AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   d. Yes
   e. No
   f. Professional & business men, executives and retired capitalists
   g. Income $6000 & up
   h. Class and Occupation
   i. Income $6000 & up
   j. Nationalities
   k. Negro 0%
   l. Shifting or Infiltration
   m. None apparent

2. BUILDINGS:
   a. Type and Size
      Predominating 95%
      Other Type 5%
   b. Frame, stucco & masonry
   c. Average Age
      25 years
   d. Repair
      Good
   e. Occupancy
      99%
   f. Owner-occupied
      80%
   g. 1935 Price Bracket
      $6000 & up
   h. 1937 Price Bracket
      $7000 & up
   i. 1939 Price Bracket
      $7000 & up
   j. Sales Demand
      Poor
   k. Predicted Price Trend
      Slowly downward
   l. 1935 Rent Bracket
      $50 & up
   m. 1937 Rent Bracket
      $60 & up
   n. 1939 Rent Bracket
      $60 & up
   o. Rental Demand
      Poor
   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      How Selling

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
      2
   b. Institutions
      0

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
      2
   b. Institutions
      0

6. MORTGAGE FUNDS
   Limited

7. TOTAL TAX RATE PER $1000
   1932 = $.52
   1938 = .40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling, no construction hazards. Land improved 85%. Highly protective deed restrictions still affect large part of area. Zoning mainly single-family with multi-family permitted in parts. Conveniences all readily available. Between 1910 and 1925 this was the most exclusive district in Los Angeles. It is now similar in many respects to Area C-118 although on the whole less homogeneous both as to population and improvements. Berkeley Square, which is a very exclusive walled in part of area, is still one of the residential "show places." Construction is of highest character and maintenance is beginning to be spotted. Population is still homogeneous - many original owners. Some large estates have been transformed into high class private schools. This area is now in period of transition but should remain static for ten years, after which it is difficult to predict a trend. The area is accorded a "high yellow" grade.

9. LOCATION
   Berkeley Square
   District
   SECURITY GRADE
   3rd
   AREA NO.
   3-121
   DATE 3/13/39