
g. 1935 Price Bracket $ 5000-7000 % change
   h. 1937 Price Bracket $ 6000-7500 % change
   i. 1939 Price Bracket $ 6500-8000 % change
   j. Sales Demand Good
   k. Predicted Price Trend Upward (next 6-12 months)
l. 1935 Rent Bracket Few rental units % change
   m. 1937 Rent Bracket $ 40 - 50 % change
   n. 1939 Rent Bracket $ 45 - 55 % change
   o. Rental Demand Good
   p. Predicted Rent Trend Static to upward (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No Type & Price $4500-5000 How Selling Readily

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

5. SALE OF HOME PROPERTIES (past yr.) a. HOLC 0 b. Institutions Few

6. MORTGAGE FUNDS Ample

7. TOTAL TAX RATE PER $1000 (1938) $ 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 6 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 lst - AREA NO. A-29 DATE 3-1-39
   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.