AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, executives, (many University faculty members, some motion picture celebrities, etc.)
   c. Foreign Families
   d. Negro
   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. 1959 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Rental Demand
   o. Predicted Rent Trend

3. NEW CONSTRUCTION (past year)

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

5. SALE OF HOME PROPERTIES (last year)
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1937) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling and low hillsides with no construction hazards. Land improved 70%. Ample deed restrictions cover perpetual racial protection, limit improvement costs and provide for uniform "set backs". Zoning: Single-family residential. Conveniences are all readily available. This area was subdivided coincidently with establishment of University of California in Los Angeles and was placed upon the market in 1921-25. The topography adds charm and desirability to area and the influence of the area to the north is plainly indicated by the similarity of improvements scattered throughout this district. The character of the area is indubitably affected by the proximity of the University which lends to it an atmosphere of "intelligencia" which is unmistakable. Construction and maintenance indicate high pride of ownership. Adjacency of area 0-71 with its fraternity and sorority houses is not considered a detrimental influence and is in reality a protection. This also applies to the fringe along Wilshire Blvd., which is largely occupied with apartment houses which are in unison, both in type of construction and population with this area. This is a choice area, with a definite pattern and an assured future and is accorded a "high green" grade.

9. LOCATION

Security Grade: A-32

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.