AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, minor executives, white collar clericals, etc. Income $1800-3600
   c. Foreign Families: Few
   d. Negro: 0%
   e. Shifting or Infiltration: None - a new area

2. BUILDINGS:
   a. Type and Size: 5 - 7 rooms
   b. Construction: Frame & stucco
   c. Average Age: 18 months
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: Undeveloped
   h. 1937 Price Bracket: $1
   i. 1939 Price Bracket: $4500-7500
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static to down
   l. 1935 Rent Bracket: No rentals
   m. 1937 Rent Bracket: Apparent
   n. Rent Bracket: in neighborhood
   o. Rental Demand: -
   p. Predicted Rent Trend (next 6-12 months): Slow

3. NEW CONSTRUCTION (past yr.):
   a. HOLC: 0
   b. Institutions: 0

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

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

6. MORTGAGE FUNDS: Ample (FIA)

7. TOTAL TAX RATE PER $1000: 1937 $11.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction or flood hazards. Land improved 15%. Deed restrictions are ample and include protection from racial hazards. Conveniences are not readily available, transportation facilities being very poor. This area was subdivided some 3 years ago and although stimulated by promotional effort, speculative building and FIA financing has experienced only moderate activity. Adjoining to the east is an additional 56 acres awaiting subdivision which will, in time, become part of this area. Improvements, many of which were owner-built, are of good construction and attractive architectural designs. Indications are that the area is not a popular location and the necessity for the subdivision is questionable. There are a few speculatively built dwellings overhanging the market which seems to confirm the opinion that activity in the area has passed its peak. The pattern of the area is not definitely formed and, pending further development, it is accorded a provisional hatched "low blue" grade.

9. LOCATION: Arcadia
   SECURITY GRADE: 2nd
   AREA NO. Z-11
   DATE: 5-2-39
   (Baldwin-Stocker Estate)

Hatched