### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - **a. Increasing**
   - **b. Business & professional men, executives, capitalists,**
   - **c. Foreign Families: 0%**
   - **d. Negro: 0%**
   - **e. Shifting or Infiltration:** None apparent or anticipated

2. **BUILDINGS:**
   - **a. Type and Size**
   - **b. Construction**
   - **c. Average Age** 6 years
   - **d. Repair** Good
   - **e. Occupancy** 99%
   - **f. Owner-occupied** 95%
   - **g. 1935 Price Bracket** $7500-8500
   - **h. 1937 Price Bracket** $8000-10,000
   - **i. 1939 Price Bracket** $8000-10,000
   - **j. Sales Demand** Good
   - **k. Predicted Price Trend (next 6-12 months)** Static
   - **l. 1935 Rent Bracket** $This is
   - **m. 1937 Rent Bracket** $not a
   - **n. Rent Bracket** $rental area
   - **o. Rental Demand** Good
   - **p. Predicted Rent Trend (next 6-12 months)** Static to upward

3. **NEW CONSTRUCTION (past yr.):**
   - **Type & Price**
   - **Selling**
   - **How Selling** Readily

4. **OVERHANG OF HOME PROPERTIES:**
   - **a. HOLC** 3
   - **b. Institutions** Few

5. **SALE OF HOME PROPERTIES (past yr.):**
   - **a. HOLC** 3
   - **b. Institutions** Few

6. **MORTGAGE FUNDS:** Ample

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

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Generally very rugged, with altitudes up to 900 feet. Many construction hazards which result in high costs. Land improved 30% out of a possible total of 60%. Deed restricted both as to construction costs, which vary from $1,000 to $15,000, and racial elements, limited in perpetuity to Caucasians. Under-ground utilities required. Zoning: single-family residential. Conveniences are all quite readily available in southern part, decreasing to northward, as income and construction costs increase. This area was subdivided some 15 years ago to meet a demand for exclusiveness and seclusion. Engineering and platting have been of high quality and development within past five years has greatly enhanced the character of the district. Construction, maintenance and architectural design have been excellent and at present the west and northwest portions are enjoying considerable building activity. Lot prices are largely governed by topography. Population is homogeneous and improvements are harmonious. Construction hazards are the cause of high building costs, but this is somewhat offset by easy financing due to large interest in unimproved property by the Bank of America and by appeal of this type of "near in" exclusive property to certain members of the higher income group. On the basis of present activity and outlook the trend of desirability is certainly upward and the area is accordingly given a "low green" grade.

9. **LOCATION:** Fontan Terrace

   **SECURITY GRADE:** 1st - AREA NO. A-11, DATE 2-23-39