Inventory of the Dept. of Savings and Loan Records

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Inventory of the Dept. of Savings and Loan Records

Collection number: F3739

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Descriptive Summary
Title: Dept. of Savings and Loan Records
Dates: 1922-1971
Collection number: F3739
Creator: California. Dept. of Savings and Loan
Extent: 23 cubic feet
Repository: California State Archives
Sacramento, California

Abstract: The records of the Department of Savings and Loan consist of 23 cubic feet of textual records and are divided into two subgroups: the records of the San Francisco Office and the records of the Los Angeles Office.

Physical location: California State Archives
Languages: Languages represented in the collection: English

Access
While the majority of the records are open for research, any access restrictions are noted in the record series descriptions.

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Preferred Citation
[Identification of item], Department of Savings and Loan Records, F3739:[folder number], California State Archives, Office of the Secretary of State, Sacramento, California.

Acquisition and Custodial History
The California State Archives acquired the Dept. of Savings and Loan Records according to state law.

Agency History
Origins of the Department of Savings and Loan can be traced to the creation of the Board of Commissioners of Building and Loan Associations (Statutes of 1893, Chapter 188). The board became a bureau (Statutes of 1905, Chapter 504) and then a Division of the Department of Investment in 1929, a federation of five independent divisions (Statutes of 1929, Chapter 277). In 1943, building and loan associations were granted permission to use the designation savings and loan in their corporate name (Statutes of 1943, Chapter 209). By 1953, savings and loan had become the official designation for the Division, the Commissioner, and laws governing the savings and loan industry (Statutes of 1953, Chapter 641). The Division of Savings and Loan, along with the Department of Investment, became a unit of the Business and Commerce Agency by executive order in 1961. According to legislation passed in 1969, the Savings and Loan Division became a department; the Department of Investment ceased to exist; and divisions once supervised by the Business and Commerce Agency were absorbed into the newly designated Business and Transportation Agency (Statutes of 1969, Chapter 138). Nine business
regulatory departments, including the Department of Savings and Loan, constituted one of two functionally related groups in the Business and Transportation Agency; the second group was transportation-oriented and contained three departments.

The Savings and Loan Commissioner was the chief officer of the Department of Savings and Loan and was appointed by the governor with the consent of the Senate. He was charged with the responsibility of administering the Savings and Loan Department and enforcing laws affecting the formation, organization, operation and liquidation of state-licensed associations. Under his direction the department was responsible for compiling annual reports for the governor, conducting annual examinations, appraisals and joint examinations in cooperation with the Federal Home Loan Bank Board. Additional responsibilities of the commissioner and department included approving the sale of loans, maintaining a loan register, issuing Quarterly Statements of Conditions and Operations and addressing grievances submitted by private citizens.

The Chief Deputy Savings and Loan Commissioner served as a confidential adviser to the Commissioner. Regional offices in San Francisco and Los Angeles were supervised by two Assistant Savings and Loan Commissioners. An Executive Committee, consisting of the Savings and Loan Commissioner, Chief Deputy and two Assistant Commissioners, consult on major policy and operating problems. Office sections include an Administrative section, Legal Services, Special Services, Examination Section and Appraisal Section.

The 1993-1994 Governor's Budget, eliminated the Department of Savings and Loan and transferred its functions to the Office of Savings and Loan Administration within the Business, Transportation and Housing Agency. The principle objectives of the Office of Savings and Loan were to protect the public's savings and investment funds held by State associations, to assure compliance by associations with laws and regulations including those involving consumer protection and anti-discrimination, and to assure the continued financial growth of these associations consistent with public need and convenience.

Reflective of the continued reduction in the number of state chartered savings and loan associations, the 1996-1997 Governor's Budget transferred the functions of the Office of Savings and Loan to the State Banking Department in an effort to reduce costs and streamline government, and to maintain the powers of state chartering in an industry that was subject to extensive federal oversight. In accordance with this change, existing state chartered savings and loans required approval from the State Banking Department before taking specified actions under the Savings Association Law. Chapter 1064 of the Statutes of 1996 established the Department of Financial Institutions, effective July 1, 1997. This new department consolidated the regulatory responsibilities of the Office of Savings and Loan, the State Banking Department, and the Credit Union and Industrial Loan Law regulatory programs previously under the Department of Corporations.

Scope and Content
The records of the Department of Savings and Loan consist of 23 cubic feet of textual records and are divided into two subgroups: the records of the San Francisco Office and the records of the Los Angeles Office. The bulk of the records are found within the Los Angeles office because it served as the headquarters of the department at the time of the records creation. Correspondence and records before 1958 refer mainly to the Department of Building and Loan, the Building and Loan Commissioner, etc. However, for purposes of uniformity in this finding aid, all Building and Loan records will be described as Savings and Loan records.

Individual files were maintained for numerous associations and, for the most part, have been retained here in the chronological order established by the department. Files contained herein are labeled according to the most recent name of an association during a given time period. For example, even though San Joaquin First Federal Savings and Loan Association was named Mercantile Building-Loan Association during the 1930s, all general records pertaining to the association are filed under its most recent name. Attached tables contain alphabetical listings of associations and related information for each of the following series: Hearing transcripts; Reports of Examination; Report of Joint Examination; Report of Examination-Holding Co.; and Report to the Commissioner.

Accruals
Further accruals are expected.

Related Material at the State Archives
Department of Investment Records

Indexing Terms
The following terms have been used to index the description of this collection in the library's online public access catalog.
California. Dept. of Savings and Loan
Savings and loan associations

Records of the San Francisco Office 1968-1971
### F3739:1-5  Series 1 Executive Committee Correspondence 1970-1971

**Physical Description:** 5 file folders  
**Arrangement**  
Arranged chronologically by correspondence date.  
**Scope and Content Note**  
Mainly inter-office memoranda but including copies of letters received, expenditure schedules, reports and related records. Pertains to departmental procedural matters and deals with personnel changes; monthly expenditure variance schedules; budget and travel expenses; quarterly financial statements; and accounting regulations. Correspondence regarding departmental policies and procedures relates to implementation of the Financial Code; real estate activities; submarket interest rate loans; Operation Breakthrough (Financial construction of 418 units on the Sacramento Fair Grounds); mortgage payments; economic reports for specific geographical areas; mobile branch licenses, mergers; market area lending activity; and legislative concerns such as Federal Conflict of Interest Regulations. Brief reports include: Report on current real estate conditions in Orange and San Diego counties (February 9, 1971); A proposed mortgage facility for the State of California (January 1971); and a draft of Instructions for an Application for Permission to establish a New Branch of an Existing Savings and Loan Association (November 4, 1970).

### F3739:6-16  Series 2 Staff Correspondence 1968-1971

**Physical Description:** 11 file folders  
**Arrangement**  
Arranged chronologically by correspondence date.  
**Scope and Content Note**  
Comprised of memoranda; notices to the Senior Staff, Examiner III's and Associate appraisers; reports, drafts, charts, etc. Contains information regarding office matters including complaint-procedures, personnel changes, work simplification procedures and job descriptions, also relates to numerous subjects such as low-income housing, sale of loans, interest rates, mergers, problems of associations going statewide, legislation affecting the department; contains excerpts and summaries of Executive Committee meetings. Included are weekly reports summarizing the status of examination reports; and policy statements relating to reports, examinations, appraisals, management information systems, legal matters, budget, personnel and training.

### F3739:17-20  Series 3 Miscellaneous Correspondence 1968-1969

**Physical Description:** 4 file folders  
**Arrangement**  
Arranged chronologically by correspondence date.  
**Scope and Content Note**  
Correspondents are staff members, private citizens, attorneys and legislators. Savings and loan designated miscellaneous correspondence files contain copies of letters sent, letters received, press releases and Xeroxed copies of newspaper clippings. Comprised mainly of routine requests from private citizens and attorneys for information relating to interest payments, interpretation of savings and loan laws and Financial Code provisions, construction loan funds, violation of the rights of minority stockholders, etc. Also contains complaints regarding individual savings and loan associations and inquiry regarding Negro-owned savings and loan associations in California (July 24, 1968).
Records of the San Francisco Office 1968-1971

Series 4 Subject Files 1968-1971

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lnventory of the Dept. of Savings and Loan Records

Physical Description: 26 file folders

Arrangement
Arranged alphabetically by subject.

Scope and Content Note
Consists of copies of letters sent and received, letters received, memoranda, bulletins, financial data, booklets and newsletters. Pertains to departmental proposals, Department of Finance criticisms, Federal Home Loan Mortgage Corporation, National League of Savings Loan Associations, California Savings and Loan League, and Federal Home Loan Bank records pertaining mainly to the Housing Opportunity Allowance Program. Contains one file each for the California Savings and Loan League and the Federal Home Loan Bank dated 1946-50. Includes records relating to PAR, Policy Analysis and Review, a method of examination introduced in 1968 which emphasizes the analyses of management policies and procedures; Pacific Coast Building-Loan Association liquidation problems; and bill analyses for 1969-1971 concerning issues which affected the savings and loan industry (arranged by bill number, by session). Other topics are conservators, federal associations and truth-in-lending.

Records of the Los Angeles Office 1922-1968

F3739:47-48

Series 1 Executive Committee Correspondence 1966.

Physical Description: 2 file folders

Arrangement
Arranged chronologically by correspondence date.

Scope and Content Note
Contains mainly inter-office memoranda but includes letters received, reports and forms. Comprised of brief administrative reports summarizing activities of Los Angeles office sections Budget, Accounting and Personnel; also includes memoranda and correspondence relating to subjects such as the Federal Home Loan Bank Board conference topic of Financial Instability of the Savings and Loan Holding Company System, critical losses of savings capital in California, problems and risks involved in regulating construction lending. Other subjects are appraiser regulations, delegation of lending activity, proposed regulations regarding loan agents, debenture financing (long-term borrowing), etc.

Inventory of the Dept. of Savings and Loan Records
Series 2 General Correspondence 1966.

Physical Description: 4 file folders
Arrangement
Arranged alphabetically by name of addressee.
Scope and Content Note
Commissioner Sadler and staff members correspond with private citizens, attorneys and representatives of private companies and organizations. Correspondence includes copies of letters sent and letters received. Routine correspondence contains requests for information and materials relating to market research information, departmental publications, listings of savings and loan associations, employment with the department, accrual accounting, advertising and potential investments.

Series 3 Staff Memoranda 1966.

Physical Description: 3 file folders
Arrangement
Arranged by following designations: Inter-office memoranda, Los Angeles staff, San Francisco staff; chronologically thereunder.
Scope and Content Note
Policy-oriented memoranda concerns the Problem Association Program and related investigations and examinations, topics generated in Executive Committee meetings such as donated stock, analyses of laws and regulations pertaining to giveaways, the necessity for revising certain code sections, and routine administrative matters.

Series 4 Subject Files 1964-1966

Physical Description: 24 file folders
Arrangement
Arranged alphabetically by subject.
Scope and Content Note
Includes copies of letters sent, letters received, memoranda, newspaper clippings, minutes, position papers, working notes, reports, etc. Relates to Board of Investment correspondence and minutes; Edgerton Task Force formulated to study the soundness of savings and loan institutions in California; housing industry assistance; Federal Home Loan Bank Board (hereinafter referred to as FHLBB) routine correspondence referring mainly to discrimination in area of housing finance; Department of Finance records including a program performance budget and budget estimates; loan statistics; Research Consultant files containing reports such as Economic Standards for Licensing of Savings and Loan Facilities (1961); and correspondence relating to the San Francisco National Bank failure. Governor's correspondence file includes limited correspondence regarding a possible departmental response to McConne Commission Report recommendations regarding low-cost housing and rehabilitation of blighted areas. Other subjects pertain to advertising, price kiting, California Savings and Loan League and U.S. Savings and Loan League.
Series 5 Savings And Loan Commissioner - Sadler, Gareth. Inter-Office Memoranda. 1966

Physical Description: 6 file folders
Arrangement
Arranged chronologically by memorandum date.

Scope and Content Note
Comprised mainly of inter-office memoranda, but includes letters received and working notes of Commissioner Sadler communicating instructions to staff personnel; for example, Assistant Commissioner Harrison is directed to review certain aspects of the savings and loan reporting process. In turn, Sadler receives reports from underlings regarding items such as the Annual Report and functions of the Legal Section. Topics include unlicensed savings and loan associations; amendment of holding company regulations; life expectancy of certain savings and loan associations; long range strategic problems of the savings and loan industry (September 12, 1966); withdrawal credit; narrative and statistical information regarding problem associations, proposed mergers, etc. Some subjects are dealt with by means of a brief cover letter which refers to attachments not generally found in these records. One file concerns a firm barred from auditing state regulated associations in California and is entitled Touche, Ross, Bailey and Smart-Special Investigation; correspondence contained in the file relates to questionable practices of the firm, a subsequent investigation and subjects such as proper accounting procedures.

Series 6 Chief Deputy Commissioner - Goldstine, Abner D. Inter-Office Memoranda 1966

Physical Description: 1 file folder
Scope and Content Note
Routine inter-office memoranda concerning Goldstine's appointment to a State Personnel Board interview panel, association debenture financing, projected industry hearings and authorized investments.

Series 7 Assistant Commissioner - Harrison, William F. Inter-Office Memoranda 1966

Physical Description: 4 file folders
Arrangement
Arranged chronologically by memorandum date.
Scope and Content Note
Contains inter-office memoranda. Departmental policies discussed relate to subjects such as 30 day delinquencies, restrictions on lending and investing practices of certain California state licensed savings and loan associations, irregular practices revolving around Mendocino-Lake Savings and Loan Association, Mendocino Financial Corporation and Henry Kersting, a shareholder in the Mendocino corporation; sale of loans with recourse and minimum term savings plans. Other subjects are routine and pertain to procedures for making joint examination reports and briefings for new commissioners and chief deputies. Also contains copies of Examination Section quarterly reports.
Series 8 Senior Counsel - Perlis, Saul. Inter-Office Memoranda. 1966

Physical Description: 1 file folder
Arrangement
Arranged chronologically by memoranda date.
Scope and Content Note
Contains inter-office memoranda. Proposed revisions of the Financial Administrative and Legal Codes are discussed along with specific changes relating to branch licensing, service corporations, loan agents, etc. Other subjects include permanent and non-withdrawable capital; promissory note escalation clauses; oil reserves as legal security; and routine administrative matters such as staff reassignments within the legal section, monthly time reports for staff attorneys etc.

Series 9 Supervising Examiner II - Jones, Daine P. Inter-Office Memoranda 1966

Physical Description: 1 file folder
Arrangement
Arranged chronologically by memoranda date.
Scope and Content Note
Comprised of inter-office memoranda. Limited memoranda deals with steps taken prior to field examinations and proposed changes in regulations regarding slow loans and scheduled items. Also contains list of associations whose lending areas extend beyond the normal lending area of 50 or 100 miles and pertains to routine administrative matters such as employee discipline and staff reassignments.

Series 10 Financial Specialist - Rose, Justin. Inter-Office Memoranda 1965-1966

Physical Description: 1 file folder
Arrangement
Arranged chronologically by memoranda date.
Scope and Content Note
Contains limited and routine inter-office memoranda in which Rose's responsibilities for advising management regarding economic and financial trends and directing major financial analyses for the department are discussed. Examples of Rose's duties which are mentioned include evaluating the Arizona Bank and reporting discrepancies concerning the Trans-Coast Investment Company Annual Report.
F3739:94-101

Series 11 Records Relating to Liquidating Corporations and Conversions with Segregated Assets 1938-1941

Physical Description: 8 file folders

Arrangement
Arranged in the following order: Summary file of California conversions with subsequent segregation; other files are arranged alphabetically thereafter by name of liquidating corporation.

Scope and Content Note
A few associations were unable to pay 100 cents on the dollar when converting to federal associations. Conversion in these cases was made possible by segregating assets and by legally authorizing liquidating corporations to receive and administer the ineligible segregated assets. Individual corporations were formed to liquidate a specific savings and loan association: for example, the German American Liquidating Company was formed to assist in the liquidation of the German American Building-Loan Association. The aforementioned summary file comprises: a brief account of the necessity for the liquidation process, along with a resume setting forth the basis of conversion in each instance where segregation was required; memoranda and tables summarizing the progress of conversion in terms of acquired amounts of assets, etc., for individual liquidating corporations. Other files consist of records relating to the following liquidation corporations: Central Liquidating Company, Century Liquidating Company, German American Liquidating Company, Insurance Plan Liquidating Corporation, Mutual Properties Company, Pomona Properties, Inc., and Realty Holding Company. A typical file contains mainly two items: Data requested by Building and Loan Commissioner consists of discussion and tables pertaining to conversion, subsequent segregation and mergers of respective associations. Schedules are also attached relative to liquidating participation certificates. The second major item is a Report of Examination and Audit for each liquidating company made for the FHLBB: the report includes exhibits and schedules pertaining to categories and items such as the Statement of Condition, Statement of Operation, Real Estate Owned and Borrowed Money.

F3739:102-103

Series 12 Special Appraisals 1964-1965

Physical Description: 2 file folders

Arrangement
Arranged chronologically by document date.

Scope and Content Note
The Department of Savings and Loan reappraises (or administers test appraisals) selected loans made by various savings and loan associations and issues its conclusions in report form. Records contained herein were apparently gathered as a preparatory step prior to the issuance of these reports. The series contains working notes, memoranda, standard working forms used for appraisal of individual loans, and maps identifying locations of various properties on which loans have been made. Day-to-day steps involved in production of final appraisals are discussed in topics such as market values, improved land, land value, appraised value, off site improvements, easements, deeds, single family dwelling and mortgages.
Correspondence 1931-1940 1947-1961

Physical Description: 79 file folders

Arrangement
Arranged by chronological time period, alphabetically thereunder by name of savings and loan association, and chronologically thereunder.

Scope and Content Note
Correspondents are Savings and Loan Department officials, officers of savings and loan associations and private citizens. Contains copies of letters sent, letters received, inter-office memoranda, excerpts from minutes, tables, telegrams and brochures. Correspondence for the 1932-1940 period provides significant information regarding difficulties experienced by the savings and loan industry during the financially troubled period of the 1930’s and relating to topics such as the inability of associations to meet limited withdrawal demands by investors; restrictive legislation providing that no association could issue investment certificates with a definite rate of return; foreclosure on real estate producing insufficient incomes; and finally, savings and loan association warnings to investors to be wary of selling certificates at discount rates. Social commentary relating to personal hardships of the period is found in the correspondence of private citizens who complain to the Building and Loan Commissioner regarding limited withdrawals and related financial difficulties. Most complaints come from the elderly, ill and unemployed: one complaint is registered by a man who was discharged from the Works Progress Administration because his investment in a building and loan association was approximately $1100 and he was therefore expected to live on withdrawals from his account. Correspondence from this period also relates to the conversion of building and loan associations from state charters to federal charters and pertains to technicalities of the actual conversion process such as liquidation, segregation of assets, transfer of assets, and inquiries from private citizens asking about the status and availability of their funds in converted associations.

Correspondence from the 1951-1961 period pertains mainly to various reports: Report of Examination, Report of Joint Examination, Report of Appraisal, Statement of Condition, Audit Report and Monthly Report. In related correspondence these reports are evaluated according to regulations governing areas such as net liquidity, excess investments and loans, the ratio of delinquent loans to total loans, appraisal values, etc. Correspondence in this latter group also contains inquiries regarding the status of liquidated associations. Thus, even though Prudential Building and Loan association was liquidated in 1944, correspondence relating to the organization appears in this group by virtue of inquiries made in the 1960s.

Correspondence from all three correspondence periods generally reflects ongoing functions such as circumstances requiring the commissioner's approval relative to the sale of capital stock, the formal approval of public accountants to audit books and accounts, changing locations of association offices, the sale of loans, etc. Other ongoing subjects pertain to association inquiries regarding procedures for changing the name of an association; the advisability of becoming federally insured; interpretation and applicability of certain sections of the Savings and Loan Association Act, etc. Standard forms contained in the series list information for individual associations pertaining to current assets, current liabilities, and withdrawal notices on files; other standard forms list officers, directors and branch offices.
Series 14 General Records 1922-1955

Physical Description: 43 file folders

Arrangement
Arranged alphabetically by association name.

Scope and Content Note
General Records contain files for Burbank Savings and Loan Association, Mutual Building and Loan Association of Fullerton, Pasadena Savings and Loan Association, San Joaquin First Federal Savings and Loan Association and Savings and Loan Association of Anaheim. Records for each association contain general correspondence, subject files and general records; arrangement is chronological or alphabetical thereunder.

Contains copies of letters sent, letters received, by-laws, sample certificates, lists of permitted loan and capital stock sales, committee minutes and reports, Statements of Financial Condition; and ledger sheets analyzing surplus, assets, liabilities and related items.

General correspondence files in this series pertain to hearings for licenses to operate new branches; the commissioner's approval of public accountants to audit books and accounts; sale of loans, dissolution; legal and technical problems relating to granting of loans, etc.; also includes standard forms containing organizational data. Subject files for each association isolate specific topics such as Permits (to sale capital stock and loans) Reorganization, By-laws, Mergers, New branches and Complaints.

The San Joaquin First Federal Savings and Loan Association was named the Mercantile Building and Loan Association from its inception until 1936. It was reorganized in 1936 and named the San Joaquin Building and Loan Association and assumed its current name after reorganizing in 1956. Records concerning the association are the most extensive in this series (25 file folders) and highlight internal organization and Depression-related problems encountered during the early 1930s. Efforts to correct the affairs of the association are found in subjects dealing with: the closing of branches and transfer of assets to other branches; reduction of operating expenses; formation of a committee to put the association on a paying basis; purchase of stock; exchange of investment certificates for real estate and problems resulting from large amounts of real estate being dumped on the market; campaigns aimed at gaining cooperation of customers in relinquishing claims to partial deposits, accepting certificates in place of cash balances, etc.; the governor's efforts to solve management problems; Savings and Loan Department letters to customers urging them to retain certificates instead of selling them for current cash prices, informing them of provisions of the Building and Loan Emergency bill; and complaints from private citizens. One file entitled L.A. Branch deals with involvement of Los Angeles branch officers and directors in the use of deposits for private speculation through the use of dummy names.

Series 15 Hearing Transcripts 1950-1963

Physical Description: 38 file folders

Arrangement
Arranged alphabetically by first name of savings and loan association that appears on bound volumes of hearing transcripts.

Scope and Content Note
Transcripts relate to changes of location for savings and loan association branch offices, licenses, Articles of Incorporation and name changes for new branches. See Appendix A for an alphabetical list of all associations with geographical locations and hearing dates.
Records of the Los Angeles Office 1922-1968
Series 16 Report of Examination 1937-1966

F3739:264-376
Series 16 Report of Examination 1937-1966

Physical Description: 4 cubic feet
Arrangement
Arranged by chronological time period; alphabetically thereunder by name of savings and loan association.
Access Information
This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.
Scope and Content Note
At the direction of the commissioner, annual examinations were conducted with regard to individual savings and loan associations. Examples of the final Report of Examination are contained herein and pertain to the history of the association; descriptions of cash holdings, Federal Home Loan Bank stock, loan data, secured advances to borrowers, contracts of sale on real estate, real estate owned by the association, advances from the Federal Home Loan Bank, investment certificates, operations, etc. Attached tables include Statement of Financial Condition, Comparative Statement of Income and Expense, Analysis of Loss Reserve and Analysis of Undivided Profits. Two year samples were taken for the 1945-1966 period.
See Appendix B for an alphabetical listing of respective associations or holding company names, geographic locations and report dates.

F3739:377-402
Series 17 Reports of Joint Examination 1957-1963

Physical Description: 26 file folders
Arrangement
Arranged alphabetically by name of savings and loan association.
Access Information
This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.
Scope and Content Note
Started in 1959, the joint examination program is conducted by both the Department of Savings and Loan and the Federal Home Loan Bank Board. The Joint Examination reports contain narrative accounts, schedules and tables pertaining to office and management; percentage summaries in the areas of slow assets, indicated losses, mortgage interest rates, operating ratios; Statement of Condition; reconcilement of Undivided Profits; Statement of Reserves; loans delinquent in interest three months or more; real estate owned; schedules concerning investments and personnel; current lending analyses; narrative accounts of history and control; analyses of the association's problems, etc.
See Appendix C for an alphabetical listing of associations.
Series 18 Reports of Examination - Holding Company 1965-1967

Physical Description: 10 file folders
Arrangement
Arranged alphabetically by name of holding company.
Access Information
This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.
Scope and Content Note
The California Savings and Loan Company Act (Stats. 1964, First Ex. Sess., Ch. 103) was the first state legislation of its kind in the United States. The act empowered the Savings and Loan Department to obtain detailed disclosure of financial condition, ownership, management and intercompany linkage of holding companies and their subsidiaries. Narrative and tables pertain to disclosures of this nature in specific categories and topics such as history and control, operations, loans receivable, investment in stock of subsidiaries, notes payable and accrued interest payable. Attached exhibits include Comparative Statement of Financial Condition and Comparative Statement of Income and Expenses for 1964-1966, personnel data, etc.

See Appendix D for an alphabetical listing of holding companies.

Series 19 Reports of Pre-Licensing Examination 1963-1964

Physical Description: 3 file folders
Arrangement
Arranged alphabetically by name of savings and loan association.
Access Information
This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.
Scope and Content Note
Prior to obtaining an annual license necessary to transaction of business from the commissioner, each association underwent a pre-licensing examination by the department. Pre-licensing examination reports, copies of letters sent, and working notes are contained herein and relate to this function. Actual reports contain narrative and tables relating to history and control, directors, personnel, location and office lease-hold, investment certificates, organization fund, personnel with salaries and bond, and guarantee stockholders.

Series 20 Appraisal Reports 1933,1947-1956

Physical Description: 4 file folders
Arrangement
Arranged alphabetically by name of savings and loan association.
Scope and Content Note
Appraisal reports contained herein comment on particulars of loans with excessive balances (See series No. 12, Special Appraisals). Attached tables provide data regarding loan number balance, division appraisal, association appraisal, etc. This series also contains a 1933 Special Appraisal Report for the Mercantile Building-Loan Association (See series No. 14, General Records).
F3739:420-423  
**Series 21 Executive Report 1965-1968**

**Physical Description:** 4 oversize volumes

**Arrangement**
Arranged chronologically by volume; thereunder by quarter.

**Scope and Content Note**
Contains computer print-out tables pertaining to the following categories of information: savings and loan association law limitations; Executive Committee report relating to total assets, specified assets, total scheduled items, percent of specified assets, permanent capital, total capital and total savings; consolidated balance sheet of all state licensed associations; distribution by economic area of state association assets; summary of operating income and expense averages of state associations by asset groups; ratios of slow loans and scheduled items by county; selected ratios; state association arithmetic averages; total capital and related ratios; association liability detail, etc. The arrangement and selection of tables for each quarter is not always the same.

F3739:424  
**Series 22 Early Warning Report 1968**

**Physical Description:** 1 volume

**Arrangement**
Arranged in three sections: southern associations, northern associations and asset category.

**Access Information**
This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.

**Scope and Content Note**
Early warning reports, in computer print-out form, are compiled by the department as a means of identifying changes with regard to individual savings and loan associations in areas such as net worth, financial stability and amount of investments by foreign (out-of-state) investors. For northern and southern associations, data and ratios in categories relating to risk assets, out-of-state savings, slow loans, total expense, total savings, net worth, scheduled items, etc., are analyzed according to financial ranking, accumulated funds and historical performance.

In the last section, class category, the information is the same but analyses are made on the basis of asset categories - i.e. category 01, range under 10 million; category 02, range 10 million to 25 million, etc. Category 09 is the final category and represents a group total.
**F3739:425-450**

**Series 23 Report to Commissioner 1930-1946**

- **Physical Description:** 26 file folders
- **Arrangement**
  Arranged alphabetically by name of savings and loan association.
- **Access Information**
  This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.
- **Scope and Content Note**
  Reports contain information relating to assets; liabilities; profit and loss; data regarding management; supplementary information relating to incorporation date, amount of authorized capital, etc.; statistical information regarding rates of interest and dividends; number of members and loans, etc. Associations whose reports were not sampled include: California Mutual Building and Loan Association, 1905-1932; German American Building - Loan Association, LA (Los Angeles) branch, 1931-1935, SF (San Francisco) branch, 1930-1936; Granite Mutual Building and Loan Association, 1906-1907; and Pacific States Savings and Loan Company, 1923-1946. For the most part, this series contains five year samples.
  See Appendix E for an alphabetical listing of associations.

**F3739:451-452**

**Series 24 Report of Supplementary Information to The Building And Loan Commissioner 1951 1955**

- **Physical Description:** 2 oversize volumes
- **Arrangement**
  Arranged chronologically by report date.
- **Access Information**
  This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.
- **Scope and Content Note**
  Relates to management, rates of interest, dividends; number of members and loans; unpaid withdrawal notices of file; and historical data. During the 1930s and 1940s most of this information was incorporated in the Report to the Commissioner. (For oversize items in this series, see Box 20).

**F3739:453-460**

**Series 25 Quarterly Reports 1964, 1967-1968**

- **Physical Description:** 8 oversize bound volumes
- **Arrangement**
  Arranged chronologically by quarterly report date and volume designation, northern association or southern association; alphabetically thereunder by name of savings and loan association.
- **Access Information**
  This series is RESTRICTED, pursuant to Government Code section 6254(d)(2), however records older than 75 years are open for research.
- **Scope and Content Note**
  The nature of quarterly reports was changed in 1965 when associations began submitting required information to the Savings and Loan Department which in turn produced the information in computer print-out form for public display. Information contained herein pertains to and includes: Statement of Condition and Operations; analysis of delinquent loans; loan summaries; and a report of supplementary information which relates to status of potential and actual real estate owned; association investments in unimproved land and improved land, report of new real estate loans made, etc. For oversize items in this series, see Box 20.