AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static Professional & business men, executives, Class and Occupation retired people, movie people, etc. Income $3000-6000 & up

b. Class and Occupation retired people, movie people, etc.

c. Foreign Families 0 % Nationalities None subversive None apparent d. Negro 0 %
e. Shifting or Infiltration None apparent

2. BUILDINGS:

PREDOMINATING 65 %

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>OTHER TYPE</th>
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<tbody>
<tr>
<td>7-9 rm, 2 story</td>
<td>5 &amp; 6 room 25%</td>
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<tr>
<td>Stucco</td>
<td>10 rms or more 10% (Mansions)</td>
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c. Average Age 12 years

d. Repair Fair to good

e. Occupancy 95%

f. Owner-occupied 60%

g. 1935 Price Bracket $5000-8500 % change

h. 1937 Price Bracket $6000-9000 % change

i. 1939 Price Bracket $6000-9000 % change

j. Sales Demand Slower

k. Predicted Price Trend (next 6-12 months) Downward

l. 1935 Rent Bracket $50 - 70 % change

m. 1937 Rent Bracket $60 - 80 % change

n. 1939 Rent Bracket $60 - 80 % change

o. Rental Demand Fair

p. Predicted Rent Trend (next 6-12 months) Static 5-6 rooms

3. NEW CONSTRUCTION (past yr.) No 10 Type & Price $6000-60000 How Selling Owner built

4. OVERHANG OF HOME PROPERTIES:

a. HOLC 0

b. Institutions Few (many)

5. SALE OF HOME PROPERTIES (3 yr.)

a. HOLC 1

b. Institutions Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1934) $ .52.70 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to steep hillside with many building hazards. Land improved 25%. Owing to topography 70% will be maximum improvement. Area on the whole will be well restricted. Conveniences all available but not readily so. This area was subdivided in 1920 and has been slowly developing since that time but has shown diminishing activity within the last 3 years. The rugged terrain has had much to do with the development of the area and will handicap further activity. Improvements in the northern part are less attractive than those in the southern section and a few "cabin" will be found along Kirkwood Drive. On the whole, construction and maintenance is of good quality. Population homogeneous, the area having a distinct appeal for people in search of view lots. The average lot value in the area is probably around $1500. It is possible in time that this area should be broken down and graded separately. At present, however, it is treated as a whole and given a "medial blue" grade.

Hillside north of Sunset and west of 9.

LOCATION Laurel Canyon SECURITY GRADE 2nd AREA NO. 8-59 DATE 1-39

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.