### AREA DESCRIPTION

Security Map of Los Angeles County

1. **POPULATION:**
   - a. Increasing: Rapidly
   - b. Class and Occupation: Retired & active business & professional men, Movie executives, etc.
   - c. Foreign Families: Nationalities
   - d. Negro: Nationalities
   - e. Sliding or Infiltration: Very remote - highly deed restricted

2. **BUILDINGS:**
   - a. Type and Size: 8-10 rooms
   - b. Construction: Stucco, brick & masonry
   - c. Average Age: 10 years
   - d. Repair: Good
   - e. Occupancy: 95%
   - f. Owner-occupied: 90%

3. **NEW CONSTRUCTION (past yr.):**
   - a. HOLC: $18,000
   - b. Institutions: $22,000

4. **OVERHANG OF HOME PROPERTIES:**
   - a. HOLC: 1
   - b. Institutions: 0

5. **SALE OF HOME PROPERTIES (past yr.):**
   - a. HOLC: 1
   - b. Institutions: 0

6. **MORTGAGE FUNDS:** Ample

7. **TOTAL TAX RATE PER $1000 (1938):** $52.70

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

Terrain: Rolling to hilly with some steep grades in foothills causing construction hazards. Land improved 35% out of a possible 70%. Deed restrictions cover both improvement costs and racial elements. Zoning is single-family residential. Conveniences are as available as is desirable in a multi-car garage neighborhood. This area was subdivided some 15 years ago, and was engineered and platted to contour resulting in well arranged and improved streets. Construction, maintenance and architectural designs are of the highest quality. Population is of a high character and many of the city's wealthiest citizens reside here. Values shown above are somewhat conjectural as size and location of homesite affects prices. This also applies to rentals as quality of tenant is a large consideration. With a convenient location, ideal building sites and high caliber deed restrictions, this area should continue indefinitely to attract a substantial type of resident. On the basis of present development and future prospects area is accorded a "high green" grade.

9. **LOCATION:** Los Feliz Hills
   **SECURITY GRADE:** 1st
   **AREA NO:** A-43
   **DATE:** 2-28-39