AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing.............. Rapidly
   b. Class and Occupation...professional & business men, Jr. executives, motion picture
   c. Foreign Families.........% Nationalities
   d. Negro..............%
   e. Shifting or Infiltration....None apparent

2. BUILDINGS:
   a. Type and Size.............5-6 rm bungalows
   b. Construction.............Stucco
   c. Average Age.............1½ years
   d. Repair.................Good
   e. Occupancy...............93%
   f. Owner-occupied..........95%
   g. 1935 Price Bracket.....$ __________ % change
   h. 1937 Price Bracket.....$ __________ % change
   i. 1939 Price Bracket.....$ __________ % change
   j. Sales Demand...........Good
   k. Predicted Price Trend (next 6-12 months)........Static
   l. 1935 Rent Bracket......$ Not a % change
   m. 1937 Rent Bracket......$ rental %
   n. Rental Demand..........$ area %
   o. Predicted Rent Trend (next 6-12 months)..............

3. NEW CONSTRUCTION (past yr.) No.
   a. Type & Price.............$5500-10,000
   b. How Selling.............Readily

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

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

6. MORTGAGE FUNDS........Ample

7. TOTAL TAX RATE PER $1000 (1937-8) $1.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 4%. This area is composed of two subdivisions - Griffiths Park Manor located north of Alameda St. and Riverside Ranchos to the south. Both of these subdivisions are well and similarly deed restricted. Minimum improvements of $3500, designs and construction subject to approval of subdividers. Racial protection is also provided. Restrictions are for a period of 25 years. Conveniences are all readily available, including interurban bus service and proximity to Griffiths Park, with its recreational facilities and bridle trails. The subdivisions composing this area have been placed upon the market within the past three years and has since been one of the community's "hot spots". Construction is of excellent quality and maintenance shows high pride of ownership. Architectural designs are highly artistic and harmonious, and population is homogeneous and congenial. Promotional effort has been particularly directed to young couples who are interested in horseback riding, golf and other sports. This has been done by capitalizing on the advantages along this line afforded by the facilities in nearby Griffiths Park. Owing to its elevation, adjacent to the Los Angeles River does not constitute a flood hazard. An industrial section, in which is located a dairy and public stables, adjoins this area on the east and is a definitely unfavorable factor. Lot values are quoted at from $775 to $1180 per homesite. Indications are that this area will reach a higher grade but it is thought that a "high blue" designation more nearly depicts the present situation.

9. LOCATION......Burbank

SECURITY GRADE 2nd + AREA No. B-14 DATE 5-31-39