AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Moderately
   c. Decreasing
   d. Static
   Studio employees, technicians, etc., skilled & unskilled labor.

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 80 %
      5-6 room bungalows
   b. OTHER TYPE 20 %
      2 & 4 family dwellings
      Some 4-room bungalows
   c. Construction
      Frame & stucco
   d. Average Age
      15 years
   e. Repair
      Fair to good
   f. Occupancy
      99%
   g. Owner-occupied
      65%
   h. Predicted Price Trend
      Static
   i. Type and Size
      5-6 rm. stucco
   j. Size
      99ft
   k. Predicted Rent Trend
      Stable
   l. 1935 Price Bracket
      $2500-3250
   m. 1937 Price Bracket
      $3000-3600
   n. 1939 Price Bracket
      $3000-3600
   o. 1937 Rent Bracket
      $35-45
   p. 1939 Rent Bracket
      $35-45
   q. Rental Demand
      Good
   r. Predicted Rent Trend
      Stable
   s. 1935 Rent Bracket
      $35-45
   t. 1937 Rent Bracket
      $35-45
   u. 1939 Rent Bracket
      $35-45
   v. Rental Demand
      Good
   w. Predicted Rent Trend
      Stable

3. NEW CONSTRUCTION:
   a. Type & Price
      5-6 rm. stucco
   b. $4250-$5500
   c. How Selling
      Owner built
   d. 1955
   e. Lot
      1000 sq. ft.
   f. Quality
      FHA Title I

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
   b. Institutions
      Many

6. MORTGAGE FUNDS:
   a. Ample

7. TOTAL TAX RATE PER $1000 (1932) $52.14

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Low lying level. Drainage problem causes slight construction hazard. Land improved 80%. Deed restrictions covering part of area provide for minimum of 1000 sq. ft. dwellings and protect against racial hazards. Zoning is mixed, generally single family. Conveniences are all available but not readily so. This area is between 25 and 30 years old. Never been popular district. Some 4 room FHA Title I improvements. Elimination of an ad valorem bond issue two or three years ago has had slightly stimulating effect. Lot values are low, being from $10 to $15 per front foot. Construction is inclined to be substandard. Maintenance is somewhat spotted but generally good. Heterogeneous population and improvements. Location is unattractive and detrimentally affected by proximity to industry and business districts (which contain a number of Mexican families) and oil wells one half mile southeast. Improvements along Madison Ave., are of slightly better grade. The stage is set for a rapid decline in this area, and it is accorded a "low yellow" grade.

9. LOCATION: Culver City
   SECURITY GRADE 3rd - AREA NO. 0-112
   DATE 3/13/39
   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.