

of water has been severely felt. Unfortunately an appropriation bill, in which provision was made for furnishing an ample supply of pure and wholesome water from the adjacent hills, failed of becoming a law during the last session of the Legislature.

The beauty of Upper Berkeley has been and is being materially enhanced by the erection of costly and cosy private residences. The more expensive dwellings are owned by business men of Oakland, and the smaller domiciles by professors and other instructors in the University. Club houses for students, and halls for literary and social societies, have been built during the past season.

At and around the Central Berkeley Station there has been unwonted activity during the year. Three grocery and provision stores, two real estate offices, butcher's shop, hotel and restaurant, have gone up; and a cluster of cottages may also be numbered among the improvements. One mile above this point, and near the extreme northern end of the San Pablo range of hills, is the Chappellet Tract. The North Berkeley Railroad has been extended to these lands, which are steadily rising in value. They are eagerly sought for on account of the excellent drainage, superb views had in every direction, arable nature of the soil, and superabundance of water, which is conducted from artificial lakes in the foot hills, through pipes down not only to this settlement, but along the valley as far as the railroad depot.

Two miles west from the colleges, and stretching along the bay shore is the manufacturing colony of Berkeley. Here the great building, until lately occupied by the Cornell Watch Factory Company, is soon to be metamorphosed into a shoe and leather establishment, under the management of I. M. Wentworth.

The West Berkeley Wool and Leather Manufactory has just started, but not as yet completed their organization.

They have purchased about twenty acres, and commenced the construction of buildings. The tanning of sheepskins will be a specialty by a new process. The works are located about one half mile above the ferry.

In the immediate vicinity Messrs. Shuster & Niehaus' planing mills are running constantly, and the business of the firm is increasing rapidly. A grist mill is also attached to the establishment.

The most extensive manufactory of the kind on the Pacific Coast is that of the Standard Soap Factory, also one of the local industries in this quarter.

The West Berkeley Lumber Yard, close by, is under the proprietorship of John F. Byxbee. In Berkeley also is the lumber yard of Thomas Richardson.

Messrs. Judson & Shepard, of the San Francisco Chemical Works, have commenced the construction of new works on the bay shore, two miles above the Ferry Landing.

Berkeleywards the course of progress takes its way.

The Broadway Railway Company is soon to extend their line to the State University and run a dummy. The proposed road will be to the east of Telegraph Avenue, and run near the Deaf, Dumb, and Blind Asylum.

Real estate associations in the town of Berkeley and vicinity are numerous. They all have agencies and offices in Oakland or San Francisco, and their transactions in the course of the year 1877, although not as extensive as in the previous season, still swelled to a large sum in the aggregate.

The Berkeley Land Town Improvement Association own three hundred acres on the west side of San Pablo Avenue. Much of the tract has been laid out in streets and lots, some of which are built upon.

For coal and wood go to O. K. FREEMAN & CO., NW cor. Eighth and Franklin sts.