

MIRA VISTA GOLF
and
COUNTRY CLUB
by
George C. Collier

Early in 1920 a group of business and professional men of Berkeley and the surrounding area gathered at Wheeler Hall on the campus of the University of California in Berkeley to discuss the possibility of organizing a club dedicated to the practice and enjoyment of golf and other social activities. They felt that such an organization would provide a place for the individual to indulge in his favorite sport, a center of social activities and a haven of rest and relaxation from business cares and worries. Articles of incorporation were drawn up and signed by C. C. Newkirk, Frank L. Naylor, Vernon P. Peck, Robert Hunter, F. G. Athearn, James B. Keister, A. F. Hockenbeamer, William Cavalier who also signed articles of incorporation for Mount Diablo Country Club in 1925, W. J. Mortimer, Edward M. Downer, E. F. Louideck and J. F. Brooks. Those articles were registered with the Secretary of State of California February 10, 1920, under the corporate name "Berkeley Country Club".

The founders had chosen a site for the club house and golf course high in the Contra Costa Hills, at the top of Cutting Boulevard. The land they had chosen is officially described as lots 3, 64 and 65 of Rancho San Pablo as the rancho had been partitioned in 1893. They acquired the land by purchases from Andrew, Federica and Rosa Donizelli (June 3, 1920), Berkeley Marine View Properties (August 11, 1920) and from East Richmond Heights Land Company (April 20, 1921).

By October, 1920, the secretary was able to announce a full roster of 350 members; the foundation for a club house, designed by Architect W. H. Ratcliff, had been laid and ground had been broken for an eighteen-hole golf course designed by William Watson, a golf course architect from Scotland (another source credits Samuel Whiting). The first match was played over nine holes in May, 1921 and the club house was ready for occupancy later that year.

Resembling an old English manor house, it had a plaster and beam exterior with arched ceilings and tall windows. The central unit was occupied by the office, the men's grill, the dining room and kitchen and the women's locker room and showers. The south wing was a spacious living room along the west side of which ran a wide veranda which afforded a view overlooking San Francisco Bay, Richmond and the Marin skyline. The men's locker room and showers were located in the east wing. The entire structure forms a backdrop for a practice putting green with the pro-shop and starter's house to the east. Even though the interior of the club house has been remodeled through the years, the exterior still retains its plaster and beams of the original construction.

The first golf tournament ever staged in the east bay is claimed by the Berkeley Country Club in their \$5,000 Open Tournament played in November, 1929. The Oakland Post Enquirer (December 2, 1929) announced, "Vernon Porter Peck proposed the idea which was a resounding success. The tournament was won by Horton Smith from Missouri." Three days later, the El Cerrito Journal (December 5, 1929) took the local Richmond papers to task in an editorial, "Learn Your Territory Brother". The editorial accused the news writers of Richmond of "gathering unto themselves the spirit of Los Angeles . . . in the manner in which they take unto Richmond credit for everything which occurs within a radius

of one hundred miles . . . During the recent tournament at Berkeley Country Club articles appeared in several papers under Richmond datelines announcing that the Berkeley Country Club is located in Richmond 'just back of Mira Vista'." The Journal could hardly have been blamed for its outburst.

Berkeley Country Club soon became a center of social activities for the east bay. Dinners, luncheons, banquets and dances celebrating a variety of events kept the club calendar well filled. On November 14, 1930, the Oakland Tribune announced, "Berkeley Country Club will be the scene of several smart functions this week and next. A luncheon for 70 guests planned by Mrs. F. B. LaMoine for November 19, follows a luncheon hosted by Mrs. Franklin Brooks with 17 guests this afternoon. Two affairs, a bridge party hosted by Dene Debin and Helen White, and a tea hosted by Aileen Abgell and Frances Suydam for bride-elect Julia Ann Espy are planned for tomorrow afternoon. These affairs will be followed by a formal dance for Sigma Kappas numbering 150. It will be hosted by Miss Etoile Peck."

Other social events to which the club played host included Stanford-California "Big Game" dinners and dances, an international musical program by Chinese, Negro and Russian students from the University of California and athletic events such as boxing. The Oakland Tribune (March 25, 1932) tells us, "Rusty Gill and Wally Rusk, two well-known collegians, engaged in a box-fight. A large delegation of U. C. students was expected to appear but failed to show. "Nibs" Price and a bunch from the Berkeley Country Club did their best to cheer for Rusty, but were too tired after playing eighteen holes of golf to build much enthusiasm."

Another event of note was the gathering of four hundred mayors, chamber of commerce presidents and Ford dealers of northern California who had gathered for dinner at the club

to celebrate the opening of Ford Motor Company's Assembly Plant at Richmond August 1, 1931.

By early 1932, activities at Berkeley Country Club had increased to such a tempo as to require some means of keeping the members informed. A monthly bulletin, "Berkely Golf News" made its appearance about February 1, 1932. The July issue announced the Fourth of July tournament, a Northern California Golf Association Junior Tournament, changes in club policy and gave a list of new members along with results of club golf contests. The issue for September, 1932 mentioned a barbecue pit and stockade in the "Barbecue Grove" located on the hill west of the first fairway and overlooking Widcat Canyon. The bulletin also tells us that one of the principal subjects of discussion among the members was the effect the financial depression was having on the club. The president, Louis Everding said that he hoped to keep the dues unchanged, operate with a balanced budget by making cuts in all departments and at the same time try to reduce the club's capital indebtedness.

In spite of the efforts made to keep the club solvent, it eventually became evident that the club might have to close its doors. When the club could no longer make the payments on the mortgage, some of the members gathered support and re-incorporated as "Mira Vista Country Club" and purchased the mortgage from the bank. The new articles of incorporation were signed January 1, 1934, by M. Reese Hays, C. R. Adams, Edward M. Downer, jr., Robert Bartlett, Clarence Johnson and Kaho Dally. Evidently, Berkeley Country Club had been operating as a public or quasi-public country club as a fact sheet published for the benefit of prospective members of Mira Vista Country Club explained that the club "is now in the process of reorganizing as a strictly private club." For some reason, this policy was changed as the record indicates that the club was later operated as a public facility.

This arrangement appeared distasteful to some of the members as about 150 members, headed by R. K. Rowell, Lars Svendsgaard, Harvey Hamilton, Bob Bilbrey, Dana Murdock and L. C. Keading incorporated the Mira Vista Golf and Country Club and approached the owners of the property with a lease proposal in order to operate the club privately. They signed a lease agreement with Mira Vista Country Club for ten years. Soon afterwards, the new club was faced with a crisis. The owners had received what was described as "a substantial offer" for the land and the club house. The Southern Baptist Church wanted to remodel the building to house a seminary, retain 100 acres and subdivide the remainder for housing. After a period of negotiations, Mira Vista Country Club agreed to retain the lease on a ten year basis and included a clause which offered Mira Vista Golf and Country Club the option to buy. Late in 1953, the minutes of the board of directors noted, The owners of Mira Vista Country Club offered to sell their entire stock interests (to Mira Vista Golf and Country Club) at a price based on a value of \$750,000 for the golf course and facilities.

Early in 1954, the new organization found it difficult to maintain the private character of the club and sent out an appeal for new members. Some local firms combined to save the golf course, among which were Ford Motor Co., Bechtel Corp., Rosendahl Corp., Pacific Minerals Co., International Harvester Co., Felice and Berreti Canning Co., Hercules Powder Co., and Garwood Industries. All of the plant managers and many of the employees of these companies became members. With this support, the board of directors was able to go ahead with their plans to remodel the interior of the club house and improve the condition of the course.

A report shortly after the successful reorganization, laid out a general plan for the operation of the club; "Ambitious plans . . . for a year round (sic) program of social and

golf events . . . The ladies have been particularly active and have initiated several novel programs including a "Dud Club" for beginners; golf lessons at a nominal cost; bridge tournaments and lessons . . . as well as dances, luncheons and fashion shows . . ." The report went on to say that after less than a year's operation, the club was operating successfully on a sound financial structure.

Improvements at the club house were reported in January, 1955: a new grill room and bar was installed with new tables, chairs, rugs and fittings. New construction included an additional room (probably taking the place of the old veranda), a view deck, lockers and furnishings in the women's quarters, a number of new lockers in the men's locker room, a ventilating system in the shower rooms and an awning was placed over the main entrance along with a new door. New steam tables and a portable steam table were purchased and a new sink was installed in the kitchen. To top this off, a new pro-shop was planned and eight electric carts were ordered.

A few months later, the County Health Department reported raw sewage seeping from the septic tank below the eighteenth green. The board considered the alternative of hooking up with the Stege Sanitary System which would have cost several thousand dollars, or cleaning out the tank at a cost of \$350. The board opted to clean out the tank. This arrangement was not satisfactory, as the sewer hook-up became necessary soon after and the Mira Vista Golf and Country Club was connected to the city sewer system by the end of June the following year.

Another effort was made to buy the club was made in 1958. The owners offered the property for the same price as in 1953 (\$750,000). The board suggested this purchase might be successful if proprietary memberships were sold to the members. The suggested price of these ownerships and a

raise in the membership dues, the board members felt, would finance the purchase and build a capital fund for improvements of the club house, a swimming pool and tennis courts. The board issued a statement shortly afterwards, "We regret to announce that due to insufficient pledges, our plans to buy the club are dead at this time."

This statement was followed (on March 9, 1959) by a report from President M. C. Heinkel in which he discussed an extension on the lease. The owners had proposed an increase of \$10,000 per annum in the cost of the lease with a possible compromise, but they wanted an escape clause in the event they were made an offer from a potential buyer. Two years later, the situation changed. The owners appeared anxious for a lease. They planned to sell about 35 acres of the property which would not affect the club.

A new lease was agreed to which was to run from January 1, 1963, through December 31, 1972. As the owners wanted to develop portions of the property, two leases were signed; one for the entire property and the other with a reduction clause which was to take effect as property was extracted. The first of three parcels was extracted late in 1963.

The idea of purchase of the property by Mira Vista Golf and Country Club still comes up from time to time among the member, but it appears that as long as Mira Vista Country Club is willing to lease the property to Mira Vista Golf and Country Club at a cost agreeable to both, the members of Mira Vista Golf and Country Club will continue to lease the property and enjoy it.

NOTE

The information contained in this monogram was taken from the records of Contra Costa County, news clippings, Berkeley Golf News, minutes of the Board of Berkeley Country Club, Mira Vista Country Club, Mira Vista Golf and Country Club and conversations with members. G. C. C. September 9, 1977

History notes on Mira Vista Country Club:

1920: The first board of directors were C.C. Newkirk, president; Robert Hunter, secretary; F.G. Athearn, J.F. Brooks, William Capelier, E.M. Downer, A.F. Hockbeamer, J.B. Kreister, E.F. Louideck, W.J. Mortimer, F.L. Naylor, and Vernon Porter Peck.

The first meeting was held in 1920 at Wheeler Hall on the campus of the University of California.

The Course was laid out by William Watson from Scotland, a famous golf course architect.

By June 1920, the club secretary was able to record 215 memberships and by October, there was a full roster of 350.

Ground was formally broken July 2, 1920, and the first match was played over nine holes May 28, 1921. The first tournament was played in November, 1922.

Among the greats who played this course were Walter Hagen and Johnny Farrell who played before the largest gallery who ever watched a match in the East Bay to that time.

1921: The club house was designed by Architect W.H. Ratcliff (Radcliff), Jr., and was ready for occupancy late in 1921. Later additions were made. It is in English in style, with ~~plaster~~ plaster and beam exterior with arched ceilings and tall windows. The central unit was occupied by the office, men's grill, dining room and kitchen. The women's locker room was also included. The south wing was a spacious living room along the west side of which ran a wide veranda which opened to a view of San Francisco Bay and Marin County's skyline. The east wing contained the men's locker room and showers. The whole structure forms a semi-circle around a practice putting green with the pro shop and the starters house to the east. In all, it resembles and has the outward appearance of an old English manor house.

September 4, 1928: The Oakland Tribune carried a column composed by Tom Lennon called "Putts and Punts". It was a short, humorous column devoted to some of the sports.

The membership of Berkeley Country Club was generously sprinkled with humorists, a case in point:-

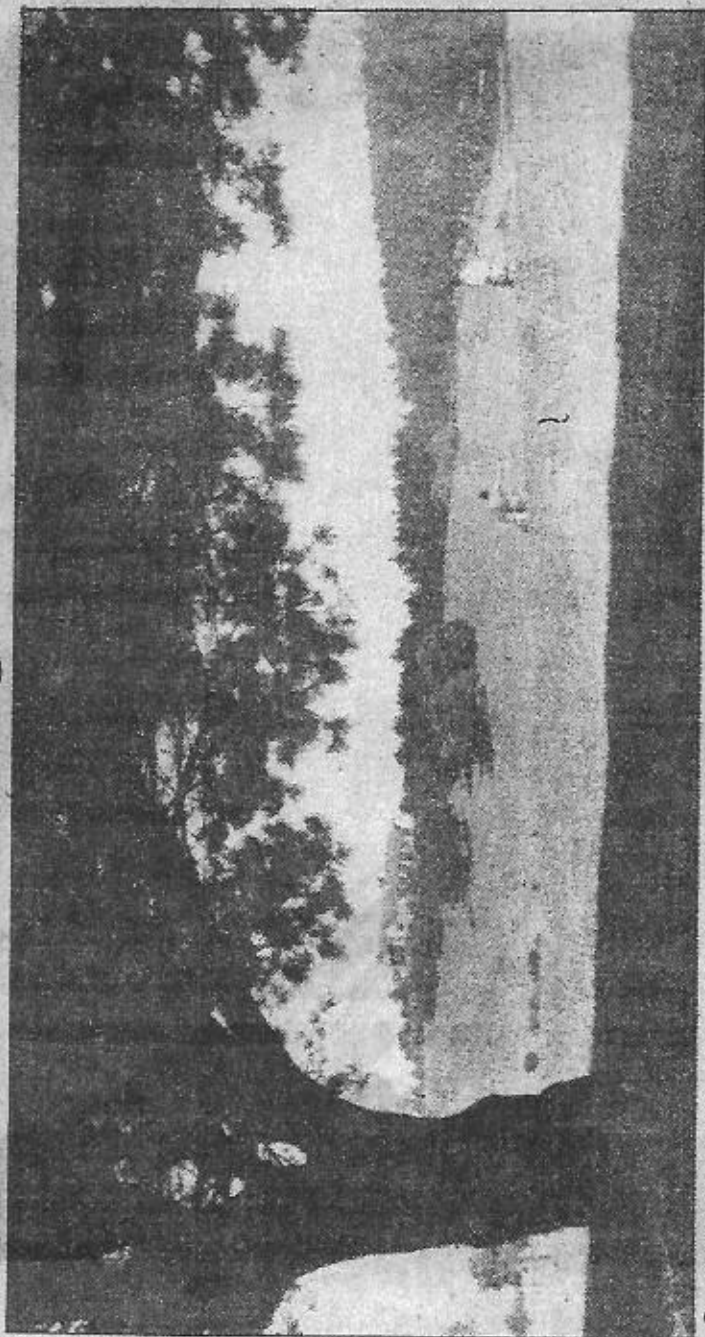
My name is Vernon Peck
I've just played golf-I'm a wreck
But though I cannot play at all,
I'll still keep on, I will
by heck. V.P.Peck

Reply to Mr. Peck
When Vernon Peck writes
verse,
The meter's slower than a
hearse
We say at once "It could be
worse!
But could it? Eddie Donner, Jr.

Letter not forwarded
see desk 36 7D 165

Very little change

-The INDEPENDENT and GAZETTE, Sunday, Sept. 23, 1979



Some things don't change very much, and the greens at the Mira Vista Country Club prove the point. This photograph, taken in 1942, shows golfers at play on the country-like setting. While the

club house facilities have modernized, of course, the grass is still green and the environment still serene at Mira Vista.

1929: The \$5,000 Open tournament played in November, 1929, was the first tournament ever staged in the East Bay. For three days, over 200 star golfers competed in a match which was won by Horton Smith. A former caddy, Johnny Perelli placed third.

November 19, 1929: RICHMOND INDEPENDENT - Parr-Richmond Terminal Corporation asked the Richmond City Council to pass on a small oil refinery and storage plant to be located at the Richmond Harbor. Parr proposed to lease three acres of land between Sixth and Seventh Streets just south of Potrero Avenue near the Richmond Navigation and Improvement Company. The City Council concurred.

The city manager, J.A. McVittie, represented the city in the settlement of a claim for loss in a recent ~~sugar~~ ~~wharf~~ fire at the sugar wharf on the inner harbor. Fred D. Parr presented a statement of cost to erect his unit on the new Inner Harbor Terminal.

November 21, 1929: BERKELEY GAZETTE - W.J. Mortimer, prominent Berkeley real estate dealer was elected to succeed A.F. Hockenbeamer, head of the Pacific Gas and Electric Company, on November 20, 1929. J.F. Brooks was named first vice president and Louis Everding was voted second vice president. The board selected F.H. Thatcher as treasurer and named C.W. Norvell, secretary.

~~December 2, 1929~~

December 2, 1929: OAKLAND POST ENQUIRER - Berkeley Country Club sponsored the first open golf tournament to be held in the San Francisco Bay Area. Vernon Porter Peck proposed the idea which was reported a resounding success. The tournament was won by Horton Smith from Missouri.

December 5, 1929: EL CERRITO JOURNAL - Editorial entitled "Learn Your Territory Brother" takes the local Richmond newspapers to task:- "The news writers of Richmond, both for the local papers and for the metropolitan dailies, seem to have gathered unto themselves the spirit of Los Angeles . . . in the manner in which they take unto Richmond credit for everything which occurs within a radius of one hundred miles.

Many times of late, articles have appeared in the Richmond papers and in Oakland and San Francisco papers under Richmond date lines claiming for Richmond many things and events which were no more of Richmond's than some of the territory of the southern part of the state that is claimed by Los Angeles and still is miles and miles away from that city. D

During the recent tournament at the Berkeley Country Club articles appeared in several papers under Richmond datelines, announcing that the Berkeley Country Club is located in Richmond "Just back of Mira Vista".

Just why Richmond writers should want to claim everything that is good and pass things which are not pleasant

on to El Cerrito is hard to understand."

1930: Board of Directors - B.F. Morris, President; J.F. Brooks, vice president; Louis Everding second vice president; F.H. Thatcher, treasurer; Harry Reinhardt, secretary; F.M. Downer, A.F. Hockenbeamer, C.B. Kenney, W.H. Swanton, Oscar H. Klatt, C.W. Norvell, Vernon P. Peck, club manager; and Al Aid, pro.

Note: A souvenir history of the Tenth Anniversary was prepared by Carl H. Hillers, Vernon P. Peck, E.M. Walls and Boyd L. Wilson.

May 19, 1930: RICHMOND INDEPENDENT - Councilman Ernest O'Brien of El Cerrito asked the reason for moving a small chemical fire truck formerly stationed at Mira Vista to the Berkeley Country Club.

Fire commissioner, Hans M. Nissen and Fire Chief Ora Burnett explained that the truck was moved because the club appeared to be a better position and the rental of \$120 a month at the club house would save money.

There was no one to care for the fire truck at Mira Vista and the truck was often found, at times of emergency, with flat tires and an empty gas tank. By placing it at the club house "it would be easier for it to come down the hill", the equipment was too large for its chassis and the engine and the truck would stall when climbing grades and required many hands to help it uphill. Councilman Philip A. Lee complained because the truck had been moved without council permission. It was finally decided to give the fire chief freedom to station fire trucks at his own discretion.

October 29, 1930: CONTRA COSTA GAZETTE - Fire sweeping out of control raged in the hills of El Cerrito between Sunset View Cemetery and the Berkeley Country Club. Seven pieces of equipment were rushed in by Berkeley while plans were made to call for hundreds of volunteer fire fighters.

November 14, 1930: OAKLAND TRIBUNE - Berkeley Country Club will be the scene of several smart functions this week and next. A luncheon for 70 guests planned by Mrs. F.B. La Moine for November 19 follows a luncheon hosted by Mrs. Franklin Brooks with 17 guests this afternoon. Two affairs, a bridge party hosted by Dene Debin and Helen White, and a tea hosted by Aileen Abgell and Frances Suydam for bride elect Julia Ann Espy are planned for ~~the~~ tomorrow afternoon. These affairs will be followed by a formal dance for Sigma Kappas numbering 150. It will be hosted by Miss Etoile Peck.

December 12, 1930: BERKELEY GAZETTE - The first serious renewal of gang warfare in Chicago for several weeks occurred early today when Rudolph Moreno aged 24, and

James Tomasulo, age 28, were shot three times each and tossed from automobiles into a ditch a quarter of a mile from the Berkeley Country Club. A possible motive for the killing came to light when it was learned both men were accused of extortion.

(Lead line: The shadow of the gang wars brought about by the rivalry between bootleggers and highjackers during the prohibition period touched the Berkeley Country Club when-)

December 18, 1930: BERKELEY GAZETTE- J.F. Brooks, general manager of the Standard Oil Refinery, is the new president of the Berkeley Country Club. The former first vice president was elected at the annual business meeting of the club last night. He succeeds P.F. Morris.

Louis Everding was elected first vice president and C.B. Kenney was elected second vice president. Frank Thornton was re-elected treasurer and Henry Reinhardt retained the position of secretary. Two new members were added to the board of directors, Paul E. Magerstadt replaced the retiring B.F. Morris and C.A. Richardson replaced C.W. Norvell who had submitted his resignation. E.M. Downer, O.H. Klatt, W.H. Swanton, A.F. Hockenbeamer and Vernon P. Peck are the other members of the board.

January 2, 1931: ALBANY SPOKESMAN - The tenth anniversary of the Berkeley Country Club was marked by 1930.

January 21, 1931: SAN FRANCISCO NEWS - A.V. Thompson, member of the Berkeley Country Club will head the California Golf Association.

June 10, 1931: RICHMOND INDEPENDENT - Four hundred mayors, chamber of commerce presidents and Ford dealers of Northern California will be guests of the Ford plant opening banquet at the Berkeley Country Club about August 1.

The exact date of the opening of the Ford Assembly Plant in Richmond will be set by the Ford Motor Car Company within the next few days.

June 30, 1931: OAKLAND TRIBUNE - Formal opening of the new Ford Motor Company Plant nearing completion on the Richmond Inner Harbor at the foot of Tenth Street will be held August 1, according to C.A. Ballwinkle, manager of the plant.

The by-laws were revised in 1931 → The board of directors was J.F. Brooks, president; Louis Everding, first vice president; C.B. Kenney second vice president; Harry Reinhardt, secretary; F.H. Thatcher, treasurer; A.F. Hockenbeamer, O.H. Klatt, Vernon P. Peck, W.H. Swanton, E.M. Downer, Paul E. Magustadt and C.A. Richardson.

September 14, 1931: POST ENQUIRER - Two 18 year old boys were arrested while transferring candy bars, near beer and

other edibles from one stolen car to another. The edibles were identified as loot stolen from the Berkeley Country Club August 28.

September 18, 1931: OAKLAND TRIBUNE - C.M. "Nibs" Price, club champion at Claremont, won a closely contested second round match from S.S. Rawlins.

Berkeley Country Club appears to have had its share of sharpies. The CALL BULLETIN, September 29, 1931, printed a letter from a golfer in which the golfer tells of a "friend" with whom he joined another twosome. They began lying about their handicaps. One said his was twelve, another claimed nine and the other thirteen. The "friend" who prided himself particularly on all the little niceties of golf sportsmanship, claimed a handicap of twenty ~~five~~. The foursome paired off, teed up and drove off. The "friend" took a 7 on the first hole and the others begin to think they are stuck with a dud. Before the eighteen holes were played the golfer and his "friend" win the match. The golfer and the other pair became suspicious and without proof, the ~~xx~~ "friend" was dubbed a "links louse" and was "scandalized" in the locker room.

Another golfer who was never known to have broken 100, was invited to play in a foursome. He was given a half-stroke handicap on the long holes. The others figured he would be taken for caddie fees "and probably a fiver". The intended victim took the first nine ~~holes~~ holes with a 54 and finished the last nine for a total score of 97. A few days later the story of how the fellow had "lured" the opposing twosome into a wager spread all over the club and he was accused of a "frame".

October 17, 1931: BERKELEY GAZETTE - A bronze plaque dedicated to the late Helen Crittenden Loveland was unveiled at Cragmont Park yesterday by John Rutledge Chapter of the Daughters of the American Revolution. (Who was H.C.L.?)

October 21, 1931: BERKELEY GAZETTE - Up in the wilds of Plumas County a considerate deer watched his diet carefully during the summer months in preparation for a glorious end which came last night at the Berkeley Country Club. There, artistically carved and gravied and surrounded with wild rice and mushrooms, his mortal remains delighted the palates of the Berkeley Twenty one Club, the only daily luncheon club in the world.

Past president Percy Nutt told the gathering that Spruce Street and Wildcat Canyon formed the old Spanish highway to the area to the north, "Years ago if we had put as much money into the development of those two roads as we put into Tunnel Road, Spruce Street would have been the main route of travel to the north." (The man had not read the old diaries nor had he taken much notice of topography nor

The analysis of point reductions in one month shows 251 1-point, 76 2-point, 20 3-point, 4 4-point and 2 5-point cuts.

Of the 246 players who reduced handicaps 46 were in Class A, 96 in Class B, 57 in Class C and 47 in Class D.

The record speaks for itself—no comment necessary.

Oscar Rhea recently made a 2 on the 4th. That means two pretty fine, accurate shots—particularly the second one.

Al Sals is back on his game. His fairway shots have always been good and now that his putting eye has returned after being a while for a brief period, we will hear of some great rounds from our pro.

Al's work in teaching the game is testified to by the handicap record for the club referred to in another article. Many of our members who are taking their vacations here on the golf course are seizing the opportunity to let Al improve their game with a series of lessons.

Here's a record of one round that deserves a place in the unofficial "book" of freaks.

Chessall, Evans, Laws and Hahn, played in a foursome last week. On the 7th, Clint made an eagle, Brick and Chess made birdies and George had a par—a total of 16 strokes for the 5-par hole. On the 11th, Clint, Brick and Chess all had birdies and George a par—13 strokes in all.

Watch out, you "feature foursome" for the combination!

The Eclectic Tournament for the course record is just about over now with very

little chance for improvement on any hole. Prizes will be awarded and the perpetual course record announced on July 4th at the same time that prizes are awarded for the Navy Cup Tournament.

Worthy of note and also of a special prize is the feat of one of our promising juniors, young Dave Chadler, who recently posted a 2 for the 18th.

Jack Horner knows what the word "partner" really means. He was playing in a foursome with A. A. Jones last week and came up to the clubhouse for a minute after playing the 9th. In his absence he asked Jones to play his ball for him, which was agreeable to his opponents. Jones made 2 birdies on the hole.

Craftsmen to Play

Our very genial and hospitable entertainment committee member, Carl Hillers, will have a chance to outdo himself in showing off the beauties of the Berkeley Club House and course when he acts as host for the 7th Annual Conference of the Pacific Society of Printing House Craftsmen on July 21st. Carl is president of the East Bay Club of this association and has arranged for an afternoon and evening of entertainment through the courtesy of our Club management. Golf for the men and cards for the ladies will be followed by dinner and dancing in the Clubhouse in the evening.

We are very glad to be able to offer our facilities for enjoyment to this organization and hope that nothing but pleasure will fill their stay with us.

BERKELEY

Issued by
Berkeley Country Club



GOLF NEWS

"America's most scenic
golf course"

Vol. I

JULY, 1932

No. 6

FOURTH OF JULY TOURNAMENT FOR NAVY CUP NEXT ON CALENDAR

N.C.G.A. Junior Tournament Brings Out Talent

During the last month, Berkeley has had the privilege of seeing as fine an exhibition of keen competition, good sportsmanship and thrilling golf as could be desired. The best of Northern California's young and coming players formed a fine field of 48 qualifiers.

Our neighboring club, Claremont, is to be congratulated on the fine group of juniors they entered as well as on the splendid victory of young Stuart Hawley. Edgar Haber of San Francisco was runner-up.

Our own Mal Peterson brought in a 73 to win the low net award in the qualifying round. Other Berkeley juniors, Jack Peterson, Dave Wallace and young Dave Chadler played nice golf but had to bow to superior playing on the part of our guests.

The tournament was beautifully handled under the direction of our fellow member, A. B. Thompson, who as chairman of the committee for the Association was on the job every day. Cups were presented at the end of the competition by Ben Carter, secretary of the N.C.G.A.

The second annual competition for the perpetual trophy donated by officers of the United States Navy who are members of this club will be held on Monday, July 4th.

Eighteen holes will be played to handicap the cup being awarded for low net with other prizes for other competitors. C. A. Richardson was last year's winner and will be here to defend his title.

All members are urged to enter. Sign-up can be made at any time before the morning of the Fourth. Firecrackers will be supplied by the Club but their use will be restricted to the first tee. For more spectacular effects, members must supply their own skyrocket and Roman candles.

President's Cup Play in August

Get ready now for this big tournament which starts with the qualifying rounds on August 13th and 14th and continues up to the finals on September 4th.

Other events are now being planned for the autumn season including the Fall Locker Room Tournament. We are also planning our own junior championship to take place sometime before school starts.

Vacation Notes

Mr. and Mrs. Marion Barnes started last week for a month in the Northern woods.

Mr. and Mrs. Boyd Wilson will be touring the state by motor during July. Boyd established his reputation as a fisherman by hooking a 30-lb. bass at Carquinez Bridge and brown trout on for a few good trout feeds at the Club during the coming month.

Doctors Chessall and Hahn and a few of the boys took off last week for a few days' fishing near Placerville. At the time of writing, we have had no report from them. Old Isaac Walton Stodley has made a lot of promises that he guarantees to fulfill.

Paul Hauser and his wife have a cottage near Pebble Beach. The Monterey courses must be getting a good work out right now. Paul came up last week to tell us about the big rainbow trout he has been pulling out of the Del Monte reservoir—somewhat different from those he brought back from Anderson Creek earlier this year? Is that right, Paul?

Russ Pratt and his family are up at their Clear Lake cottage for the summer. Russ is reported as owning one of the sweetest launches on the lake.

Hal Swanton's family will be in a cottage near Russ's after July 1st.

Many of our members are taking their vacation right here at the Berkeley Country Club. What could be better than that, anyway?

These are only a few of the vacations our members are enjoying. We have missed many that we will mention in later issues. Let's hear unusual golf and fish stories from everyone before the summer is over.

Listen, Fellows!

Let us all pause and reflect a moment to think of some friend or acquaintance who might be made happy by joining our club.

A couple of hours amidst the peace and quiet of our fairways and greens will work wonders for them these strenuous times.

Give the names of the ones you think of to Vern Peck; he will tell them what we can offer and advise them.

They will thank you many times over.

New Junior Privileges

Juniors will be glad to hear that, in recognition of the fine play of our younger members, the Board of Directors has opened the course on Saturday afternoons and Sunday mornings to those of them who have achieved a handicap of 10 or better. It is, of course, understood that they will be playing with an older member at the time. It is hoped that this privilege will be a further incentive to improved play on the part of these boys.

Six New Members Join

A fine group of new members have been welcomed to our midst during June:

DR. L. A. HERBERT of Berkeley,
DR. W. H. McCABE of Oakland,
GEORGE M. SMITH who recently came to Berkeley from Southern California,
DAVID HANSEN, who moved from Texas to Berkeley a short time ago.

CAPTAIN FELIX GYGAS, U.S.A. now stationed at the University of California.
DR. JAMES E. YOUNG, a member of the University of California faculty.

Cup Presentation Brings Out Big Crowd

Trophies awarded to winners and runners-up in the Club Championship were presented on the afternoon of June 5th before a gathering of over 150 members, their friends and families.

President Lou Everling made the presentations and inspired a short speech from everyone who received a prize.

Dancing, refreshments and movies kept every one occupied very merrily for the rest of the afternoon.

The Bobby Jones feature film and the pictures of the final round of the tournament were run over and over again from 4 o'clock on to about 6:30. Horace Hunter and Pat McDonough who refereed the match so perfectly were observed to go back three times to see if there was anything they had missed.

The camera, fast as it was, disclosed a blur where the contestants' knees should have shown clearly as they stepped up on the first tee. It also caught a number of prominent faces in the gallery.

Most clearly, however, the camera revealed the great golf that was played all the way around—a great record that brought applause from every one who saw it and a fine compliment to the contestants themselves.

Douglas Makes Hole-in-One

Congratulations to W. W. Douglas! His name goes on the honor list for an ace on the 17th. A worthy achievement for this fine golfer who can consistently keep em' straight down the middle.

Second Quarter Handicap Awards Announced

Interesting Statistics Revealed by Analysis of Paul Magerstadt's Chart

Winners for the three months ending June 1 for the most improved golfers as shown by handicap reductions are as follows:

Class A (below 15 handicap)
First—Harry Cravotto (10 to 7, 26 aggregate)

Second—Oscar Rhea (14 to 11, 25 aggregate)
Third—P. R. Johns (15 to 12, 24 aggregate)

Class B (16 to 21 handicap)
First—a tie between Murray Hunt (18 to 13, 33 aggregate) and Bert Rogers (19 to 14, 33 aggregate)
Third—V. H. Savale (20 to 15, 32 aggregate)

Class C (21 to 26 handicap)
First—M. F. Warner (24 to 18)

Second—E. M. Bridgeman (25 to 20)
Class D (over 26 handicap)
First—Ed Gordon (29 to 22, 48 aggregate)

Second—Louis Farrel (28 to 21, 45 aggregate)

A summary of the results of the last 6 months will be posted on the bulletin boards. It is too detailed to reproduce here as it shows reductions in detail by points, classes and months. The totals are worthy of note, however.

There were 353 reductions made by 246 players. The total number of strokes cut off of handicaps for the entire club amounted to 489. The largest number of players reducing handicaps was 182 in May.

March, 1932: BERKELEY GOLF NEWS Vol. 1 No. 2 - In 1920, the Berkeley Country Club was organized by the representative business and professional men of Berkeley and the surrounding area - it being felt that an organization of this character would fill the need of the individual by providing him with an ideal place to indulge in his favorite sport, a center of social activity and a haven of rest and relaxation from business cares and worries.

September, 1932: BERKELEY GOLF NEWS Vol 1, No. 8 - The newest addition to Berkeley's entertainment facilities is the barbecue pit and stockade in the "Barbecue Grove" located on the hill west of the first fairway and overlooking Wildcat Canyon.

~~One of the principal subjects discussed by members of~~
One of the principal subject discussed by members of the club in 1932 was "How had the financial depression affected the condition of their club?" Louis Everding, the president, explained that the dues would remain unchanged, expenses would be kept within the income, sacrifices would have to be made in all departments and every effort would be made to reduce the club's capital indebtedness.

September 1, 1933: MINUTES - Vernon Porter Peck, one of the original founders, and for the past six years, general manager of Berkeley Country Club, announced his resignation will ~~will~~ become effective October 1, 1933.

Nothing between
1933 and 1952

January 16, 1952: Mira Vista Golf and Country Club faced a possible conversion to a Church Seminary and large scale housing development. The owners at the time agreed to lease the club and its facilities on a ten year basis with an option to renew the lease or purchase the establishment. The rent would be \$2,500 to \$3,000 per month.

December 15, 1952: The present owners of the Mira Vista golf course have received a substantial offer for the 160 acres by the Southern Baptist Church ~~for the purpose~~ who intend to remodel the club house, keep 100 acres and subdivide the remainder.

1953: Board of Directors - R.K. Rowell, Lars Svendsgaard, Harry Hamilton, Bob Bilbo~~dy~~, Dana Murdock, L.C. Keading.

July 31, 1953: By-Laws - Mira Vista Golf and Country Club, effective August 1, 1953:- The name of this corporation shall be Mira Vista Golf and Country Club. The corporation shall have a seal consisting of a circle having on its circumference the words "Mira Vista Golf and Country Club, El Cerrito, California" and in the center, "Incorporated July 31, 1953/

February 25, 1953: MINUTES - If the plan for the membership to take over and operate the Mira Vista Golf and Country Club is to succeed, it would be necessary to have a membership of not less than 350 members.

March 20, 1953: MINUTES - Culminating several months of negotiations, Mira Vista Country Club will begin a new phase of operations on March 31. Plans are in the making for redecorating and beautifying the interior of the club house. Lockers will be added in the men's and Women's locker rooms to be built into the present men's and women's quarters. Other plans include relocation and the enlargement of the pro shop, the addition of a snack bar and relocation of the starting tee.

1953: Proposed Purchase of Mira Vista Country Club:-

The Mira Vista Golf and Country Club is presently leasing the golf course and club house from the Mira Vista Country Club. The owners of the common stock of the Mira Vista Country Club offered to sell their entire stock interests at a price based on a valuation of \$750,000 for the golf course and facilities. Under the terms of the offer, a down payment of \$200,000 is required, the balance to be paid in 180 equal monthly installments with interest at 5% per annum.

The property under consideration consists of approximately 155 acres at the east end of Cutting Boulevard.

Before the lease was signed, the club was operated as a public course. A group of about 150 members approached the owners with the proposal to lease the club and operate it as a private club. The lease became effective August 1,

1853, on a ten year basis at an annual rent of \$30,000. The taxes, insurance and maintainance were assumed by the lessees.

1954: Board of Directors:- Lars Svendsgaard, R.K. Rowell, Ned Thomas, Frank MacHugh, Larkin Smith, F.A. Watson and L.C. Keading.

June 25, 1954: Mira Vista recently reorganized as a strictly private, non-profit organization operated by members under a family membership plan.

February 2, 1954: A civic minded group in this area has saved this course as a recreational outlet for the vicinity. There had been plans to use part of the property for a seminary and subdivide the balance. Some local firms which combined to save the course were:- Ford Motor Co., Bechtel Corp., Rosendahl Corp., Garwood Industries, Pacific Minerals Co., Ltd., Parr Richmond Industrial Corp., Atlas Powder Co., International Harvester Co., Felice and Berreli Canning Co., and Hercules Powder Co.,

May 26, 1954: Letter from U.S. Naval Hospital at Oak Knoll asked permission to make Mira Vista its "Home" course. This request was denied June 25, 1954.

Berkeley Country Club was know as Mira Vista Country Club in 1954. Just when its name was changed is a question at this point. (G.C.C.)

A letter dated July 19, 1954 mentioned two housing units which were moved from Vallejo to the club property/ (What units were they-what was done with them-what has been their ultimate fate?)

A letter dated July 14, 1954 refers to a reorganization of the club.

A letter dated June 30, 1954 refers to new club quarters. (What did these letters refer to?)

Notice dated March 3, 1954 announced that the regular meetings of the board of directors were to be held on the fourth Tuesday of each month at 7 p.m. -What days and hours were they held previously?

A notice dated February 2, 1954, announced plans for purchase, repair, painting and ~~addition~~ installation of additional lockers in both locker rooms and other painting and remodeling. (Where was the ~~ladies~~ women's locker and shower facilities before they were moved up stairs and when were they moved?)

A letter dated May 14, 1954 refers to an article concerning the club in "The Golfer" - is this it?

MIRA VISTA GOLF AND COUNTRY CLUB

The newly reorganized Mira Vista Golf and Country Club which commands an unparalleled view of the entire Bay Area from its position high atop the Berkeley-El Cerrito hills, is rapidly becoming one of the outstanding golf clubs in Central California.

Last year, when it seemed that another golf course would come to an unfortunate end, a group of civic leaders joined together to save for the community this beautiful 160 acre recreation area. The rolling hills and towering trees, with the colorful greens and fairways skirting along the Arlington and overlooking San Francisco Bay, provides a scenic setting for the many beautiful homes bordering the Club.

Culminating several months of negotiations and planning, the reorganization is now nearly complete and the Club is in successful operation. Under the new management, the Club has been incorporated as a non-profit organization operated by the members with a Board of Directors and officers selected from the membership.

Although one of the outstanding leaders in bringing about the reorganization, R. K. Rowell, Chairman of the Board, attributes the success of the new Club to the teamwork, cooperation and desire of all members to maintain a golf and country club in the community. One group, which was particularly active in promoting the new Club, was the Council of Richmond Industries. As a result of their activity practically all of the major plant managers as well as many of their employees are members of Mira Vista.

Many will remember Mira Vista by its original name - "Berkeley Country Club" - which was built in 1922 under the direction of the famous golf architect Samuel Whiting. It is interesting to note that several of the original members are still on the Club roster.

Extensive improvements are being made to several of the greens and fairways. No. 13 Green has already been completely rebuilt and new sand traps strategically located. A major earth moving job has been completed in levelling the approach on No. 18 fairway. New walks have also been provided as an added convenience for the golfers. All in all, a real "face lifting" is being effected on the course.

In keeping with the program of improving the golf course, the Club House is also undergoing extensive alterations and redecoration. The additions, which are nearly complete, include a larger grill and bar-room, a modern snack bar, a completely new card room for the men, and new conveniences for the ladies' quarters, a large glassed-in patio and sun deck, as well as a new marquee at the main entrance. Also, added locker rooms and new lockers have been provided for both men and women. To farther increase family activities and full membership participation, tentative plans for tennis courts and a swimming pool are being considered. These improvements place Mira Vista on a par with any of the private golf clubs in this area.

To insure golfers full use of the course, memberships are being limited to 375. At the present time the roster shows 360 members, among whom are listed many prominent civic leaders, industrialists, and business and professional men from Richmond, Berkeley, Oakland and San Francisco.

At the present time the initiation fee is \$300 plus tax, with dues of \$20 per month plus tax. This entitles the member and his entire family to full privileges of the golf course and clubhouse.

Family participation in the Club has added a great deal toward making Mira Vista a real friendly Club where the spirit of friendliness and cooperation is readily apparent.

Ambitious plans are being carried out for a year round program of social and golf events to please the most discriminating. The ladies have been particularly active and have initiated several novel programs including a "Dub Club" for beginners, with prizes and trophies; group golf lessons at a very nominal cost; bridge tournaments and lessons under a noted authority; as well as dances, luncheons, fashion shows, etc. As a matter of fact, it is not at all uncommon to have from 75 to 100 lady golfers on hand each Thursday.

The Board of Directors and Members alike are all enthusiastic with the new arrangements and after less than a year's operation the Club is operating successfully on a sound financial structure. With the fine membership involved, and the excellent programs under way, Mira Vista seems destined to become one of the leading Golf and Country Clubs in California.

Sometime before August 23, 1955, a problem of raw sewage issuing from the septic tank below the eighteenth green of the Mira Vista Golf and Country Club had been reported by the County Health Department. The board of directors considered connecting to the Stege Sanitary District or cleaning out the tank. As a hook-up to Stege would cost several thousand dollars and cleaning the septic tank only \$350, the board opted for cleaning out the tank. The job was completed by September 26, 1955.

January 28, 1955: Improvements of the club:- Added new grill room and bar, new tables and chairs, rugs and fittings. New construction included an additional room, a view deck, lockers and furnishings in the women's quarters, 75 new lockers were added in the men's locker room with 30 more planned, ventilating system provided in shower rooms, added awning over main entrance with new door. New steam tables and a portable steam table were purchased and a new sink was installed in the kitchen. A new pro shop was planned, 8 electric carts were ordered.

By June 27, 1956 the sewer hook-up to the city was completed.

December 4, 1957: Board of directors - Lynn Barlow, Walter Wolf, Bruce Corrie, Bob Bilbrey, Mel Heinkel, Lew Keading and Ed Harding.

November 21, 1958: Approximately 330 persons had indicated a desire to purchase Mira Vista Country Club property. This indicated the need to form a realty corporation to purchase the property.

July 1, 1958: NEWS LETTER "FORE" Vol. 1, No. 4 - The board of directors recently approved a monthly publication. The purpose of which was to keep the club members informed on club activities, personal and intimate information about members and other items that may be of interest.

October 14, 1958: The owners of the club offered the property for \$750,000. The board suggested this purchase might be successful if proprietary memberships were sold to the members for \$800 and raise the membership dues to \$35.00 per month. This would finance the purchase and build a capital fund for improvements of the club house, a swimming pool, tennis courts and other attractions.

February 27, 1958: Notice - Due to the unusual weather, the golf course will be closed until further notice. It was closed for three weeks due to heavy rains.

August 23, 1959: It has been suggested that the membership of the board of directors be increased to 15.

No indication this was done.

A notice issued probably in January, 1959:-
"We regret to announce that due to insufficient pledges, our plans to buy the club are dead at this time, at least".

Past Presidents

R.K. Rowell	1953-54	Jack Norris	1963-64
Lars Svedsgaard	1955-56	G.A. "Stub" Memecheck	1965-66-67
Lynn B. Barlow	1957-58	Richard "Dick" L.	
Mel C. Heinkel	1959	Grodin	1968-69
Ed F. Harding	1960-61	Sy Zell	1970-71
E. James Fitzgerald	1962		
	C.W. Andreas		1972-73
	Marv Collins		1974
	Carl Nordly		1975-76-77

Club Champions

E.A. Krull	1922	N.D. Hawkes	1923
F.J. King	1925	C.M. Price	1926-27
Clint W. Evans	1928	Gus Chick	1929
	P.H. Peterson		1930

Berkeley Country Club presidents

1920	C.C. Newkirk
1921	
1922	
1923	
1924	<i>Leota Hink</i>
1925	
1926	
1927	
1928	A.F. Hockenbeamer
1929	W.J. Mortimer
1930	B.F. Morris
1931	J.F. Brooks
1932	Lou Everding

Percy Mc Nutt was referred to as a past president by the Berkeley Gazette on October 21, 1931

Berkeley Country Club: Articles of Incorporation No. 1586, signed by C.C. Newkirk, Frank L. Naylor, Vernon P. Peck, Robert Hunter, F.G. Athearn, James B. Keister, A.F. Hockerbeamer, William Cavalier, W.J. Mortimer, E.M. Downer, E.F. Louideck, and J.F. Brooks, February 10, 1920.

Mira Vista Country Club: Articles of Incorporation No. 3707, signed by M.R. Hays, C.R. Adams, E.Em Downer, Jr., Robert Bartlett, Clarence Johnson, Kaho Daily on January 1, 1943.

Mira Vista Golf and Country Club: Articles of Incorporation, signed by R.K. Rowell and Dana Murdock July 3, 1953.

Mira Vista Builders Incorporated: Articles of Incorporation, signed by William H. Burke, Aubrey Lee Coffman and David Oppenheim December 24, 1945.

Check out Mira Vista Country Club Estates Homes, Articles of Incorporation No. 12293, December 5, 1966.

List of Subdivisions which might have been laid out on land once belonging to Berkeley Country Club.

Check out stories of the Berkeley fire - when was it? what area did it cover?

Get any information Stege Sanitary might have on the Club.

Where was the barbecue grove - is it still being used?

What housing units were moved from Vallejo to Club property in 1954 - what was done with them?

When were the Women's locker room and showers moved to the second floor?

When was the basement used for servants quarters - when was that arrangement changed? What is its present use?

Was the pro shop at any time within the club house proper?

To what new quarters for the Club did the letter of June 30, 1954 refer?

Are there any issues of "The Golfer" available?

Who were the presidents or chairmen of the boards between 1932 and 1953?

Berkeley Country Club

- 1920 First meeting held at Wheeler Hall, U.C. Campus
Articles of Incorporation February 10, 1920
Ground breaking July 20, 1920.
- 1921 Club House ready for occupancy.
- 1929 Berkeley Country Club sponsors first open tournament December 2, 1929
- 1930 Souvenir history of Berkely Country Club published.
- 1931 Banquet held at Berkeley Country Club to celebrate the opening of the Ford Motor Plan assembly plant, June 10, 1931
- 1932 Berkeley Golf News become official club bulletin of Berkeley Country Club April 1, 1932.
- 1933 Vernon Porter Peck tenders his resignation as manager of the club to become effective October 1, 1933.
- 1943 Mira Vista Country Club adopted articles of incorporation January 1, 1943.
- 1953 Mira Vista Golf and Country Club adopted articles of incorporation July 3, 1953, the by-laws became effective July 31, 1953
- 1952 Mira Vista Country Club considering selling the property to be used as a seminary and for homes, January 16,
- Mira Vista Country Club received substantial offer from Southern Baptist Church.
- 1953 By February 25, 1953 the members of Mira Vista Golf and Country Club began to seriously consider the purchase of the property of Mira Vista Country Club and had concluded a lease agreement for the land and facilities.

Tract 3492 Mira Vista Country Club Estates No. 1
Filed June 30, 1966 by Rowland E. Meadows in book 111 on
pages 45 and 46.

Tract 3623 Mira Vista Country Club Estates No. 2
Filed October 28, 1966 by Rowland E. Meadows in book 113
on pages 29 and 30.

Deeds

4449 OR 784 por lot 16 partition of Rancho San Pablo
September 13, 1963.

4607 OR 427 por lot 3 partition of Rancho San Pablo
April 30, 1964.

367 D 165 Berkeley Country Club bought from Andrew
Donizelli et al, on June 3, 1920.

389 D 351 Berkeley Country Club bought from East Richmond
Heights Land Company April 20, 1921.

389 D 460 Berkeley Country Club bought from Berkeley
Marine View Properties August 11, 1920.

444 D 349 Mary S. Haight September 19, 1923

1 MB 3 Map of Berkeley Country Club Terrace filed March 1,
1926

Berkeley Country Club hired David Nordstrom under a build-
er's contract March 24, 1921.

452 D 219 East Bay Water Company contract December 12,
1923, a right of way.

Contract with the Miner Company September 6, 1924 ~~xxxxxx~~
Contract completed January 15, 1925.

Berkeley Country Club sold to Mira Vista Country Club by
Deed 725 OR 463 April 14, 1943.

Thomas B. Bishop was awarded Lot 65 Rancho San Pablo by
partition 1893.

Richard O'Neil, trustee for John P. Pendergast, Richard
O'Neil and William Gleason lot 3 Rancho San Pablo by
partition of 1893.

Berkeley Country Club acquired portions of lots 65 and 3.

Signed Sealed and Delivered in the
Presence of Jos. Pensa,

Andrew Donizelli (Seal)

Rosa Donizelli (Seal)

Federico Donizelli, (Seal)

STATE OF CALIFORNIA)
: ss.
City and County of San Francisco)

On this 4th day of June, A. D. One Thousand Nine Hundred and Twenty, before me, JOSEPH PENZA, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared ANDREW DONIZELLI and ROSE DONIZELLI, his wife, and FEDERICO DONIZELLI, single, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joseph Pensa

(((((NOT'L SEAL))))))

Notary Public in and for said City and
County of San Francisco, State of California,
My Commission expires July 13th, 1920.

Recorded at the Request of Richmond Abstract & Title Co., June 10, 1920,
at 30 min. past 11 o'clock A. M.

---0005000---

County Recorder.

DEED

No. 5199

THIS INDENTURE, Made this third day of June, in the year of our Lord One Thousand Nine Hundred and Twenty,

BETWEEN ANDREW DONIZELLI and ROSA DONIZELLI, his wife, FEDERICO DONIZELLI, single, the parties of the first part, and BERKELEY COUNTRY CLUB, a corporation, the party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN (\$10.00) Dollars, in Gold Coin of the United States of America, to them in hand paid by the party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to its heirs and assigns forever,

ALL those certain lots, pieces or parcels of land situate lying and being in the City of El Cerrito, County of Contra Costa, State of California, and bounded and particularly described as follows, to wit:

FIRST: All of Lot Sixty-four (64) of the San Pablo Rancho, containing One and 82/100 (1.82) acres.

SECOND: All that portion of Lot Sixty-five (65) of the San Pablo Rancho, described as follows:

Commencing at a granite monument at the Northeast corner of Lot 64; running thence Southeast along the South line of Road No. 6 to the South line of Lot 65; thence West to Lot 64; thence North to Road No. 5, and the point of beginning, containing Six and 48/100 (6.48) acres.

As said lots are delineated upon that certain map entitled "Map of the San Pablo Rancho accompanying and forming a part of the Final Report of the Referees in partition," filed in the office of the County Recorder of the County of Contra Costa, State of California, on the 1st day of September, 1893.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, possession, claim and demand whatsoever as well in law as in equity of the said parties of the first part, ofin, or to the above described premises, and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances unto the said party of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

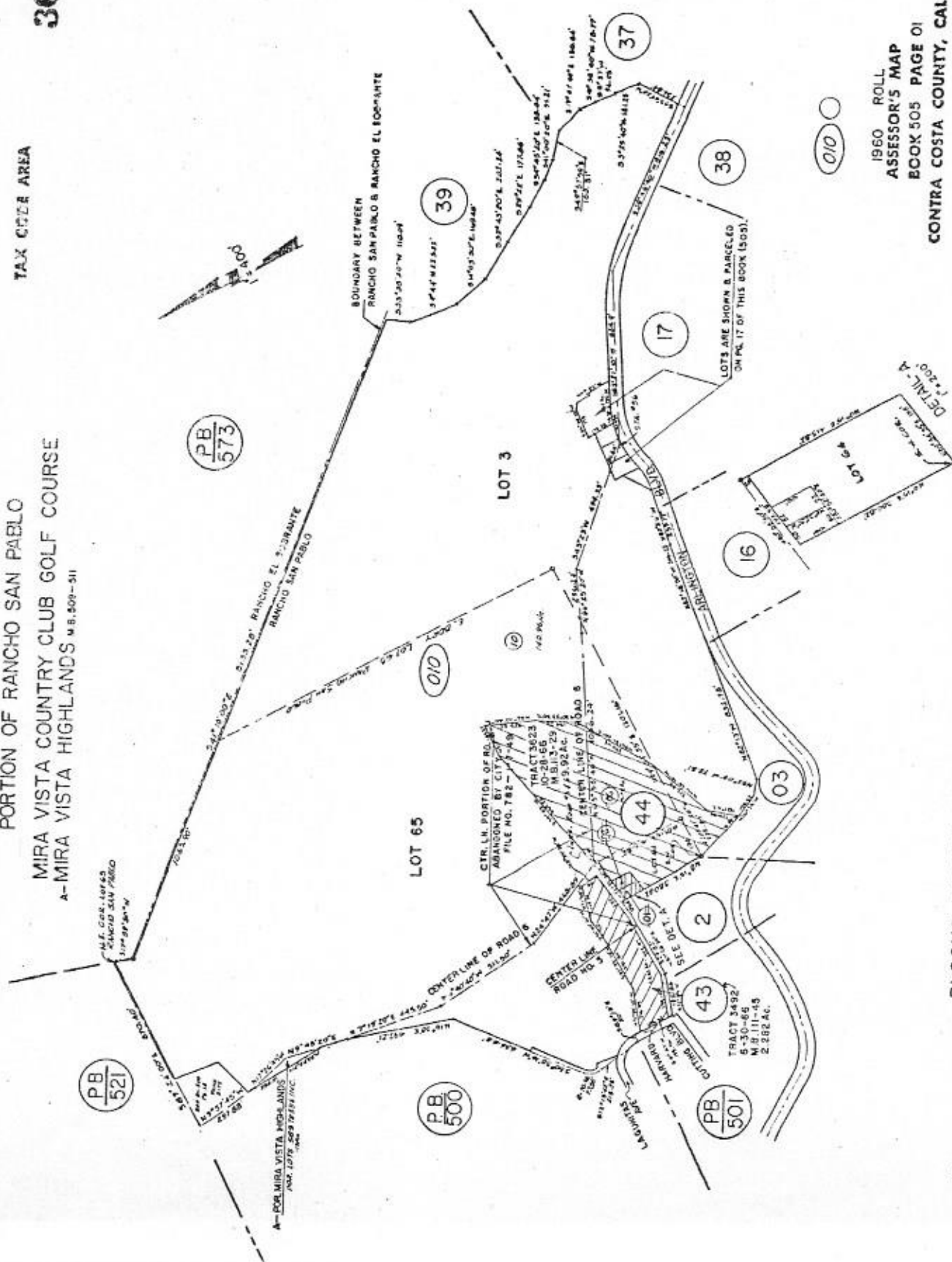
1-5Dollar
Rev. Stamp
6/3/20
W. J. M.

1-1Dollar
Rev. Stamp
6/3/20
W. J. M.

PORTION OF RANCHO SAN PABLO
MIRA VISTA COUNTRY CLUB GOLF COURSE
A-MIRA VISTA HIGHLANDS M.B. 509-311

TAX CITE AREA

2892



BLOCKS 1, 2 & 3 GOLF CLUB HEIGHTS

M.B.17 — 376

TAX CODE AREA

M. J. 10-62

1960 ROLL
ASSESSOR'S MAP
BOOK 505 PAGE 01

1960 ROLL

1200 ROLL
ASSESSOR'S MAP

BOOK 505 PAGE 01

CONTRA COSTA COUNTY, CALIF.

M. J. 10-62

FACTS YOU SHOULD KNOW
Re: MIRA VISTA COUNTRY CLUB

The Mira Vista Country Club (formerly Berkeley Country Club) is now in the process of reorganization as a strictly private club.

Located high atop the hills above El Cerrito and Richmond the Mira Vista Club is one of the most beautiful in the Bay Area. It is unusually interesting while not too difficult for the average golfer and it offers a challenge to the most proficient. The course is well-kept and in excellent condition. The Clubhouse has a warmth and charm which comes only with long use. Present plans contemplate many improvements in a modernization program.

It is proposed that the Club will be acquired from the owners on a ten-year lease with an option to purchase or renew.

Membership will, of course, be limited to the number which an excellent golf course can accommodate efficiently to insure prompt play, avoid congestion and afford maximum pleasure.

All funds derived from initiation fees in the new Club will be expended for improvements, both in the Clubhouse and on the golf course. The new Club assumes no indebtedness of any character and will be required to meet only normal operating expenses.

Ambitious plans are being made for a year round program of social and golf events to please the most discriminating person. Everything about the new Club will be modern, up-to-date and in keeping with highest standard of fine Country Clubs throughout the West.

The charter member initiation fee is only \$240.00, including tax, with dues of \$20.00 a month plus tax. This entitles the member and his entire family to the full privileges of the golf course and Clubhouse and, of course, no green fees will be charged.

We believe you will be interested in investigating this excellent opportunity to affiliate with a splendid Golf Club at a cost far below that prevailing in the area.

All applications must pass the screening board of the Membership Committee. Upon becoming a member you will be assured of association with the type of person who is friendly, companionable and excellent company and who has the same fine warmth and "joie de vivre" to which you have become accustomed.

If you wish to apply for membership, please call Frank McHugh at the Mira Vista Country Club (end of Cutting Boulevard, El Cerrito, California). The telephone numbers there are Landscape 5-7500 and BEacon 2-9883.

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MIRA VISTA COUNTRY CLUB REORGANIZED

March 20, 1953

Culminating several months of negotiation, Mira Vista Country Club will begin a new phase of operation on March 31st according to R. K. Rowell, Chairman of the Reorganization Committee.

As a result of a general membership meeting held last night at the Club, the members voted unanimously to accept an offer made by the owners which will place operation of the Club in the hands of the members. This course of action was prompted in an effort to maintain a golf course and recreational area for the community, rather than a proposed seminary and large scale housing project. The Mira Vista Improvement Club and many other civic organizations strongly commended the interest taken in the retention of a centrally located golf course which with its well kept fairways and greens adds materially to property values and well rounded community needs.

Under present plans, the Club will be incorporated as a non-profit organization and operated by the members with a board of directors and officers selected from the membership.

Extensive improvements are planned for the golf course especially the greens and fairways according to Harry Hamilton, Chairman of the Greens Committee. It was pointed out by Hamilton that the Mira Vista course located atop the hills in El Cerrito and overlooking San Francisco Bay is one of the most scenic golf courses in Northern California. When work on the course is completed, it will be comparable with any of the private golf clubs in the area.

Lars Svendsgaard, Chairman of the House Committee stated that plans are also under way for redecorating and beautifying the interior of the Club House. Added lockers and locker room facilities are contemplated for both the mens' and womens' quarters. Other plans for Club House improvements include relocation and enlargement of the pro shop, addition of a snack bar and relocation of the starting tee.

Details of a pro-amateur tournament, as well as a new members day is being worked out by Bob Bilbrey, Chairman of the Golf & Tournament Committee.

A report on memberships was submitted by Van Swearingen who stated that a few openings were still available with an initiation fee of \$240 and monthly dues of \$20 plus tax. Swearingen also told the group that as soon as the membership was filled the initiation fee would be increased to \$500.

The enthusiastic response to the progress in formation of the new venture was voiced by a unanimous vote of thanks of the members accorded Chairman Dick Rowell and his committee for their efforts in successfully establishing the new organization.

July 30, 1953: Franchise Tax Board - The Mira Vista Golf and Country Club is an unincorporated association formed to organize and operate a social golf and country club for pleasure.

July 23, 1953: Mira Vista Country Club Board of directors Fran Watson, R.K. Rowell (chairman), Lars Svendsgaard, Dana Murdock, Bob Bilbray, Van Swearington and Frank McHugh.

Dana Murdock reviewed articles of incorporation for the Mira Vista Golf and Country Club.

March 31, 1953: The Mira Vista Country Club is now operating as a private club known as Mira Vista Golf and Country Club.

1959: Apparently the caddies waited for golfers on benches along the side of the pro shop. Several discussions were held in board meetings concerning this problem.

September 25, 1959: Problems of improving locker rooms and the pro shop were discussed.

March 9, 1959: M.C. Heinkel, president discussed an extension of the lease. The owners of (Mira Vista Country Club) had proposed an increase in rent from \$30,000 to \$40,600 with a possible compromise of \$35,000/yr for 5 years then \$40,000 for the next five years. Owners wanted an escape clause in event they received an offer to buy.

February 25, 1959: Members expressed dissatisfaction with club manager W.H. Mathis. Heinkel tried to smooth ruffled feathers.

1956-57-58: An audit by the State Board of Equalization indicated a possible irregularities in the sale of liquor based on the cost of the liquor purchased by the club which was 33% of the sales values for 1956, 37% for 1957 and 40% for 1958. The possible reasons listed by the club were: overpouring of drinks, self-consumed liquor, bartender's thefts, special prices for Sunday cocktail hour, inventory errors and food sales rung up as liquor sales.

1960: I. R. S. Revenue ruling 60-324:- When a club ~~which~~ makes its facilities available to outside groups and organizations, it may lose its tax exempt status.

April 21, 1960: Further discussions on rental increase and possible sale of property by Mira Vista Country Club.

April 29, 1955: Manager Mac Hughes' resignation was to be effective May 15. He was to be replaced by Mathis.

July 19, 1961: The club has been eager to obtain a new lease for sometime; now the situation is reversed and the owners are anxious to have a lease but they are not ready to spell out the new terms. For one thing, they plan to sell 30 or 35 acres which would not effect the golf course. The owners were asking \$650,000 in June, 1961. George Krantek was manager in ~~196~~ June, 1961.

April, 1962: A new lease, January 1, 1963 through December 31, 1972 at \$3500/mo was reported. As the owners wanted to develop unused portions of the property, two leases will be signed; one for the entire property and the other with a reduction of rent as property is extracted. Such extractions were noted August 29, 1963 with the extraction of three parcels and monthly rental for the remainder was reduced to \$237.58/mo.

January 27, 1967: A swimming pool and tennis courts were discussed along with a proposal to permit people owning homes in the area to membership.

January 31, 1964:

January 31, 1964: Mention was made of a possibility of the City of El Cerrito taking over the club property. There was further mention of caddies as late as December 1969.

September 17, 1969: The old shack will be stripped and the fire department called to burn it.

January 26, 1968: Mr. Meadows does not have the land yet from the owners.

Notes from "Fore"

September, 1962 Vol vii No. 9

Announced repairs, replacements and changes in both locker rooms.

Eleven new showers and a new and modern washroom in the men's locker room - new ceiling lights and dressing tables with large mirrors for the women's locker room. There will be a new card room for men only. New showers, new wash room - beautiful ~~lounge~~ lounge and wall-to-wall carpeting.

February, 1962 volvi No. 2

Lease may cost between \$50,000 and \$60,000/ year.

January, 1964 vol viii No. 1.

A valid lease had been signed with the owners which was to go until 1974.

February, 1964 vol viii No. 2.

Report of vandalism, ~~flag~~ flags and other items keep disappearing.

LEASE

THIS LEASE made and executed this 1st day of January, 1963 at Richmond, California by and between MIRA VISTA COUNTRY CLUB, a corporation, hereinafter called Lessor, and MIRA VISTA GOLF AND COUNTRY CLUB, a corporation, hereinafter called Lessee,

W I T N E S S E T H:

Lessor hereby leases unto Lessee, and Lessee hires from Lessor, those certain premises with appurtenances situated in the City of El Cerrito, County of Contra Costa, State of California, designated herein as Parcel A-1 and Parcel A-2, Parcel A-1 being all that real property together with improvements located thereon described in "Exhibit A" attached hereto, incorporated by reference herein, save and except Parcels A, B, C and D as designated on the map entitled "Exhibit B" attached hereto and incorporated by reference herein, which said parcels A, B, C and D are designated as Parcel A-2.

It is further mutually agreed between the parties as follows:

1. The term of this Lease shall be for ten years and shall commence on January 1, 1963 and terminate on December 31, 1972.
2. Lessee agrees and promises to pay to Lessor as rental for the leased premises in lawful money of the United States of America at the times stated and in the amounts computed as follows:

A. Commencing on January 1, 1963 Lessee shall pay as rent for Parcel A-1 the sum of \$29,200.00 per year, payable in 12 equal monthly installments commencing on January 1, 1963 and continuing monthly thereafter during the first five years of the term hereof, and for Parcel A-2 the sum of \$5,800.00 per year commencing on January 1, 1963 and continuing on the first day of each month thereafter during the first five years of the term hereof.

B. Thereafter, commencing January 1, 1968, Lessee shall pay as rent for Parcel A-1 the sum of \$35,000.00 per year, pay-

able in 12 equal monthly installments commencing on January 1, 1968 and continuing monthly thereafter during the balance of the term of this Lease, and for Parcel A-2 the sum of \$7,000.00 per year, payable in 12 equal monthly installments commencing on January 1, 1968 and continuing monthly thereafter during the balance of the term of this Lease.

3. Lessee agrees to pay for all water, fuel, gas, oil, heat, electricity, power, materials and services which may be furnished to or used in or about said premises during the term of this Lease.

4. Lessee shall pay all taxes and make all installment payments on assessments levied against said premises during the term hereof.

5. It is specifically agreed that with respect to Parcel A-2 Lessor may, upon 60 days written notice delivered to Lessee at MIRA VISTA COUNTRY CLUB, El Cerrito, California, terminate this Lease with respect to said parcel, or any portion thereof, without obligation or compensation to Lessee, other than cessation of rent with respect to said parcel, or portion thereof, following such termination; provided, if terminated as to a portion only, rent on the remainder shall be prorated on an acreage basis; provided further that taxes and assessments levied or assessed against said Parcel A-2 and payable by Lessee pursuant to the terms hereof shall be prorated as of the termination of this Lease as to said parcel, or portion thereof.

6. It is agreed that should any rent be due and unpaid, or should default be made in the payment thereof, or in any of the conditions, covenants or agreements herein contained on the part of the Lessee to be kept and performed, and Lessee shall fail to remedy any such default within 30 days after written notice thereof from Lessor, it shall be lawful for the Lessor to thereupon immediately re-enter the said premises and to remove all persons therefrom.

7. Lessee agrees and covenants, and it is hereby made a condition hereof, that it shall not assign this Lease, or any interest herein, or sublet said premises, or any portion thereof, without the written consent of Lessor first had and obtained.

8. It is agreed that said lands and premises shall be used for the purposes of a golf and country club and for no other purposes whatsoever during the entire term herein specified and Lessee does hereby covenant and agree to continuously maintain and operate on said premises a golf club during said entire term.

9. Lessor hereby agrees that in the event of the termination of this Lease as to Parcel A-2 pursuant to the provisions of paragraph 5 hereof, Lessor will grant a revocable license to Lessee, its members and guests, to pass over and use the existing roadways located within Parcel A-2 or equivalent roadways in the event of relocation of said existing roadways, said relocation to be at the sole expense of Lessor.

10. It is further agreed that upon expiration of said term or sooner or any termination of this Lease, or any portion thereof, Lessee will quit and surrender the said premises herein leased, or the portion thereof as to which the Lease is terminated, together with any improvements it may place thereon, in as good order and condition as reasonable use and wear thereof and damage by the elements will permit, and if the Lessee shall hold over the said term, or the term of any extension or renewal thereof, with the consent, express or implied, of the Lessor, such holding shall be construed to be a tenancy only from month to month.

11. It is expressly understood and agreed that Lessor shall in no manner be liable for injuries or damages however received, to persons or property of any kind or nature, on said leased premises, or which may at any time be or come to be taken upon said premises, during the time the same are in possession of or are being held by Lessee, its successors or assigns, whether under this Lease or otherwise, and whether said injuries or damages arise from or are occasioned by the act or negligence of Lessor, or Lessee, or any other person or persons and the Lessee does hereby expressly agree to indemnify and save Lessor, its successors or assigns harmless from

any claim or claims for such injuries or damages.

12. Lessee agrees to take out and keep in force during the life hereof, at Lessee's expense, public liability insurance, with appropriate endorsement protecting the interest of Lessor as landlord, together with fire insurance with appropriate coverage, in compliance and through brokers selected by Lessor to protect against any liability to the public incident to the use of or resulting from any accident occurring in or about said premises in the amount of \$100,000.00 to indemnify against the claim of any one person, and \$200,000.00 against the claims of two or more persons, and the amount of \$180,000.00 in connection with fire loss to the real property and improvements, and the amount of \$50,000.00 in connection with fire loss to the personalty. Said policies shall insure the interest and contingent liability of Lessor and Lessee shall obtain a written obligation on the part of such insurance carriers to notify Lessor in writing prior to any cancellation of such policies, and if Lessee fails to keep such insurance in full force and effect, Lessor may take out the necessary insurance and pay the premium and the payment thereof shall be deemed to the part of the rental and payable as such upon the next day upon which rents become due.

13. Total destruction of improvements upon the premises by fire, earthquake, or other public calamity shall terminate this Lease at the option of either party hereto. "Total destruction" is defined to be such destruction or injury to improvements as will render the same unfit for occupancy by Lessee in the ordinary conduct of its business, and any other injury or destruction is a partial destruction. If such destruction be partial it shall in nowise annul or make void this Lease and Lessor shall forthwith repair the same, provided a permit from the appropriate public authorities to make such repairs can be secured within a reasonable time after such damage or destruction takes place and that such repairs can be made within a reasonable time after such permit is secured by working in the usual and

ordinary manner and under the laws and regulation of the state, county or municipal authorities. Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, and such proportionate reduction shall be based upon the extent to which the making of such repairs shall interfere with the business carried on by Lessee in the premises. However, if such a permit can not be obtained in a reasonable time and/or if such repairs cannot be completed within a reasonable time after such permit is obtained and/or if such repairs cannot be made under such laws and regulations this Lease may be terminated at the option of either of the parties.

14. Lessee may make such alterations and improvements to the premises as it may deem necessary by its own cost and none thereof shall structurally weaken the building of which the leased premises are a part, provided, however, that before any such alterations or improvements are made the plans therefor shall first be submitted to Lessor and approved by it. Any movable fixtures installed upon the premises by Lessee may be removed at the expiration of this Lease provided that on such removal the premises shall be left in good condition and shall not be damaged by such removal.

15. Should Lessor be compelled to bring an action at any time to enforce payment of any rent due or to become due hereunder, or to enforce any of the terms or covenants hereof, or to commence a summary proceeding under the Unlawful Detainer Act of this State for forfeiture of this Lease or possession of the premises, then Lessee shall pay to Lessor reasonable attorneys' fees to be fixed by the Court.

16. During the term of this Lease Lessor and its representatives, duly designated and authorized, may enter upon said premises at any and all reasonable times.

17. Lessor covenants that upon the payment of the rent and the performance of all said covenants, conditions and agreements herein contained by the Lessee to be paid, kept and performed as

herein set forth, Lessee shall peaceably have, hold and enjoy said premises during the full term herein specified.

18. This Lease shall inure to the benefit of and bind and benefit the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, MIRA VISTA COUNTRY CLUB, a corporation, by and through its officers thereunto duly authorized, has subscribed its corporate name and affixed its corporate seal hereto, and MIRA VISTA GOLF AND COUNTRY CLUB, a corporation, by and through its officers thereunto duly authorized, has subscribed its corporate name and affixed its corporate seal hereto the day and year first above written.

(CORPORATE SEAL)

MIRA VISTA COUNTRY CLUB,
a corporation,

By S/
Frank G. Barnett, President

By S/
Robert Bartlett, Secretary
Lessor

(CORPORATE SEAL)

MIRA VISTA GOLF AND COUNTRY CLUB,
a corporation,

By S/
E. James Fitzgerald, President

By S/
John C. Norris, Director
Lessee

Those parcels of land in the City of El Cerrito, County of Contra Costa, State of California, described as follows:

PARCEL ONE

Portion of Lots 3 and 65, as designated on the map entitled "Map of the San Pablo Rancho, Accompanying and Forming a part of the Final Report of the Referees in Partition, "which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 1, 1894, containing 128.077 acres, more or less, described as follows:

Beginning at the northeastern corner of said lot 65, said point of beginning also being a point on the northeast line of said San Pablo Rancho; thence from said point of beginning, south $17^{\circ}59'30''$ west along said northeast line, 88.23 feet to a granite monument; thence continuing along said northeast line south $41^{\circ}10'30''$ east, 3133.28 feet; thence leaving the said northeastern boundary line as follows: South $33^{\circ}35'20''$ west, 110.09 feet; south $4^{\circ}44'$ west, 223.22 feet; south $14^{\circ}03'30''$ east, 169.48 feet; south $32^{\circ}43'20''$ east, 202.24 feet; south $29^{\circ}22'$ east, 177.86 feet; south $34^{\circ}45'20''$ east, 135.04 feet; south $41^{\circ}00'20''$ east, 91.21 feet; south $49^{\circ}57'50''$ east, 160.51 feet; south $19^{\circ}01'40''$ east, 130.84 feet; south $4^{\circ}38'30''$ west, 75.77 feet; south $5^{\circ}37'$ west, 94.05 feet; south $3^{\circ}25'40''$ west, 121.25 feet; south $55^{\circ}49'20''$ west, 231.84 feet to a point on the center line of road Number 6, as said Road is designated on said map; thence along the center line of the said Road Number 6 as follows: North $38^{\circ}45'40''$ west, 816.23 feet; north $65^{\circ}21'10''$ west, 824 feet; north $43^{\circ}23'$ west, 579.17 feet; north $66^{\circ}25'20''$ west, 296.24 feet and north $65^{\circ}55'40''$ west, 1066.24 feet to a granite monument at the intersection of the center line of said Road Number 6 with the center line of Road Number 5, as said Roads are designated on said map; thence continuing along the center line of the said Road Number 6 as follows: North $24^{\circ}47'$ west, 448.89 feet; north $6^{\circ}40'40''$ west, 511.50 feet; and north $7^{\circ}19'20''$ east, 445.50 feet; thence leaving the center line of the said Road Number 6, north $9^{\circ}45'20''$ east, 294.94 feet; thence north $17^{\circ}26'45''$ west, 196.29 feet; thence north $9^{\circ}37'45''$ west, 297.88 feet, thence south $89^{\circ}24'$ east, 870.40 feet to the point of beginning.

EXCEPTING FROM PARCEL ONE:

1 - That parcel of land described in the deed from Mira Vista Country Club to East Bay Municipal Utility District, dated March 17, 1943 and recorded August 27, 1943 in Volume 741 of Official Records, at page 163.

2 - That parcel of land described in the deed from Mira Vista Country Club to American Trust Company, dated December 28, 1948 and recorded January 26, 1949 in Volume 1344 of Official Records, at page 353.

3 - That parcel of land described in the deed from Mira Vista Country Club to City of El Cerrito, dated January 10, 1949 and recorded January 31, 1949 in Volume 1346 of Official Records, at page 314.

4 - That parcel of land described in the deed from Mira Vista Country Club to City of El Cerrito, dated January 10, 1949 and recorded January 31, 1949 in Volume 1346 of Official Records, at page 320.

PARCEL TWO

Portion of Lot 65, as designated on the map entitled "Map of the San Pablo Rancho, accompanying and Forming a part of the Final Report of the Referees in Partition", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 1, 1894, containing 12.181 acres, more or less, described as follows:

Beginning at a granite monument at intersection of the center line of Road Number 6 with the center line of Road Number 5, as said Roads are designated on said map; thence from said point of beginning along the center line of the said Road Number 6 being along the west line of that 349.53 acre parcel of land described in the deed from Villa Site and Development Company to Berkeley Marine View Properties Inc., dated October 10, 1918 and recorded November 8, 1918 in Volume 325 of Deeds, at page 390, as follows: North $23^{\circ} 47'$ west, 448.89 feet; thence north $6^{\circ} 40' 40''$ west, 511.5 feet; thence north $7^{\circ} 19' 20''$ east, 445.50 feet; thence leaving the said Road Number 6, south $16^{\circ} 38'$ west, 497.21 feet; thence south $50^{\circ} 58' 16''$ west, 636.68 feet; thence southerly and tangent to the last mentioned course, along the arc of a curve to the left with a radius of 70.58 feet, a distance of 77.85 feet; thence tangent to the last mentioned curve, south $12^{\circ} 13' 41''$ east, 218.73 feet to the northeast corner of Lot 5, Block 7, as designated on the map entitled "Richmond Seaview Tract, Contra Costa Co., California," which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on September 15, 1913 in Volume 11 of Maps, at page 246; thence south $89^{\circ} 13'$ east along the north line of said subdivision, 20 feet to the northeast corner thereof; thence south $0^{\circ} 47'$ west along an east line of said subdivision and the extension southerly thereof also being the east line of Harvard Street, as designated thereon, and the extension southerly thereof, 195.96 feet to a point on the center line of said Road Number 5; thence along the center line of the said Road Number 5 as follows: South $72^{\circ} 04'$ east, 192.86 feet; north $87^{\circ} 28' 50''$ east, 329.82 feet and north $80^{\circ} 55' 50''$ east, 277.06 feet to the point of beginning.

EXCEPTING FROM PARCEL TWO:

- 1 - That parcel of land described in the deed from Berkeley Country Club to East Richmond Heights Land Company, dated May 9, 1930 and recorded May 26, 1930 in Volume 238 Official Records, at page 202.
- 2 - That parcel of land described in the deed from Mira Vista Country Club to E. M. Downer, Jr., et ux, dated September 20, 1949 and recorded November 30, 1949 in Volume 1469 of Official Records, at page 12.
- 3 - That parcel of land described in the deed from Mira Vista Country Club to William C. Anderson, et ux, dated March 9, 1950 and recorded April 17, 1950 in Volume 1538 of Official Records, at page 554.

PARCEL THREE

Portion of Lot 3, as designated on the map entitled "Map of the San Pablo Rancho, Accompanying and Forming a part of the Final Report of the Referees in Partition", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 1, 1894, containing 15.586 acres, more or less, described as follows:

Beginning at a point in the center line of Road Number 6 as designated on said map, distant thereon north 43° 23' west, 84.84 feet from Station Number 36 in the center of said road; thence from said point of beginning south 55° 9' 20" west, 192.06 feet; thence north 80° 26' west, 257.77 feet; thence north 82° 18' 50" west, 316.23 feet; thence north 83° 13' west, 832.78 feet; thence north 52° 09' west, 76.81 feet; thence north 26° 56' west, 139.64 feet; thence north 20° 41' 20" west, 232.85 feet to a point on the north line of said Lot 3, at the southwest corner of Lot 64, as designated on said map; thence south 89° 34' 35" east along the north line of said Lot 3, 1201.16 feet to a point in the center line of said Road Number 6; thence along said center line south 66° 25' 20" east, 237.51 feet and south 43° 23' east, 494.33 feet to the point of beginning.

EXCEPTING FROM PARCEL THREE:

That parcel of land described in the deed from Mira Vista Country Club to American Trust Company, dated December 28, 1948 and recorded January 26, 1949 in Volume 1344 of Official Records, at page 353.

PARCEL FOUR

Lot 64, as designated on the map entitled "Map of the San Pablo Rancho, Accompanying and Forming a part of the Final Report of the Referees in Partition", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 1, 1894, containing 1.82 acres, more or less.

EXCEPTING FROM PARCEL FOUR:

1.- That parcel of land described in the deed from Mira Vista Country Club to Robert E. Bartlett, et ux, dated October 3, 1949 and recorded October 7, 1949 in Volume 1444 of Official Records, at page 463.

2 - That parcel of land described in the deed from Mira Vista Country Club to Robert E. Bartlett, et ux, dated February 1, 1951, and recorded March 2, 1951 in Volume 1724 of Official Records, at page 36.

PARCEL FIVE

Portion of Lot 65, as designated on the map entitled "Map of the San Pablo Rancho, Accompanying and Forming a part of the Final Report of the Referees in Partition", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 1, 1894, containing 4.62 acres, more or less, described as follows:

Beginning at a granite monument at the northeast corner of Lot Number 64; as said lot is designated on said map; thence from said point of beginning south-easterly along the south line of Road Number 6, as said road is designated on said map to the south line of said Lot 65; thence west along said line to the southeast corner of said Lot 64; thence north along the east line of Lot 64 to the point of beginning.

PARCEL SIX

Portion of Lots 589, 590, 591, 592, 593, 594, 595 and 596, as designated on the map entitled "Mira Vista Highlands, El Cerrito, Contra Costa County, California", which map was filed in the office

of the Recorder of the County of Contra Costa, State of California, on July 7, 1926 in Volume 19 of Maps, at page 509, described as follows:

Beginning on the east line of said subdivision at the northeastern corner of Lot Number 596; thence from said point of beginning along said east line as follows: South $17^{\circ} 26' 45''$ east, 196.29 feet; and South $9^{\circ} 45' 20''$ west, 168.39 feet; thence leaving said east line, north $4^{\circ} 54' 25''$ west, 354.51 feet to the point of beginning.

EXCEPTING FROM PARCEL SIX:

That parcel of land described in the deed from Mira Vista Country Club to East Bay Municipal Utility District, dated March 17, 1943 and recorded August 27, 1943 in Volume 741 of Official Records, at page 163.