

Here are Snow & Griffith's Tannery and Glove Factory, Standard Soap Factory, Wentworth's Boot and Shoe Factory, etc. A. Rammelsberg is President of the Association. Their land is valued on an average at \$1,500 per acre.

The Berkeley Villa Homestead Association have two hundred acres, lying above the railroad, held at \$1,500 per acre.

Graves & Taylor hold forty acres below the Berkeley Branch Railway, west of Shattuck Avenue, and a quarter of a mile north of the present terminus of the railroad.

The N. W. Spaulding Tract lies between Shattuck Avenue and San Pablo Avenue. It consists of twenty acres.

The Barker Tract, corner of Dwight Way and Shattuck Avenue, consists of thirty acres.

The College Homestead Association occupy forty acres between Shattuck Avenue and College Avenue.

Immediately south of the Berkeley Villa Tract lies the Antisell Tract, which has an area of twenty acres.

All of the above tracts of land are well watered and on eligible sites. The land will bring, under the hammer, on an average of at least \$1,200 per acre.

DRIVES AND PLEASURE RESORTS.

Stranger visitors in Oakland are charmed with the beauty of the drives through the city and in the suburbs. The streets are all macadamized, and vehicles glide over them noiselessly. The views obtained from the surrounding heights are varied and picturesque. Except in very wet Winters, the roads as far out as Berkeley, Summit House, on the San Pablo Range, Fruit Vale, San Leandro, and Alameda Point, are considered among the most lovely of all the suburban drives in California. The Telegraph and San Pablo avenues are the great drive-ways on the north of the city, and from them radiate numerous roads that lead into the hills. There are two beautiful drives leading to Piedmont Springs, five miles from Oakland, by way of Broadway or Webster streets or out Twelfth Street to the Lake Road, with finger boards at all cross roads directing the way. From the Piedmont Springs Hotel, which offers every attraction for the comfort and enjoyment of its patrons, perhaps the finest and most complete view of the bay and its surroundings is obtained, while the Bushy Dell, hard by, is a ravine filled with a luxuriant growth of shrubbery and trees; this is a most delightful and romantic spot, with excellent made walks running through it. In this dell the sulphur springs are situated, of which there are three, flowing eight hundred gallons of water per hour, strongly impregnated with sulphur, magnesia, and iron. They have medicinal properties of great value. No place of resort can be more favorably recommended to the notice of our Eastern visitors, while the city man out of health will find them very conveniently situated. From Piedmont there are good roads running through the mountains, and there is a labyrinth of pleasant drives. The mountain scenery is very fine, and it is difficult to realize that so great a change can be found in a half hour's ride from Oakland.

Citizen W. W. Camron has a carefully prepared and well matured plan for the laying out of a grand park and boulevards, lined with trees and graveled roads and walks around Lake Merritt. The Merchant's Exchange Association have freely discussed the enterprise, the City Council, it is believed, favor it, and doubtless, in the near future, Oakland will be able to boast of a park worthy of the name, and of her own fame as a beautiful city.

For the best cabinet photographs, go to **INGERSOLL'S**, No. 1069 Broadway.