DESCRIPTION OF AREAS

There is a suburban residential area just north of "B-1" which is not shown on any city map and is consequently not designated by a number but should be described because of its substantial nature and popularity among the well-to-do people of Fresno. This area, called Fig Garden, is now a residential development which was originally planted to figs and promoted for investment. The figs, however, did not flourish because of poor soil. A few years ago it was taken over by careful sub-dividers, divided into half-acre and acre lots, and sold for fine homes. The residence lots were sold under careful deed restrictions as to race, and there is a minimum cost requirement of $5,000. All new structures must be single family residences, there may be no temporary building on the back of the lots, and each residence must have a set-back of at least 50 feet. These restrictions expire next year, but all the owners in Fig Gardens are co-operating in order to have them extended. The area is in an ad valorem water assessment district, which might be a detrimental influence because of the pyramiding indebtedness accruing. On the other hand, the valuation of the district in relation to the indebtedness, combined with the substantial and well-to-do residents, does not make the situation alarming. Further, the cost of water here is less than the cost in the city. Anyone operating in the Fresno area is anxious to make loans here. The business, professional, and retired people who live here have incomes averaging about $6,000 a year, some of them probably having a total income of as high as $35,000. There is rather a wide variance in the cost of the properties here, ranging from about $6,000 up to $35,000. One of the homes in this area won a prize in a well-known magazine dealing with homes, as being a model in construction, arrangement and landscaping. The average age of the improvements here is only about 5 years, ranging from new to a few as old as 15 years. There are several new houses being constructed in the area at the present time. The variance in cost range of the improvements in this area is not noticeable because the houses are built far enough back from the street, and all the properties are well landscaped. The construction here is of various types, such as frame, brick, stucco, and a few adobe type houses. The only paved street