

93

## and still swinging

Unusual golfer plays 5 days each week for exercise, fun

By Fritz Cropp  
The Register

Cecil Baker's golf ball was in the sand trap, but he didn't seem concerned. Pulling a club from his bag, he walked up to the ball and hit it toward the green — and over it.

Fortunately for Baker, his shot caromed off a tree and directly back toward the pin. The scene looked somewhat like Rodney Dangerfield on the Lite Beer commercials. "I got lucky on that one," Baker said.

A very ordinary golf shot for an ordinary golfer. At 93, Baker plays five days a week, usually at Brea Municipal Golf Course. He plunks down the \$2.25 senior rate and plays nine holes.

He walks every hole, refusing to use a golf cart. The exercise, he says, has prolonged his life.

On this particular morning, Baker was playing at the Big Tee golf course in Buena Park. Baker had read an Orange County Register Community Issue story about Zena Wallace, an 89-year-old golfer from Buena Park who plays golf three days a week.

"I wanted to see how a 93-year-old man would get along with an 89-year-old woman," Baker said.

Officials at Brea Municipal Golf Course and Big Tee arranged the match, which took place April 8. For the record, Baker had what he called a disappointing round, compiling 93 strokes — one for each year. Wallace, with a home-course advantage, shot a 79.

"I don't mind being second, but I hate to be at the tail end," he said, laughing.

"He always comes early when the seniors are playing," said Roberta Amling, who works behind the counter at the Brea course. "He's antsy. He's in a hurry to get right out there on the course."

On an average day, Baker will score between 40-45 for nine holes. Over the nine holes, golfers must cross a flood control drainage channel four times. Each time Baker prepares to hit over the water hazard, he pulls an old ball from his golf bag; once



Zena Wallace, 89, was challenged to a game of golf by Cecil Baker, 93.

he clears the water, he replaces it with a new one.

Baker said he can only see about half as far as he can hit the ball, but he approaches each hole without caution. Rich Crowther of La Habra, his partner four days a week, watches his shots and helps him find his golf balls. If necessary, Crowther also fishes balls out of the creek.

Baker and Crowther met shortly after Baker became a regular at Brea Municipal Golf Course.

"I didn't know him, but we were standing by the No. 1 tee and he said, 'How'd you like to play with somebody you can beat,'" said Crowther, 81. "I've been trying to beat him ever since — and that was 12 years ago."

When Baker is not golfing, he spends his time at home with his 92-year-old wife, Ruth. Mrs. Baker still cooks all their meals, and Baker still does all the yard work.

"I don't play golf on Saturday or Sunday," said Baker. "I mow the yard every Saturday."

Baker did not begin playing golf regularly until after he retired from his job as a machinist with the Shaeffer Tool Co. in 1961. Prior to that time, he had occasionally played with co-workers.

"When I was young, I didn't even know there was such a game," he said.

But once he had more time, he began playing regularly. He was a charter member of the Alta Vista Country Club in Placentia, where he played regularly until 1974, when he began playing at Brea Municipal Golf Course.

"They wanted \$250 per year just to go (to Alta Vista) to play," said Baker. "When they were building the course, I got in for \$50." Baker said another reason for the switch was the length of the two courses: Alta Vista is an 18-hole, 6,300-yard course; nine holes at Brea is 1,700 yards.

Baker's prolonged golfing has been cause for celebration among his children and grandchildren. On his birthday every year (Dec. 4), the family takes him out for 18 holes to see if he can still shoot his age, said his son, 62-year-old Jim Baker of Fullerton.

"We've been doing that since dad was 75," said Jim Baker.

Cecil Baker said playing golf is something he looks forward to every day.

"I think it's the golf that's kept me going," he said. "If I sit here and relax, when I get up, I'm so stiff. If I didn't play golf, I'd just get stiffer and stiffer."



# A PAIR UNDER PAR

Twins Alex and Brad Oh, Brea Olinda High School golfers, talk about their games, their brotherly rivalry, their futures and their dreams of joining the pro golf tour

By Paul Saitowitz  
Brea Progress

**A** good golfer (for someone who is not a professional) usually has a handicap of anywhere between 8 and 12.

Twin brothers Brad and Alex Oh must be really good.

Brad's handicap is .4 and Alex's is .6.

What's more astonishing, is that the two Korean-born brothers have only been playing for four years.

#### ON THE GAME

After moving to the United States two years ago, both enrolled at Brea Olinda High School and joined the golf team. This past season, the Wildcat golf team was ranked in the county top five all season, and the Oh brothers were a big reason.

Both qualified for the CIF individual tournament where they finished high enough to qualify them for the state finals.

Alex took second at the state competition shooting a two under par 70. Brad shot a 75 which was good enough for 17th place.

"It was great to qualify for state and go as far as we did," Brad said.

This summer both will continue to play golf as members of the American Junior Golf Association. They will travel around the state and the country playing in different tournaments.

"We get to travel and play all over, which will give a lot of time to improve on our games," Brad said.

#### ON COMPETITION

Golf is a game of inches and

**"My favorite golfer is Justin Leonard because he is a smart player."**

**Alex Oh**  
BOHS golfer

**"Alex is my favorite golfer because right now he is playing better than me."**

**Brad Oh**  
BOHS golfer

every stroke counts. Even the strongest golfers have one part of their game that they struggle with.

"Both of us have some trouble with our short games and that is the crucial part," Brad said. "If we could improve on that, we could really lower our scores."

Playing together has played a major role in their success. The natural sibling rivalry between brothers has fueled the competitive juices.

"We are very competitive against each other, and we push each other to do well," Brad said. "I want to beat him and he wants to beat me."

#### ON THE FUTURE

Both hope to one day play in the professional ranks.

"Playing the pros is a dream for both of us," Alex said.

In addition to having the physical skills, golf is a mental game, and those with the strongest minds are the most suc-



Jack E. Hancock/Brea Progress

**OH BROTHERS:** Twins Brad, left, and Alex Oh are teammates on the Brea Olinda High School golf team. The Korean-born high school juniors picked up the game four years ago, and both qualified for the individual state CIF finals this past season. Alex finished second, while Brad came in 17th.

**"We are very competitive against each other, and we push each other to do well. I want to beat him and he wants to beat me."**

**Brad Oh**  
BOHS golfer

cessful.

"My favorite golfer is Justin Leonard because he is a smart player," Alex said.

"Alex is my favorite golfer because right now he is playing better than me," Brad said.

They credit their father for teaching them how to play.

"Our dad taught us how to play, but we are better than him now." "He usually shoots in the 80s," Brad said.

Besides some obvious natural ability, to get to the level the Oh's are at a lot of practice hours have to be put in. They usually play four days a week

and go to the driving range on their days off.

"We play all the time. If we didn't our level of play would go down," Brad said.

Besides excelling on the golf course, both hold grade-point averages around 3.0 and hope to play in college.

"We're just juniors right now so neither of us has really thought about which college we want to attend," Brad said.

From the greens of Korea to the greens of Brea, the Ohs have the desire and ability to make it to the greens of the PGA tour.

MEMO

Huntington Beach, for many years, had a City-owned, nine-hole golf course and lost money every year. In recent years, the course has been leased to a private operator and has been expanded to an eighteen-hole course. The City now averages about \$7500.00 per year income from the golf course, on a basis of 10% of all green fees. The contract calls for the operator to carry proper insurance. The City is named in the policy and has a "Hold Harmless" clause. The contract also calls for the operator to build and complete a clubhouse within five years, at a cost of not less than \$10,000.00 for the building and the snack shop.

Los Angeles County operates several lease courses on a similar basis, but they also include a 4% income to the County on the gross from the Snack Bar, a percentage on all sales from the Pro Shop, such as golf clubs, balls, carts, etc., and a percentage on electric motor vehicles and carts rented to some of the older golfers.

It is normal practice to require a completion bond on about a 6-months time limit, to be assured that the course will not be left in an unfinished state. It is also normal practice for the operator to pay full cost for all utilities furnished, such as water, sewer and electricity, if City-owned systems.

If the operator sells or organizes clubs, the City should participate in a per cent of memberships, and not allow smaller green fees for club memberships. No free passes should be permitted unless authorized by the City.

The operator should not be allowed to sublease the property unless approved by the Council.

If the operator defaults on payments to the City, the latter should be able to take over and operate the course or re-lease it.

The initial investment of the operator and the City, plus the benefits to the City and the operation cost, plus profit to the operator on the course, are all considerations in the establishment of the lease.

Consideration was also given to the cost of 35 acres @ \$2500.00 per acre, amounting to \$87,500.00 and the in-lieu-of property tax on 35 acres with an assessed valuation of \$700.00 per acre. A rental fee of 5% on \$87,500.00 would equal \$4375.00 per year. The assessed valuation of 35 acres @ \$700.00 per acre would be \$24,500.00. This valuation, multiplied by the present tax rate of \$6.29, would mean an in-lieu-of property tax of \$1541.05. The 5% rental fee plus the in-lieu would total \$5916.05 per year.

Considering these factors, it would seem that \$500.00 per month would be about the minimum that the City should accept. On this basis, the City would take a loss for the first five years, breaking even on the sixth year, if only the minimum guarantee was paid. This is based on a 10-year purchase plan.

The main purpose for this study is to furnish information to aid in establishing a minimum for the City to receive, and is not to be construed as an attempt to suggest a contract or rate of rental.

Oct. 7, 1956

To: The Mayor and city council  
of Brea, California

Subject: Golf course

Dear Gentlemen:

This is a bid on the Golf course site which  
is located next to the park site.

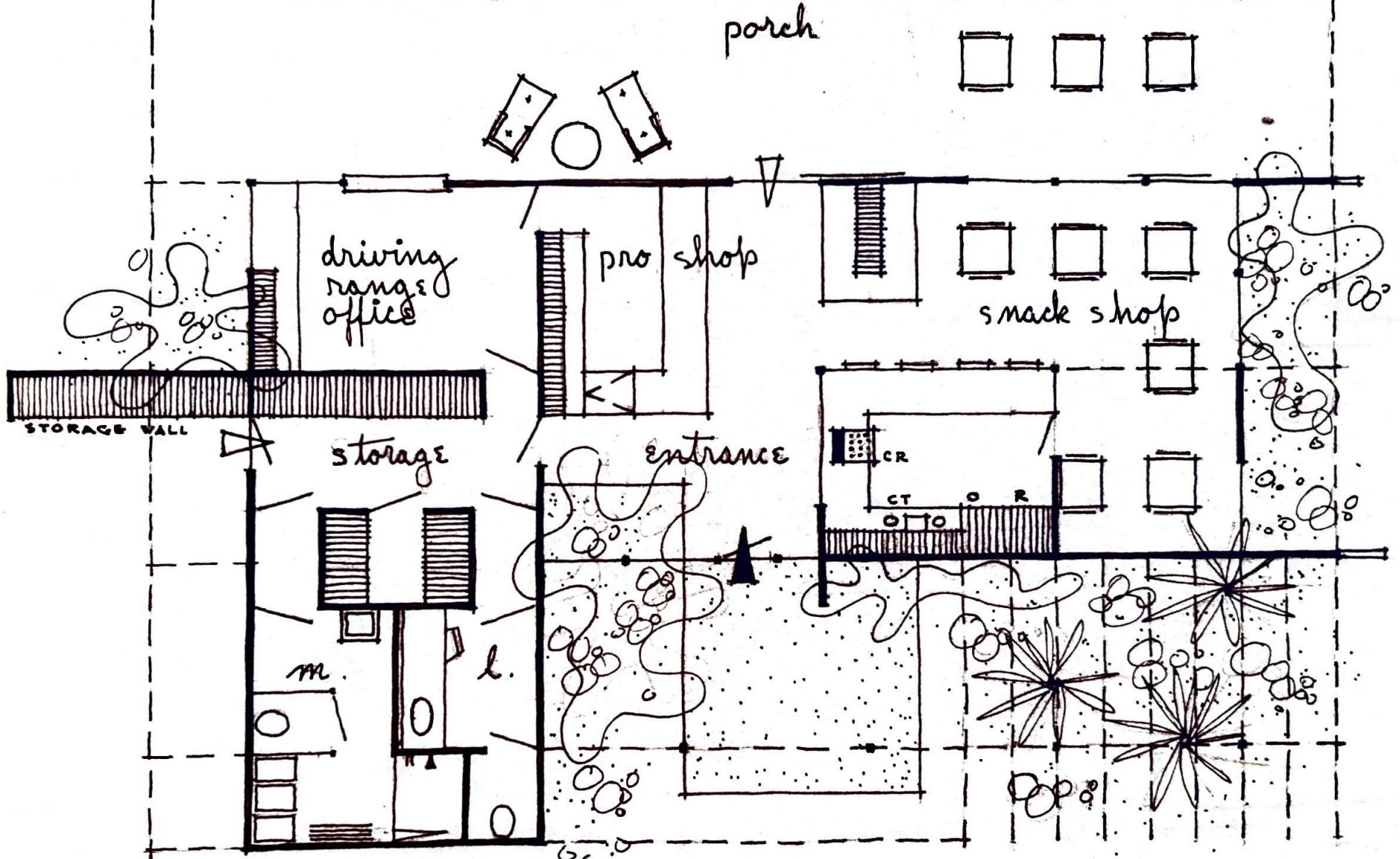
1. An estimate of 75 acre feet of water is required  
to maintain the course for a year.
  - a. Watering will be done between the hours  
of 3&7 AM
  - b. An agr. rate will be granted
2. Five (5) percent of the green fee and the driving  
range plus five (5) percent of our percentage from  
the snack bar and the pro-shop will be paid to the  
city.
  - a. A minimum of \$300.00 per month
  - b. The snack bar and pro-shop are on a  
break even bases.
3. Over all price of the course will be determined by  
contract.
  - a. Clubhouse will be built as agreed upon.
4. Sewerage plant and sewer line will be removed by  
the city.
5. The course will be named Brea Golf Course and will  
have 9 hole (6 or 7), 3 par holes and (2 or 3), 4  
par holes unless there is more space then more 4  
par holes. This cannot be determined until the land  
is cleared and the course layed out.
6. Group instructions will be given free to school  
classes once a week by our staff.

Nolan S. Lewis  
John C Hilborn

*Peter D. ...*  
*Con. ...*  
*2 New ...*

# FLOOR PLAN OF CLUB HOUSE

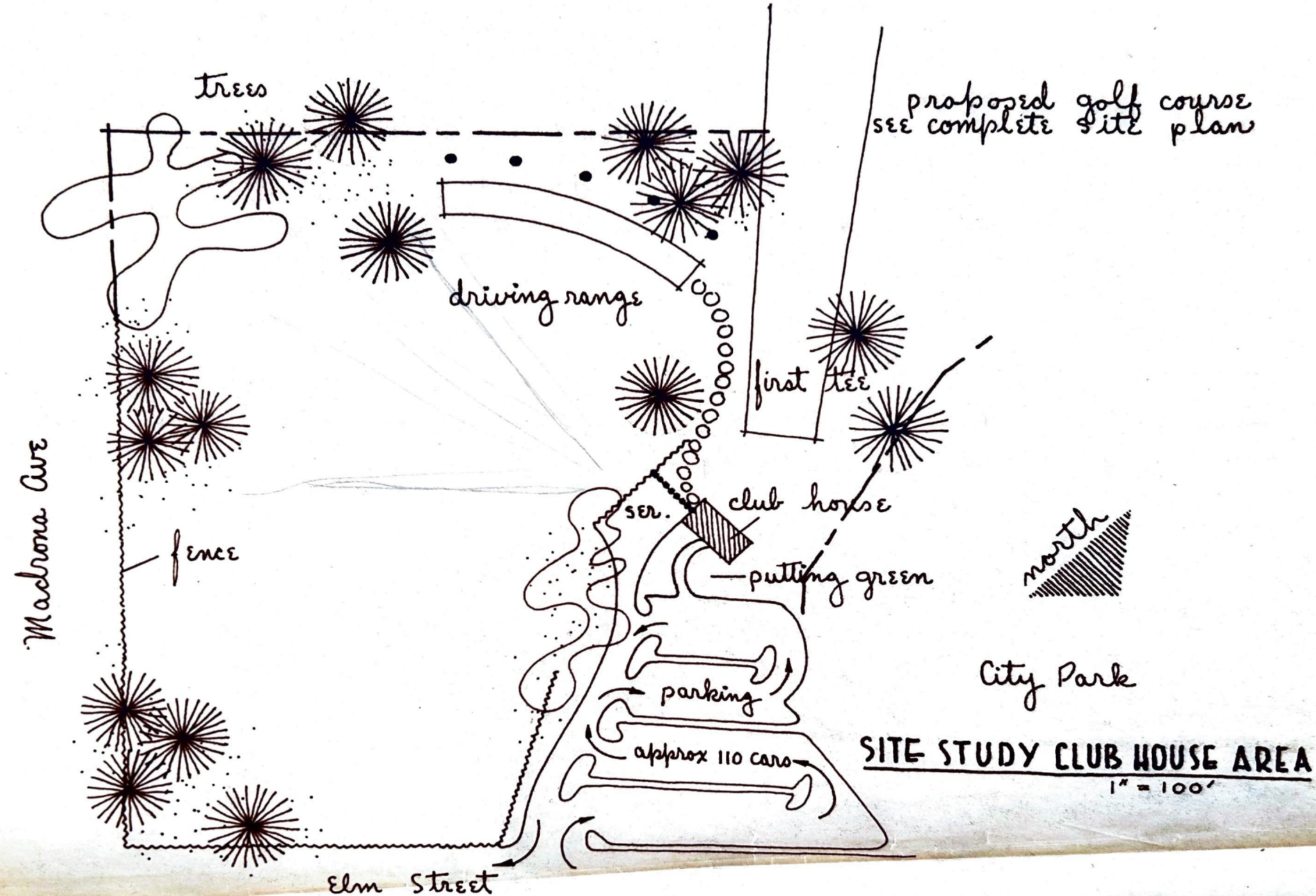
$\frac{1}{8}'' = 1'-0''$



PROPOSED GOLF COURSE BREA CAL

JACK LESTER PLANNING CONSULTANT  
PASADENA, CAL ELGIN 5-3144

30 NOV 1956



PROPOSED GOLF COURSE BREA CAL

JACK LESTER PLANNING CONSULTANT PASADENA CAL

30 NOV 1956

LEASE AGREEMENT

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IT IS AGREED between the undersigned CITY OF BREA, herein called the "City," and the undersigned NOLAN STANLEY LEWIS, herein called the "Lessee," as follows:

1. That the City hereby leases to the Lessee for a period of twenty-five (25) years from the date of this Lease the real property as shown and described in Exhibit "A" attached hereto and made a part hereof.

2. That the property herein leased is leased for the purpose of construction and operation of a golf course, driving range and incidental concessions convenient or necessary in connection with the operation of such golf course.

3. That the Lessee agrees to pay to the City, together with any additional funds hereinafter set out, 5% of the gross receipts from the operation of the greens, driving range and/or golf course proper, subject to the following conditions:

- (a) Concurrently with the execution of the contract, Lessee will pay to the City the sum of \$400.00 to be applied upon the first \$400.00 cash rental hereinafter provided for, and that thereafter during the term of this lease the Lessee shall pay monthly in advance a like amount of \$400.00 per month; that the cash rental shall be payable commencing the date this Lease goes into operation as hereinafter set out.
- That the cash rental shall be applied towards the 5% of the gross receipts for each six months' period. If the cash rental is less than the gross receipts for any six months' period, the cash rental shall be retained by the City and no further rental due. If at the end of each six months' period the 5% of the gross receipts exceeds the cash rental of \$2,400.00 for such six months' period, then within fifteen (15) days after the end of the six months'

ACHER  
1-180-110  
1-180-110

6. This Lease is made subject to the additional provisions that a golf course, driving range and club house of not less than 800 square feet minimum will be constructed and completed upon the premises within one year from date hereof. The club house will be constructed in accordance with the Building Code and other general City requirements and to the satisfaction of the City. The golf course shall have a minimum of two 4-par holes.

7. The club house shall be constructed at the location shown upon Exhibit "A" and a surfaced road to the club house will be constructed at the City's sole expense at a location likewise shown on Exhibit "A". The City will further construct at its sole expense parking facilities at the location as shown on Exhibit "A" for thirty automobiles. This parking area shall be surfaced and the road and parking area shall be maintained at the sole expense of the City during the term of this Lease. This parking area shall, however, be for the joint benefit of the Lessee and the City, which shall include Lessee's patrons and the public generally using the parking facilities.

8. The City will furnish to the Lessee at its agricultural rate water for use by Lessee on the premises herein leased estimated to be the approximate amount of seventy-five (75) acre feet per year. It is understood, however, that the furnishing of this water is subject to domestic demands upon the City water system and all rules and regulations of the Water Company as they may from time to time exist, and subject to the rights of the City to establish agricultural and other rates for water from time to time. The watering time, however, for the property herein leased shall be from 10:00 o'clock P.M. to 6:00 o'clock A.M. of the following date. The Lessee will install and pay for all utilities.

9. No liquor or alcoholic beverages shall be sold on the premises.

shall upon the termination of this lease by expiration of its



1 term 10. That the construction will be done in a workmanlike  
2 manner so as to construct a first-class golf course and building  
3 and the entire property will be maintained and used as a golf  
4 course and driving range in a business-like manner so as to pro-  
5 duce proper recreational facilities as well as revenue for the  
6 Lessee and the City, and that this provision shall be considered  
7 one of the essential reasons for entering into the Lease, and if  
8 not carried out by the Lessee shall be grounds for cancellation  
9 of the Lease, or such other remedy as the City in its election  
10 may invoke.

11 11. That the Lessee shall be responsible for all injuries  
12 or damages to persons, property or otherwise arising out of or in  
13 connection with the use of the property herein leased, and shall  
14 hold the City harmless in connection therewith. That nevertheless  
15 the Lessee shall carry liability insurance insuring the Lessee  
16 and the City as co-insured in policy limits of \$10,000.00 for  
17 injury to property, \$100,000.00 for injury to one person, or  
18 \$300,000.00 for injuries to more than one person, all in any one  
19 accident. The City shall be furnished at all times with a copy  
20 of such insurance policy, which insurance shall be at the sole  
21 expense of the Lessee, and the premiums for it shall be kept  
22 promptly paid. These provisions shall in no way be construed to  
23 make the City liable for any accidents or matters arising on or  
24 in connection with the property.

25 12. All construction and/or improvements of every kind  
26 and nature herein agreed to be made or which may hereafter be  
27 made shall be at the sole and exclusive expense of the Lessee  
28 and the Lessee agrees to hold the City free and clear from all  
29 liability, including lien claims or other matters of every kind  
30 or nature in connection with such construction.

31 13. All buildings, improvements, golf courses, or other  
32 construction, whether completed or not, in or upon the premises  
shall upon the termination of this Lease by expiration of its

1 term or because of default of the Lease or otherwise automatically  
2 become the property of the City and the Lessee shall at all times  
3 retain the improvements in good condition and repair, and said  
4 improvements as and when made shall automatically become a part of  
5 the realty and become a part of the property leased herein.

6 14. It is further provided that should the Lessee fail to  
7 comply with any of the terms of this Lease, including among  
8 other things, all rental payments, failure to keep the property  
9 in good order and repair, failure to conduct a first-class golf  
10 course, and failure to protect the City against all liens or  
11 claims of every kind and nature, the City upon it giving fifteen  
12 (15) days written notice to comply with the terms of this Lease  
13 and the Lessee failing to do so, the City may at its election  
14 declare all right, title and interest of the Lessee in the Lease  
15 and all right, title and interest of the Lessee in all the  
16 improvements forfeited and the Lease terminated.

17 15. Should either party fail to comply with the terms of  
18 this Lease and employ an attorney to enforce its terms, whether  
19 suit is commenced or not, that the losing party will pay the  
20 prevailing party reasonable costs of attorney fees, in addition  
21 to all other amounts provided by the terms of the Lease.

22 16. It is understood that at the expiration of ten (10)  
23 years from date hereof and at the end of each five (5) years  
24 thereafter during the existence of the term of this Lease or any  
25 renewal or extension thereof, the City may at its sole election  
26 terminate this Lease as to the actual driving range constructed  
27 on the premises at the approximate location as shown on Exhibit  
28 "A". That such termination shall be exercised by the giving of  
29 a ninety (90) days written notice to the Lessee of the City's  
30 election so to do. Said notice of termination must be given at  
31 least ninety (90) days prior to the termination date. If said  
32 Lease is so terminated for the driving range, the cash rental

1 of \$400.00 shall be reduced to \$310.00, and in all other respects  
2 the terms of the rental shall remain the same, except that until  
3 the expiration of the term of this Lease the City shall not use  
4 the property as to which this lease is terminated as a driving  
5 range.

6 17. As security for the full performance of the terms of  
7 this agreement and in addition to the payment of the first monthly  
8 rental and at the same time and concurrently with the execution of  
9 this Lease, the Lessee shall pay to the City the additional sum  
10 of \$40,000.00, or \$40,400.00 in all, in cash. That this Lease  
11 shall not go into effect unless said total sum of \$40,400.00 is  
12 paid concurrently with its execution. This shall be an automatic  
13 provision and no notice of any kind is required. That \$40,000.00  
14 of the sum so paid in shall be placed by the City in a special  
15 account to be used as follows: That it is estimated that the  
16 entire costs of the construction to the Lessee of the work and  
17 improvements herein agreed to be done is the sum of approximately  
18 \$80,000.00. That when the construction and improvements have  
19 been actually made and paid for by the Lessee so that in the  
20 determination of the City the balance of the costs will not ex-  
21 ceed \$40,000.00, then upon proof of payments by the Lessee of  
22 additional costs and improvements amounting to approximately the  
23 sum of \$10,000.00, the City will release to the Lessee said approx-  
24 imate amount of \$10,000.00, and will make like releases upon like  
25 conditions upon expenditure of each additional \$10,000.00, except  
26 the release of the last \$10,000.00 shall not be made until all  
27 construction has been completed, paid for and any lien period  
28 expired. This Lease may be renewed for an additional term of  
29 five (5) years. It is further understood that should a violation of  
30 the terms of this agreement by the Lessee occur and the Lessee be  
31 unable to or not carry out the terms of this Lease that actual  
32 damages to the City would be difficult and even impossible to

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24. The Lessee hereby agrees to keep true and accurate accounts of all the operations of the golf course so as to show a true and accurate record of the receipts therefrom, and these records shall be available for inspection by the City at all reasonable times.

25. All written notices herein provided to be given may be given to the City addressed to the City Hall, Brea, California, and to the Lessee addressed to the property herein leased, or such other address as the Lessee may desire by giving written notice of such address to the City.

Dated:

CITY OF BREA

By \_\_\_\_\_

By \_\_\_\_\_  
City

\_\_\_\_\_  
\_\_\_\_\_  
Lessee

Oct. 7, 1956

To: The Mayor and city council  
of Brea, California

Subject: Golf course

Dear Gentlemen:

This is a bid on the Golf course site which is located next to the park site.

1. An estimate of 75 acre feet of water is required to maintain the course for a year.
  - a. Watering will be done between the hours of 3&7 AM
  - b. An agr. rate will be granted
2. Five (5) percent of the green fee and the driving range plus five (5) percent of our percentage from the snack bar and the pro-shop will be paid to the city.
  - a. A minimum of \$300.00 per month
  - b. The snack bar and pro-shop are on a break even bases.
3. Over all price of the course will be determined by contract.
  - a. Clubhouse will be built as agreed upon.
4. Sewerage plant and sewer line will be removed by the city.
5. The course will be named Brea Golf Course and will have 9 hole (6 or 7), 3 par holes and (2 or 3), 4 par holes unless there is more space then more 4 par holes. This cannot be determined until the land is cleared and the course layed out.
6. Group instructions will be given free to school classes once a week by our staff.

Nolan S. Lewis  
John C Hilborn

Conditions Recommended by the Council.

1. A \$450 minimum payment per month to the City.
2. On receipts of \$3,000 to \$5,000, a payment of 5% to the City. All over \$5,000 a 10% payment to the City.
3. 3% on the sale of all merchandise.
4. To build a clubhouse of approximately 500 sq. ft. within a 3 year limit, of an approved architecture.
5. Minimum of 3 par holes.
6. Operate the golf course in an efficient manner so that the City will receive the maximum on their investment.
7. Location of the clubhouse to be approved by the City.
8. City to construct a road to the clubhouse.
9. No sale of beer on City property.
10. A 20 year lease with a 5 year option and six months free rent during construction.

# CITY of BREA

CALIFORNIA

*File.*

K. 2-9017

RAYMOND D. NEWTON  
FRANK J. SCHWEITZER

CHARLES L. RUSSELL, MAYOR

WILLIAM D. VARNER  
W. LEO WEST

June 18, 1956

LETTER FROM MR. KIRVEN AND MR. TAFT REGARDING A GOLF COURSE.

Gentlemen:

In accordance with our understanding at your last meeting we are submitting as a tentative offer the general terms under which a corporation now being formed and for the time being represented by us (Wally Taft and Carter Kirven) as individuals proposes to occupy thirty acres, more or less, owned by the City of Brea and located adjacent to the City of Brea Park, for the purpose of constructing and operating a golf course with related facilities.

The following are outlined for your consideration and discussion:

- a. Minimum monthly rent - \$400.00
- b. Bonus above minimum \$400.00 - on monthly total of green fees only:
  1. Up to \$3,000 - nothing
  2. \$3,000 to \$4,000 - 5% or \$50
  3. \$4,000 to \$5,000 - 7% or \$70
  4. \$5,000 to \$6,000 - 9% or \$90
  5. Above \$6,000 - 10% with the total bonus never to exceed \$275 per month.
- c. The bonus paid under each above bracket are to be cumulative. For example, on \$6,500 total green fees only on one month, the bonus would be \$260 (\$50 plus \$70 plus \$90 plus 10% of \$500 or \$50 equals \$260).
- d. The golf course is to be known as the Brea Golf Course.
- e. Ingress and egress to a golf club house adjacent to the Brea City Park to be provided by the City of Brea by means of city park roads.
- f. Parking lot facilities to be shared by the City of Brea and golf course operators to be discussed later.
- g. City water at agriculture rates and on terms and in quantities to be agreed upon, is to be available to the golf course for turf maintenance purposes.
- h. It is requested that the City of Brea consider the permissibility of the sale of beer by the golf course operators.
- i. The terms of the lease are to extend over a twenty year period, with an option of additional five year lease and after this period the golf course and all related improvements reverting to the City of Brea thereafter.
- j. A period of six months from the time of any agreement executed will be rent free for the purposes of construction.

Carter Kirven and Wally Taft

INDUSTRIAL WHITE SPOT OF SOUTHERN CALIFORNIA

**Conditions Recommended by the Council.**

1. A \$450 minimum payment per month to the City.
2. On receipts of \$3,000 to \$5,000, a payment of 5% to the City. All over \$5,000 a 10% payment to the City.
3. 3% on the sale of all merchandise.
4. To build a clubhouse of approximately 500 sq. ft. within a 3 year limit, of an approved architecture.
5. Minimum of 3 par holes.
6. Operate the golf course in an efficient manner so that the City will receive the maximum on their investment.
7. Location of the clubhouse to be approved by the City.
8. City to construct a road to the clubhouse.
9. No sale of beer on City property.
10. A 20 year lease with a 5 year option and six months free rent during construction.