AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing Moderately Decreasing Static
   Professional & business men, retired capitalists, executives, etc. Incomes $5000-10,000 and up
b. Class and Occupation
   0 %
   More moderate income families are coming in as a result of deed restriction modification
c. Foreign Families 0 %
   Nationalities
   d. Negro 0 %
   e. Shifting or Infiltration

2. BUILDINGS:
   Type and Size
   Well built 5 rm. to mansion type dwellings
   Construction
   Stucco
   Average Age
   10 years
   Repair
   Good
   Occupancy
   Good
   Owner-occupied
   95%
   g. 1935 Price Bracket
      $ 7500 and up % change
   h. 1937 Price Bracket
      $ 7500 and up % change
   i. 1939 Price Bracket
      $ 7500 and up % change
   j. Sales Demand
      Poor to Fair
   k. Predicted Price Trend
      Static
   (next 6-12 months)
   l. 1935 Rent Bracket
      $ Not a % change
   m. 1937 Rent Bracket
      $ rental % change
   n. 1939 Rent Bracket
      $ area % change
   o. Rental Demand

3. NEW CONSTRUCTION (past yr.)
   Type & Price
   $8500 and up
   How Selling
   Owner built
   p. Predicted Rent Trend
      -
   (next 6-12 months)

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

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

6. MORTGAGE FUNDS
   Anglo
   7. TOTAL TAX RATE PER $1000 (1937-)

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Slightly rolling to steep hillside with many construction hazards. Land improved 10% out of a maximum of 50%. Deed restrictions provide for minimum improvement cost of $6000 with construction supervised by subdividers. Restrict ownership to the Caucasian race in perpetuity. All provisions are strictly enforced. Deed restrictions formerly provided for a much higher minimum cost of improvement but were modified as above some 5 years ago. Conveniences are very largely lacking. Schools, churches, trading centers and transportation all being inadequate. This area was formerly part of an old Spanish grant which was taken over by Frank Vanderlip, formerly Secretary of Treasury, who began active development in 1923. Compared with other sections of the city development has been exceedingly slow. Modification of deed restrictions and FHA Title II financing have resulted in activity being at a peak at the present time. The location has great charm and offers a magnificent view of the Pacific Ocean. Construction and maintenance are of excellent quality. Architectural designs are of the best and population is highly homogeneous. The area is protected from the adverse influence of area C-161 to the north by virtue of the hilly terrain.

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9. LOCATION
   Estates and
   Hollywood Riviera
   SECURITY GRADE 1st
   AREA NO. A-59
   DATE: 3-20-39
   99