AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
   b. Class and Occupation. Professional & business men, retired capitalists, etc.
   c. Foreign Families 0 % Nationalities
   d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age 10 years
   d. Repair Good
   e. Occupancy 100%
   f. Owner-occupied 95%
   g. 1935 Price Bracket $7,500-10,000
   h. 1937 Price Bracket $7,500-10,000
   i. 1939 Price Bracket
   j. Sales Demand Good
   k. Predicted Price Trend Static
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price $7,000-$10,000
   b. Selling

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 0
   b. Institutions 0

6. MORTGAGE FUNDS, FHA limit 7. TOTAL TAX RATE PER $1000

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low rugged hills and ridges with view locations. Some construction hazards. Land improved 50%; some homesites include large grounds and orange groves. Deed restrictions are adequate and effective. Provide protection against subversive racial elements. Zoning is single-family residential. Conveniences are not readily available, transportation being entirely by private conveyances. This area is composed of two or more subdivisions, all of which have been placed upon the market within the past 20 years. Development has been steady and without the aid of promotional effort. Many new homes have been built during the past several years ranging from modest 5-room bungalows to spacious mansions surrounded by large grounds and orchards. Activity has been most pronounced in the eastern and southern parts of the area. Construction is of good to extra standard quality. Maintenance is of excellent character, and architectural designs are attractive. Population is homogeneous and location is a highly desirable one on account of its proximity to Whittier College. The price ranges shown above are nominal, being based upon an average size homesite. This area is not adversely affected by Area C-13J, which abuts on the west as the rugged terrain affords a physical barrier to influences from the lower grade area. No detrimental influences were observed and the area is accorded a "low green" grade.

9. LOCATION Eastridge SECURITY GRADE 1st. - AREA NO. A-55. DATE 6-26-39

56