AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  Slowly  Decreasing  Static
   b. Class and Occupation
      and minor executives, retired people, etc. Income $3000-5000
   c. Foreign Families
      Nationalities
      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. 1939 Price Bracket
   j. 1935 Rent Bracket
   k. Predicted Price Trend
   l. 1937 Rent Bracket
   m. 1939 Rent Bracket
   n. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION
   a. Type & Price
   b. How Selling
   c. Owner built

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

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

6. MORTGAGE FUNDS
   a. Ample
   b. Few

7. TOTAL TAX RATE PER $1000 (1938) $10.05

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level except in Laurel Canyon and that portion lying north of Hollywood Blvd. These sections offer some construction hazards. 16% of the land subject to the residential development is improved. Both deed restrictions and zoning limit construction to single-family residences. Deeds also provide protection against subversive races. Conveniences all readily available. This area was subdivided and placed on the market 16 to 20 years ago, which accounts for the admixture of old and new construction. However, improvements are all of good quality and pleasing architectural design. Maintenance indicates a high pride of ownership and the population is homogeneous. When deed restrictions expire in 1943 there may be some encroachment of income property in that section south of Hollywood Blvd., as this part is zoned to permit multi-family construction. The area is considered a stable one with a well established pattern and it is believed that trend of desirability will continue upward for the next ten years or more. A "low green" grade is accorded.

9. LOCATION
   Security Grade 1st - Area No. A-10 Date 2-21-39
   Sunset-Courthouse
   East side of
   Laurel Canyon
   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.