### AREA DESCRIPTION

**Security Map of Los Angeles County**

#### 1. POPULATION
- **a.** Increasing: Moderately  
- **b.** Decreasing: Static  
- **c.** Motion picture executives and actors, business and professional men, retired capitalists, etc. Income $6000-10,000 up  
- **d.** Negro: 0%  
- **e.** Shifting or Infiltration: None apparent

#### 2. BUILDINGS
<table>
<thead>
<tr>
<th>Predominating</th>
<th>Other Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>65%</td>
<td>25%</td>
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</table>
- **a.** Type and Size:  
  - 8-10 rm 2-story singles  
  - 6-7 room bungalows
- **b.** Construction:  
  - Stucco  
  - Stucco
- **c.** Average Age:  
  - 5 years  
  - 5 years
- **d.** Repair:  
  - Good  
  - Good
- **e.** Occupancy:  
  - 99%  
  - 99%
- **f.** Owner-occupied:  
  - 95%  
  - 95%
- **g.** 1935 Price Bracket:  
  - $15,000-20,000 up  
  - $10,000-15,000 up  
  - % change (see below)
- **h.** 1937 Price Bracket:  
  - $15,000-22,500 up  
  - $12,000-16,000 up  
  - % change (see below)
- **i.** 1939 Price Bracket:  
  - $15,000-22,500 up  
  - $12,000-16,000 up  
  - % change (see below)
- **j.** Sales Demand:  
  - Firm  
  - Firm
- **k.** Predicted Price Trend:  
  - Static  
  - Static
- **l.** 1935 Rent Bracket:  
  - $ rent  
  - $ rent  
  - % change
- **m.** 1937 Rent Bracket:  
  - $ rent  
  - $ rent  
  - % change
- **n.** Rental Demand:  
  - Firm  
  - Firm
- **o.** Predicted Rent Trend:  
  - Static  
  - Static

#### 3. NEW CONSTRUCTION (past yr.)
- Type & Price: $12,500 & up
- Owner built: Few

#### 4. OVERHANG OF HOME PROPERTIES
- **a.** HOLC: 0
- **b.** Institutions: Few

#### 5. SALE OF HOME PROPERTIES (past 3 yr.)
- **a.** HOLC: 1
- **b.** Institutions: Few

#### 6. MORTGAGE FUNDS
- Ample within limits

#### 7. TOTAL TAX RATE PER $1000 (1938) $55.50

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
- Terrain: Hilltop to rugged hillside, resulting in many construction hazards and high building costs. 25% of the land susceptible to residential use, is at present improved. Lots must have minimum frontage of 100 foot and deed restrictions require a minimum improvement of $10,000 limited to single-family residences. Provisions also protect against subversive racial hazards. Zoning also limits construction in the area to single-family dwellings. This is a three-car garage neighborhood and transportation is dependent upon automobiles which make schools, churches and shopping sections conveniently available. This area was subdivided and placed on the market about 12 years ago and has slowly developed as a high class, residential section. The largest percent development is along Outpost Drive and Senalda Road. Construction, maintenance and architectural design are of excellent quality. Population is homogeneous and the neighborhood has an appeal for those desiring view sites. In time of depression, this area and others like them, will undoubtedly suffer considerable diminution in value. Utilities are all underground. There are some unimproved streets. The most desirable homesites have already been developed. Residential lot values run $50 per front foot. It is believed the area will slowly develop for the next 10 or 15 years and it is accorded a "low green" grade.

#### 9. LOCATION
- Outpost Estates  
- SECURITY GRADE: 1st - AREA NO. A-32  
- DATE: 21-39

**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.