### AREA DESCRIPTION

**Security Map of Los Angeles County**

#### 1. POPULATION:
- **a. Increasing**: Rapidly
- **Decreasing**: Static
  - Business & professional men, minor executives & white collar workers, Income $1800-$3000
- **c. Foreign Families**: 0%
- **d. Negro**: 0%

#### 2. BUILDINGS:
<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>65%</td>
<td>35%</td>
</tr>
<tr>
<td>5-6 room bungalows</td>
<td>Duplex, 4-family</td>
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<tr>
<td>Stucco</td>
<td>Stucco</td>
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</tbody>
</table>

#### 3. NEW CONSTRUCTION (past yr.)
- Type & Price: $5000-$7500
- How Selling: Readily

#### 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC**: 2
- **b. Institutions**: Few

#### 5. SALE OF HOME PROPERTIES (3 yr.)
- **a. HOLC**: 8
- **b. Institutions**: Few

#### 6. MORTGAGE FUNDS:
- Ample

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

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level, to rolling, with no construction hazards. Land improved 75%. Deed restrictions, covering considerable part of area, governs improvements and protects against racial hazards. Zoning is mixed, but largely single-family residential. Conveniences are all readily available but transportation is by bus and constitutes something of a problem. Development started in this area between 15 and 20 years ago and its growth has been a steady one, with greatly increased activity in the past 3 years, covering both single and multiple family structures, which have been largely financed through FHA loans. Construction is of good standard quality. Maintenance indicates pride of occupancy. Architectural designs, particularly of new improvements, including both single and multi-family dwellings, are of appealing character. Population is inclined to be heterogeneous. Location is a logical one. Lot values range around $25 per foot. Proximity to country clubs and higher grade areas are favorable factors. Improvements east of Robertson Blvd. average smaller and older but are still desirable. The area is well considered by realtors and lending agencies and, were it not for mixture of single and multi-family dwellings, would be entitled to a better grade than the "high yellow" assigned.

#### 9. LOCATION:
- Robertson-Airdrome Security Grade 3rd + AREA NO. 0-109 DATES/12/39