AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Rapidly
   b. Class and Occupation: Business & professional men, executives, motion picture artist & directors, etc. Income $5000-10,000 & up
   c. Foreign Families Nationalities
   d. Negro %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS: PREDOMINATING % OTHER TYPE %
   a. Type and Size 8-9 rm, single story
   b. Construction Stucco, frame, brick
   c. Average Age 2 years
   d. Repair Good
   e. Occupancy 99%
   f. Owner-occupied 95%
   g. 1935 Price Bracket $ New area % change $ % change
   h. 1937 Price Bracket $ 8500 & up % $ %
   i. 1939 Price Bracket $ 8500 & up % $ %
   j. Sales Demand Fair
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $ Not a % change $ % change
   m. 1937 Rent Bracket $ rent % $ %
   n. Rent Bracket $ area % $ %
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months) 8 & 9 rooms

3. NEW CONSTRUCTION (past yr.) No Type & Price $10,000 & up How Selling Moderately

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

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

6. MORTGAGE FUNDS: Available 7. TOTAL TAX RATE PER $1000 (1938) $22.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Hillside to Canyon bottom - some construction hazards. Land improved 15% out of possible 75%. Deed restricted to single-family structures architecturally supervised. Ample provisions for racial protection. Conveniences are not readily available, which is not a great handicap as this is a two or more car garage neighborhood. This area was formerly developed as a Botanical Garden. This project was abandoned some years ago and subdivision followed. Growth has been satisfactory and, currently, building is quite rapid. Construction and maintenance are of excellent character and architectural designs are harmonious and add to charm of area. Population, which is largely in the higher income brackets, is homogeneous. Land is usually sold on homesite basis but runs from $25 to $30 per front foot. Detrimental factors include: lack of conveniences including transportation, flood hazard owing to inadequate drainage facilities, danger of canyon or brush fires, and inadequate paving. It is thought that high requirements in deed restrictions may prove a deterring factor. With the pattern not definitely established this is a difficult area to grade. It is, however, assigned a provisional "hatched blue" grade.

9. LOCATION Mandeville Canyon SECURITY GRADE 2nd AREA NO. 8-18 DATE 3-6-39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.