

Development offers upscale h u

by HOWDY STOUT

Outlook staff writer - April 10, 1993

On a clear day, you can see the snow caps of the surrounding Cascade mountains.

Standing on the 12th tee, Brian Lessler points toward Mount St. Helens, Mount Adams and Mount Hood. Down below him stretches what will soon be a championship 18-hole golf course, the vivid green grass complementing the stark blue sky and puffs of white clouds.

"When people see this thing, they fall in love," said Lessler, project manager for the new Persimmon Country Club Community. "I knew a year ago I wanted to live here. It just took that long to convince my wife and family to move from Lake Oswego to Gresham."

Lessler admits blue-collar Gresham is probably the last place to find an upscale, \$23 million 175-acre country club.

"The world told us we were crazy to build an upscale golf course in Gresham, east Multnomah County," Lessler said. "You've got a big perception to overcome."

"In order to overcome that, we had to do something nobody can ignore," Lessler added. "If you're going to fly in the face of convention, you've got to do it with gusto."

One of the driving forces behind the golf course and surrounding housing developments is Japanese businessman Hiroshi Morihara, who took over the project after the previous owners ran into financial trouble.

"I think he always had a vision of doing a golf course properly and saw the area and the beauty of it and was captured by it," Lessler said.

Since buying the area, Morihara has poured millions into the project, expanding the golf course and ensuring the highest quality in all phases of development.

The developers created their own real estate company to sell home sites and founded another construction company to assist four other reputable builders in the actual construction of the homes.

But the center piece of the development remained the championship golf



Brian Lessler, project manager for Persimmon Country Club Community, says

course.

"This is really the only residential neighborhood country club designed around a PGA 18-hole golf course," Lessler said. "There isn't another one."

"Hiroshi's philosophy ... was the quality of the golf course has taken the priority," Lessler continued. "We sort of remodeled and reshaped the thing."

Award-winning course designer Gene "Bunny" Mason developed the expanded golf course, placing fairways horizontally along the sloping hillsides. The design makes for a relatively level and easy-walking golf course.

Developers also enlisted the help of PGA golf pro Bob Gilder to evaluate

the new course. Gilder said the course would be a fun challenge to play, Lessler said.

The center of the country club will be a two-story, 19,000-square-foot club house with a commanding view of the golf course and valley.

Unlike most country clubs, designers placed the housing development away from the course itself. Nestled in the tree-lined hill above the course, the houses are still within walking distance of the course but far enough away to protect the homes from hooks and slices.

"So we aren't bouncing golf balls off of people's houses," Lessler said. Lessler said developers are taking

using that fits Gresham to a tee



MARGARET M. DUNNE/The Outlook

“When people see this thing, they fall in love. I knew a year ago I wanted to live here. It just took that long to convince my wife and family to move from Lake Oswego to Gresham.”

— Brian Lessler

the golf club and housing development offer an upscale lifestyle.

o great care to retain the natural beauty of the area despite the construction of 33 homes in the first phase of the housing development. The housing development includes a 75-acre tree preserve.

“When those homes are done it’ll look like they’ve been there 15 years,” Lessler said. “The landscaping will be done. It’s got to be done perfectly. We had to let the property speak for itself.”

Despite the home site price tag ranging from \$69,000 to \$200,000, the beauty of the area has already prompted much interest. Over 70 percent of the home sites in the first phase of the housing development are already reserved, Lessler said.

Membership fees total \$175 per month with a minimum \$12,500 initiation fee. Lessler said the club will accept 250 members, but will also open up the course for public play at certain tee-off times.

Despite poor winter weather and constant spring rains, Lessler said the course and clubhouse should be completed by August. By mid-summer, die-hard golfers will soon be able to enjoy the championship course and spectacular view.

“That’s a real signature hole,” Lessler said, looking down the fairway of the 12th hole. “Mount Hood is right behind the flag pin.”

Big-band-era bash to christen

▼ *Banquet room, which can handle 600 guests, has Jan. 25 opening*

BY BRIAN MARTIN
of The Outlook staff

Persimmon will throw a 1940s-style party in January to celebrate the opening of its 7,000-square-foot banquet center.

But you'd better hurry.

A Persimmon official said they will accept the last few available registrations Monday.

Those who want to attend the Jan. 25 bash to benefit seven area foundations and the Gresham Historical Society must reply to Persimmon, specifically Jane Ouzts at 667-7500.

"We would love to see hundreds of people," said Mary McSwain, Persimmon marketing manager.

The country club community is putting on the event to benefit charity and boost awareness of its new, \$2 million banquet center, which can handle a 300-person dinner or a

600-guest, theater-style event.

"These are the people that we hope will frequent the place," McSwain said about those sent invitations, "They are the people that we see organizing events."

But the event, which costs \$25 a person or \$50 a person for patron tickets that include a special gift and a keepsake mug, is open to everyone and is designed to raise money for community groups.

The beneficiaries will be Mt. Hood Community College Foundation, the Mount Hood Medical Center Foundation, the Gresham Chamber Foundation, the Mt. Hood Festival of Jazz Foundation, the Centennial School District Foundation, the Gresham/Barlow School District Foundation, the Reynolds School District Foundation and the Gresham Historical Society.

Each group will sponsor a '40s-style activity booth, which could include 1940s "Jeopardy!" and karaoke and a booth where people can pose in period clothing for photographs.

Groups should stick to the decade in ques-

tion, McSwain said.

"There won't be any sumo wrestling, for example," she said. Those booths, though, will give the foundations' representatives an opportunity to network and share information about their causes.

McSwain said Persimmon members, especially Sue O'Halloran of Kohler Meyers O'Halloran Realtors, wanted to have the fund-raising party.

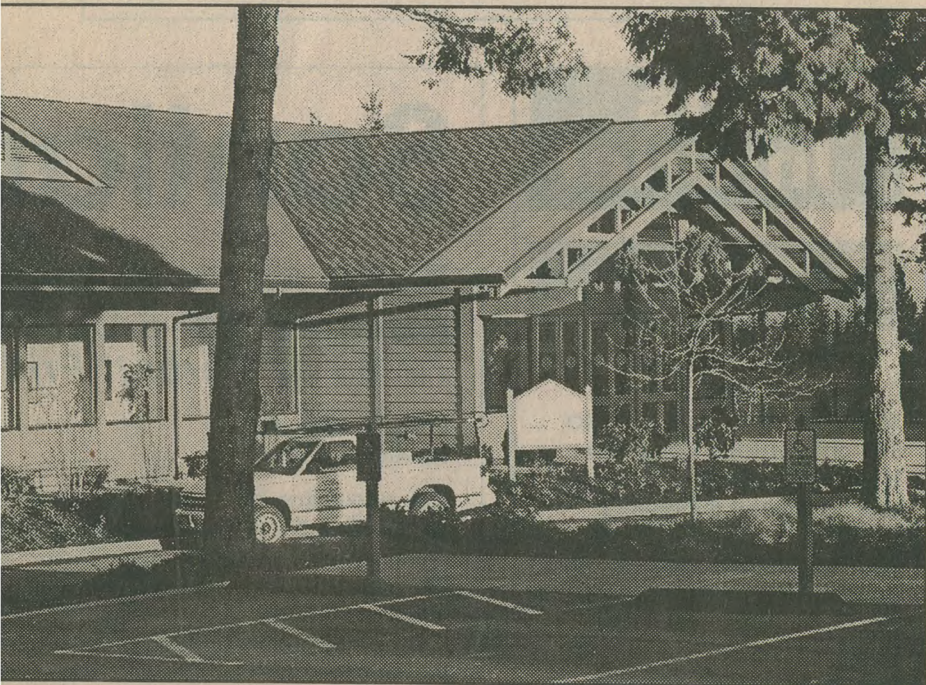
"Persimmon has some very community-minded members," McSwain said. "Persimmon is in a position where we are not totally private, and we feel we are members of the community. We support several organizations in a big way."

In this case, the support will come with a big band.

Art Abrams' Swing Machine Band, along with vocalist Susannah Mars and pianist William Wells, will entertain for the "Moonlight Serenade."

Tickets can be ordered with a credit card or by sending checks to: Events Department, Persimmon Country Club, 500 S.E. Butler Road, Gresham, 97080.

Persimmon facility



ROB KERR / THE OUTLOOK

Persimmon Country Club's banquet facility will have a grand opening with a 1997-style celebration Jan. 25.

OUT. DEC. 20, 2000

Persimmon Country Club strives for exclusivity

BY ANNE ENDICOTT
of The Outlook staff

The course of golf in Gresham is undergoing a change as Persimmon Country Club begins the transition from a semi-private to exclusive facility.

Facing little competition in the private club market, the Japanese-owned Persimmon is hoping to attract members interested in exclusivity.

Nestled in the hills of southwest Gresham with sweeping views of Mt. Hood, Mt. St. Helens and Mt. Adams, the club has been a semi-private operation since the original nine-hole golf course opened in the mid-1990s.

Correctly guessing the direction surrounding neighborhoods would take with upscale homes, Persimmon's owners knew they'd hit a hole in one with the location.

"The concern, I believe, with the owners of the property was that Persimmon was ahead of its time," said Mike Biscotti, club general manager. "It was semi-private to make ends meet, but to continue to make it viable in this community, it was in the best interest to take it private. That's always been our long-range goal."

Expansion in recent years has included a full-service clubhouse, tennis and swim center, driving range and banquet facilities, not to mention a championship 18-hole golf course.

With a membership campaign underway, Biscotti said the aim is to reach those who haven't previously considered country club membership.

"We're hoping that the announcement that we're going private will excite some people," Biscotti said. "There are those out there who have hesitated to join because they enjoy that exclusivity of a private club. There's a concern among them that if you join a coun-



FLINT CARLTON - THE OUTLOOK

J. Blue Chattigre of Gresham makes his way to the first hole at Persimmon Golf Course on Friday, Dec. 15. The course is transitioning into a private club after being semi-private.

try club that has public access, there's the potential for it to go completely public. They worry about the value of their investment."

Biscotti is confident that Persimmon's challenging 18-hole course will speak for itself to potential members.

"There's a lot of variety (on the course)," he said. "Each hole is different. That's why I like to call it a 'member's course' — it's constantly changing."

As duffers think ahead for spring play on the links, the announcement of Persimmon's decision isn't raising any flags of concern among other area golf courses.

Quite the contrary.

"(Persimmon going private) should affect us a lot," said Scott Shields, head golf professional at Gresham Golf Course on Northeast Division Street. "We're definitely going to see a lot more business,

especially since we're the only course in the downtown area with Hound Hollow gone."

Hound Hollow, a nine-hole executive course in Wood Village, closed in April to make way for the Wood Village Town Center adjacent to Multnomah Greyhound Park.

Shields said that talk of Persimmon closing the club to public use has been in the wind for a long time in golfing circles. The expense of green fees at Persimmon — \$45 on weekdays and \$55 on weekends for 18 holes and a cart — has always been a deterrent for the average golfer to play the course frequently.

"Persimmon hasn't hurt us to this point," Shields said. "We just keep going up as it is. But if (Persimmon) does go private, we'll see more play, definitely. I just don't think it'll happen any time soon."

While Persimmon goes through

membership alterations, Biscotti said there are no plans to change any of the club's other operations.

"Even though we've made the decision to go private, we want the public to know we're still open to the public," he said. "We will continue to honor commitments currently scheduled. We won't leave anybody out in the cold."

Offering a variety of membership plans, Biscotti said the goal is to cap membership at 400 golfers. Currently, there are 217 full golf members who enjoy priority tee times and unlimited golf. Once certain levels of membership are satisfied, public access will be reduced.

Memberships are classed as nontransferable or transferable and cost \$10,000 and \$15,000, respectively. Monthly dues, Biscotti said, aren't a set fee.

Junior memberships are offered to golfers under age 35 for \$5,000.



MARGARET M. DUNNE/The Outlook

David Wynter is the chef of Persimmon Country Club's new Knickers Grill restaurant.

Restaurant opens at Persimmon

by LYNN NAKVASIL
of The Outlook staff

For chef David Wynter, being asked to head up the staff at Knickers, Persimmon Country Club's restaurant, was a homecoming of sorts.

Wynter, who graduated from Barlow High School, received his training at the Culinary Institute of America in New York. He went on to work at the Multnomah Athletic Club and Lakeside Gardens, where he primarily catered weddings.

Persimmon staff approached Wynter when he was catering an invitation party for future members at the Lakeside.

"They hired me and said 'do it,'" he said, smiling.

He started Oct. 4 with the major appliances and fixtures and has hired a staff of three, created the menu and found suppliers.

Knickers Grill, at 500 S.E. Butler Road, opened Thursday serving

breakfast and lunch from 7 a.m. to 2 p.m., every day but Monday.

It's been a little slow so far, but Wynter suspects most people don't know he's open, with construction and landscaping still in progress on other parts of the club.

The dining room looks out onto the golf course and Mount Hood. Birch paneling lines the walls and the chairs are covered with a tapestry of golfers.

"There's an excellent view of the mountain and a nice warm atmosphere," he said.

The menu features standards like pancakes and omelets for breakfast. Lunch includes soups, sandwiches and salads, with the most expensive item being a Caesar Halibut Salad at \$7.25.

A Gresham company, Pastries by Iris, provides his pies, but Wynter makes everything else from scratch. He expects to take advantage of local harvests, such as berries, he said.

"We've got a nice selection of beer

and wine to choose from — Oregon and California wines, imported and domestic beers," he added.

Eventually, the restaurant will serve dinner one night a week, but management has not determined when that will be or which night, he said. Meals will probably be in the \$15 to \$20 range.

"It's going to be upscale fine dining. I hadn't really planned a menu yet — salmon, steaks," he said.

Knickers is open to the public but also serves the members-only lounge upstairs and offer members catering services, he said.

As start-up concerns die down, Wynter said that diners can look for daily specials such as chicken Cantonese salad, beer batter fish and chips, lasagna and a variety of sandwiches.

"The challenge was all the different things that came up — cooking is the easy part."



Opening hand

MARGARET M. DUNNE/The Outlook


Geri Windecker, on right, deals blackjack hands to (l-r) Jay Garber, Bill Finney and Jim Hambleton during Persimmon Country Club's grand opening on Saturday. Other events included a golf tournament and a barbecue. Proceeds from the event benefited Special Olympics.



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ESTLED in the forested hills just outside Portland, a unique new home community is coming to life.

Introducing Persimmon, the new residential country club community that is distinguished from all others.

This secluded enclave, with views of snow-capped mountains, evergreens and rolling farmland, promises its residents the classic Oregon country life.

Large custom homesites, abundantly blessed with towering fir, alder, maple and cedar trees, are cradled within a protected hillside showcasing postcard images of Mt. Hood, Mt. St. Helens and Mt. Adams.

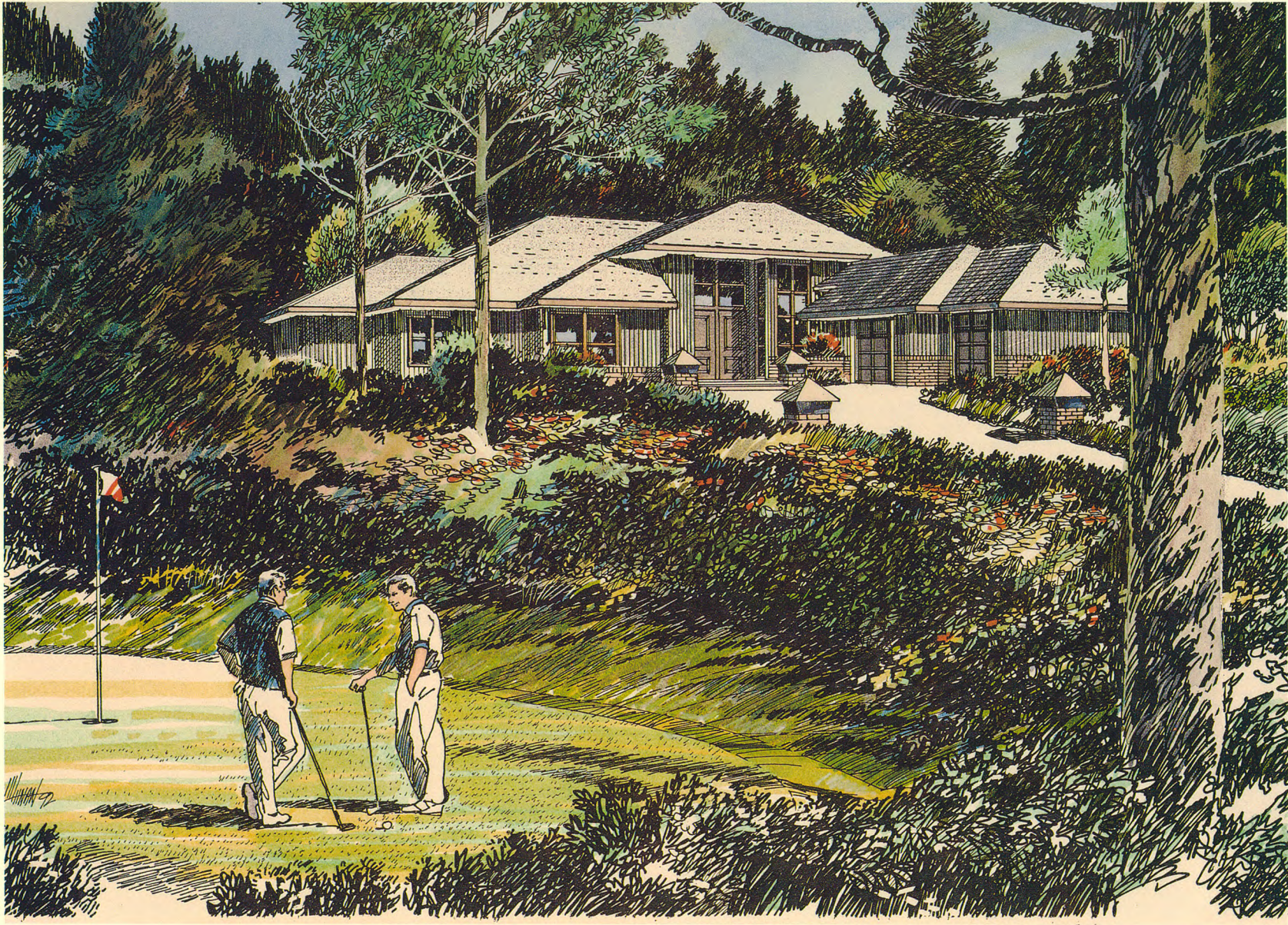
In harmony with this idyllic haven, Persimmon has sculpted a breathtaking new 18-hole championship golf course that weaves through the forested hillside.

Persimmon is located well away from areas overgrown with crowds and congestion. Yet it's just 25 minutes from downtown and all its commerce, culture and conveniences.

Best of all, you'll be at the gateway to all the adventures of the Columbia River Gorge and the Cascades.

Persimmon. It's the ideal combination of country living and country club style.

We believe you won't find a better value, or a better place to enjoy your life right now.



Country Club Living Comes

T T C

IMAGINE your own special hilltop community in a park-like woodland, with a championship golf course blanketing the valley before you.

It's a residential community where manicured greens intermingle with forest meadows.

Vital to the Persimmon concept is the variety of new home alternatives available to you.

You may select your own architect or designer and one of the exclusive Persimmon master builders will transform your vision into reality.

Or, our master builders will provide you with professional designer services if you wish. You can also choose from a collection of newly constructed homes and town homes that have been created exclusively for Persimmon.

Design guidelines have been created to protect the quality of the environment, provide design diversity and ensure a harmonious community character.

Most homes will rest above the greens and fairways, creating superb golf course views.

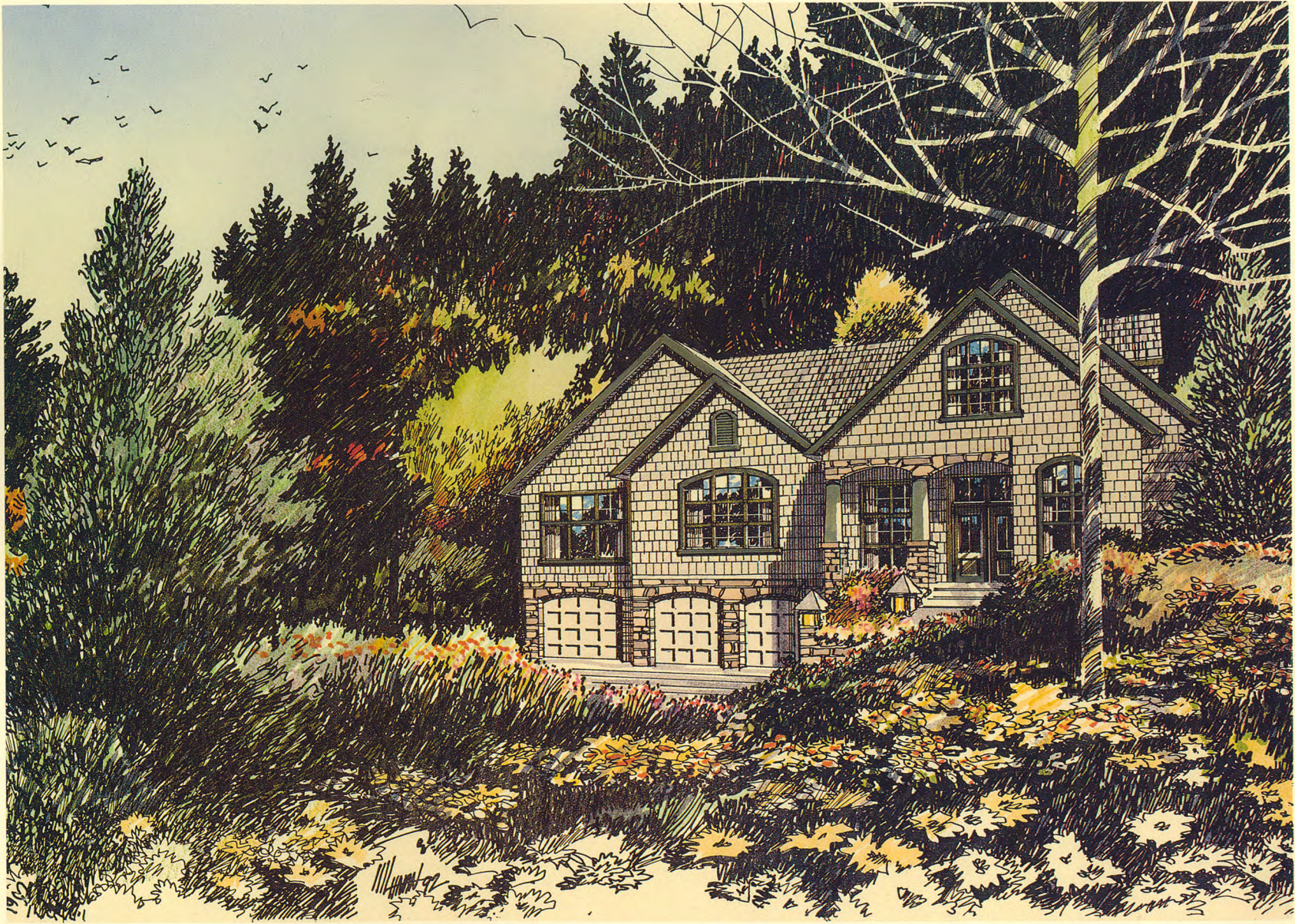
Persimmon is a family-oriented country club, where you will enjoy all of the recreational and social activities with your friends and neighbors.

The glass-walled clubhouse will feature a spectacular center-stage view of Mt. Hood, and will include a fitness center, restaurant, and much more.

The Hill House Hospitality Center and the planned swim and tennis club are special amenities your entire family will also appreciate.



THE PERSIMMON CLUBHOUSE.
A DISTINCTIVE CENTERPIECE.



Country Life.

C N 11 W 1 f 1

DO you remember waking up in the morning after listening to the quiet song of western meadowlarks and savannah sparrows? Smelling the sweet scent of foxglove, larkspur, bear grass and daisies?

At Persimmon, acres and acres of forest preserve have been set aside for your personal enjoyment.

This is the country life that is becoming increasingly rare in the Pacific Northwest.



Persimmon is being created to complement the beauty of its hillside forest.

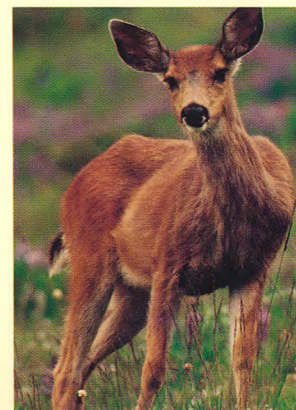
There are many homesites that offer awe-inspiring vistas of Mt. Hood. Others also

capture panoramic views of Mt. St. Helens and Mt. Adams. Here you'll be living in the perfect environment to pursue an active outdoor lifestyle.

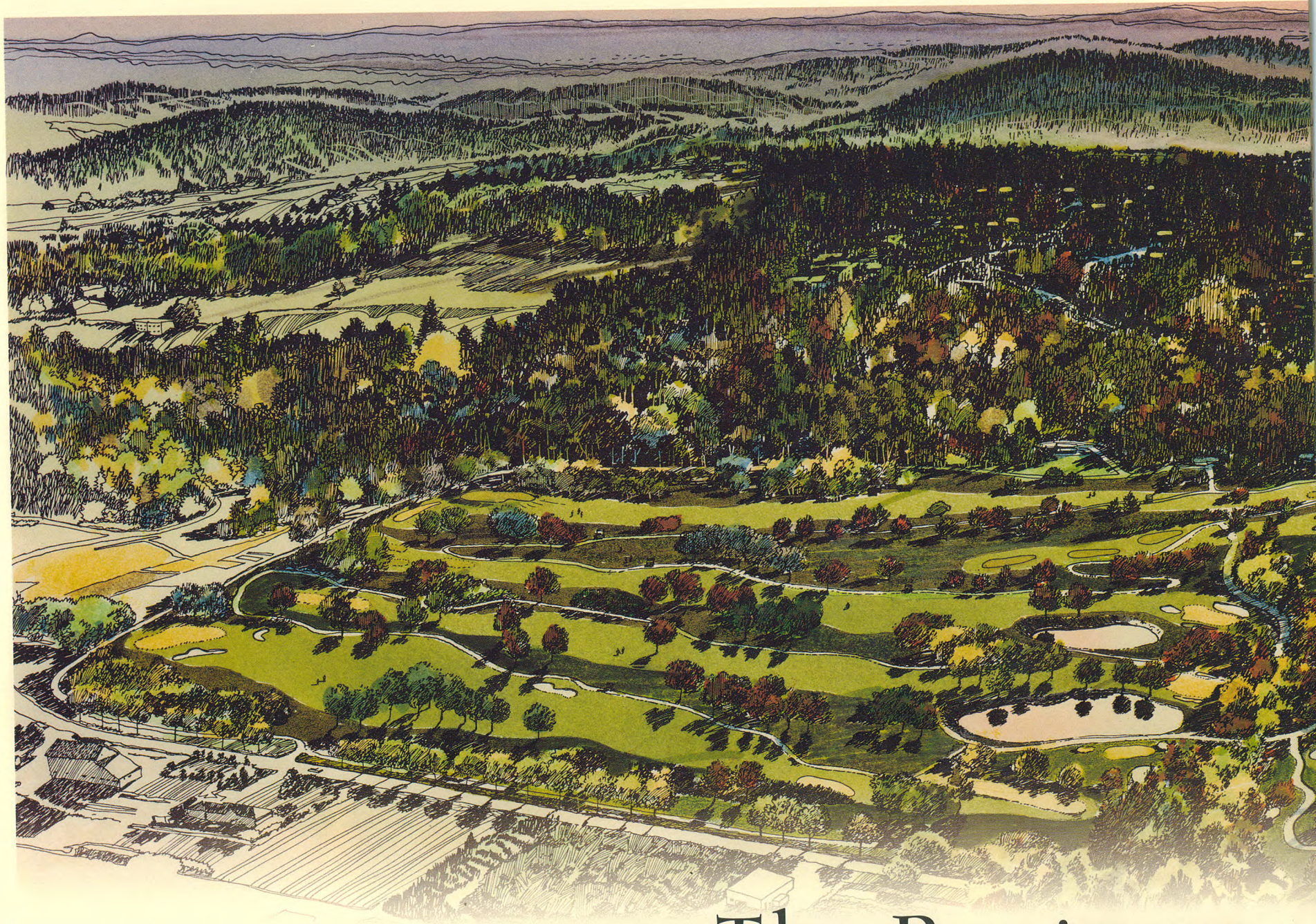
The homesites are expansive, giving you the privacy and spaciousness you desire, while sparing you from any excessive maintenance.



The size and contour of the homesites will give you a comfortable neighborly feeling, and a welcome sense of community.



You will find that Persimmon is a country club where the natural beauty shines through.



The Persimmon



Golf Experience.

Reflecting A Tradition

IF a beautiful environment adds life to your game, you'll be impressed with Persimmon. Its detailed excellence is brought forth through the creative stewardship of designer Gene "Bunny" Mason.

Mr. Mason is responsible for a variety of award-winning golf courses in the Northwest, most notably the new Awbrey Glen Golf Club in Bend, and Glaze Meadows at Black Butte Ranch – listed as one of the "Ten-Best" resort courses in the United States by *Golf Digest*.

PGA Touring Pro Bob Gilder also provided insightful course play consultation.

Persimmon is a golf course designed for everyone from the high handicapper to the scratch golfer. The most difficult challenge just might be keeping your eye on the ball,

resisting the magnificent distractions of mountains, meadows and the valley below.

The championship golf course features varied terrain and elevations, stately trees and just enough lakes and rock-bottomed creeks to add exhilaration to every round.

Every hole has its own character, every challenge is unique. It is wonderfully walkable – important for those who enjoy exercise as part of their game.

The course is meticulously maintained by an expert team of grounds and greens keepers, directed by a professional agronomist. It is created for those who care about the quality of their golfing experience.

Play is limited to private membership, with select public play when tee times are available. Here, members and guests observe



THE STORY THE

Persimmon is so
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Persimmon, the

Of Sporting Excellence.

the traditional, thoughtful rules of play and dress. And because membership is limited to 250, members will have a greater opportunity to obtain tee times of their choice.

In addition, carefully controlled rounds and relaxed tee time intervals will eliminate crowding and keep the course quality at a superior level.

At Persimmon, you can hone your skills at the practice range, or take advantage of the advanced indoor video training center.

Persimmon also features two putting greens and warm-up stalls.

Personal service is of the utmost importance. The Pro Shop is there to care for your equipment. And the golf bag valet service will make arrivals and departures a pleasure.

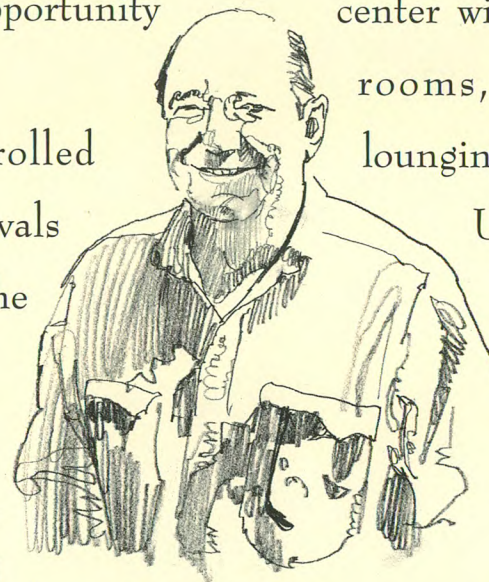
Members will have separate facilities for their exclusive use, including the complete fitness center with men's and women's locker rooms, plus separate saunas and lounging rooms.

Use of the driving range and hitting cages will be complimentary to our members.

The members' private living room will be a friendly, and relaxing place to enjoy games, food and refreshments.

In addition to full memberships, social and recreational memberships will be available, so all your friends can belong.

The Persimmon Country Club. Where you will have an opportunity to appreciate all the rewards of a grand golfing experience.



AWARD-WINNING
GOLF COURSE DESIGNER
GENE "BUNNY" MASON.

BEHIND
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golf, persimmon
quality, durability

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mmunity, unique.

Gateway To The Cascades.

Few places in the world offer such a diverse range of year-round activities like you'll find in the Cascade Mountains and the Columbia River Gorge National Scenic Area.

Persimmon puts you at the portal to all of the beauty and excitement of these spectacular recreational destinations as well as the many treasures of this verdant Pacific Northwest countryside.



HIKING PATHS THROUGH FIELDS OF WILDFLOWERS
LEAD YOU TO EVERGREEN FORESTS, QUIET MEADOWS
AND SWEEPING VIEWS.



THE MT. HOOD JAZZ AND BLUES FESTIVALS
ATTRACT MUSIC LEGENDS. THE WINDJAM
FESTIVAL AND SCOTTISH HIGHLAND GAMES
ARE ALSO NEARBY.





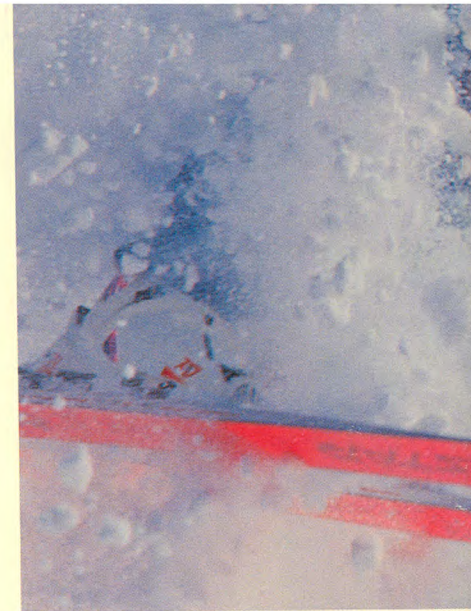
A CORNUCOPIA OF WINES, BERRIES, NUTS, FRUITS AND VEGETABLES ARE AVAILABLE FROM LOCAL PRODUCERS.



THE HISTORIC SCENIC HIGHWAY'S TRADITIONAL CRAFTSMANSHIP HAS INSPIRED MUCH OF THE PERSIMMON CONCEPT.



ENJOY CASCADING WATERFALLS, AND MILES OF RIVER PERFECT FOR WINDSURFING, WATER SKIING, KAYAKING, SWIMMING AND SAILING, PLUS WHITE WATER RAFTING ON THE SALMON RIVER.



GREAT FISHING IN THE COLUMBIA AND SANDY RIVERS, AND IN A VARIETY OF TRIBUTARIES AND LAKES NEARBY.



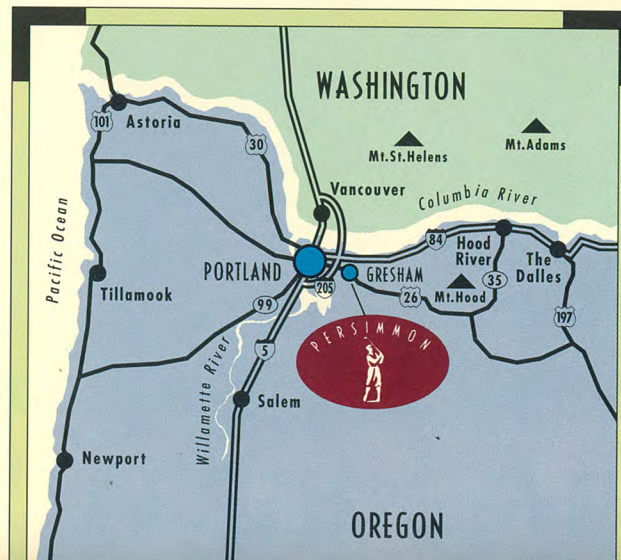
SHOPPING AND SERVICES FROM BOUTIQUES TO BANKS ARE ALL NEARBY. IT'S JUST 15 MINUTES TO THE REGION'S LARGEST SHOPPING MALL.

Country Living. City Style.



PORTLAND IS HOME TO PORTLAND STATE UNIVERSITY, THE UNIVERSITY OF PORTLAND, LEWIS & CLARK COLLEGE, AND REED COLLEGE.

CHALLENGING DOWNHILL AND CROSS-COUNTRY SKIING ON MT. HOOD- JUST 45 MINUTES AWAY.



One of the beauties of Persimmon is you'll be living less than 30 minutes from downtown Portland making it easy for you to enjoy.

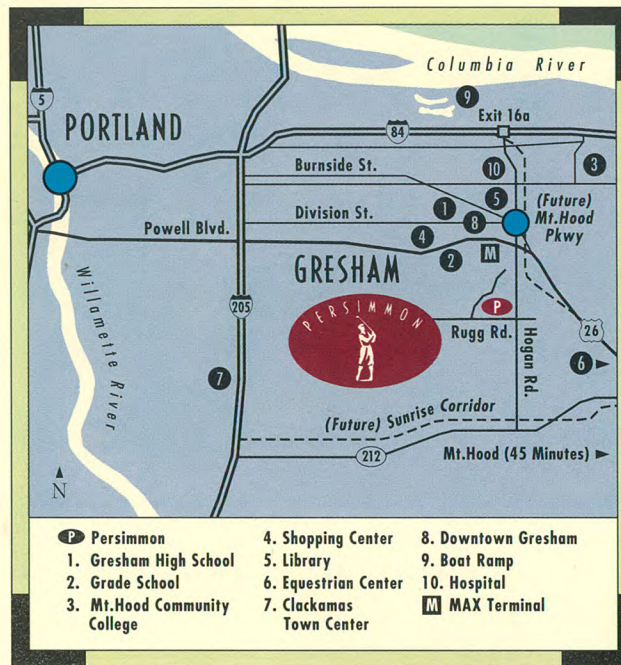
The city is alive with interesting and exciting attractions including festivals, outdoor cafes, live jazz, theater, symphony, the ballet and opera plus a variety of sporting activities and events.

Persimmon. Where living gives you the best of Portland, and beyond.





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A NORTHWEST PASSAGE THAT'S CLOSE TO HOME.



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BE CONNECTED WITH THE WORLD VIA
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LOCAL FARMER'S MARKETS AND
PORTLAND'S POPULAR SATURDAY MARKET
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Persimmon. A Move

I Tl D. l D.

PERSIMMON is the latest achievement by CGC, Inc., a locally based land development and management company.

The people at CGC are experienced in all facets of development projects, including ownership and management of nearly 600 residences in the Portland area.

CGC's dedication to unsurpassed quality will be very evident in the care and attention to detail placed in the design, construction and maintenance of this ideal environment.

Persimmon Country Club Community's unique location makes it compatible with today's growth boundaries and other important regional and local guidelines.

This, combined with the magnificent terrain, unbridled natural beauty and overall commitment to quality, makes Persimmon an unusual opportunity and an exceptional value that should not be missed.

Come see the excitement where country club living comes to the country. Spectacularly.



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The Perfect Blend
of Natural Beauty and
Relaxed Style.



RADLED within a wooded hillside and just outside of Portland is the understated elegance of the new Persimmon Country Club.

Here you'll find towering fir, alder, laurel and cedar trees, postcard images of Mt. Hood, Mt. St. Helens and Mt. Adams, and a breathtaking, championship 18-hole golf course that weaves its green through the forested beauty.

Persimmon Country Club is designed to be enjoyed by the entire family. It will pamper its members and guests by providing the finest in facilities and attentive personal service.

All the amenities you need to enjoy a relaxing day in the country are here. A beautifully designed clubhouse. Casual dining. Swimming and tennis. And the centerpiece: the spectacular Persimmon Golf Course.

Persimmon is a country club with a sophisticated, yet delightfully unpretentious and relaxed style that distinguishes it from all of the others in the greater Portland area.

The Clubhouse.

CREATED by the architectural firm of Fletcher, Farr, Ayotte, and designed by David Wark, the Clubhouse at Persimmon Country Club will reflect a unique atmosphere of warmth, friendship and family.

It will feature the style of the Northwest with dramatic vaulted ceilings, glass walls and outdoor terraces framing spectacular views of Mt. Hood.

At Persimmon, you can hone your skills at the practice range, or take advantage of the advanced indoor video training center. Persimmon will also

feature two putting greens and warm-up stalls that overlook the lakes and lush fairways of the course below.

Personal service is of the utmost importance at Persimmon.

The Pro Shop is there to care for your equipment. And the golf bag valet service makes sure even arrival and departure is a pleasant experience.

As a member, you will have facilities for your exclusive use, including the complete fitness center

with the latest strength and aerobics equipment, as well as luxurious locker rooms for men and women with separate lounging areas and saunas.

You will also appreciate the complimentary use of the driving range and hitting cages. In addition, professional swing analysis will be available to members at a preferred rate.

The members' private living room will be a friendly, relaxing place to enjoy refreshments with

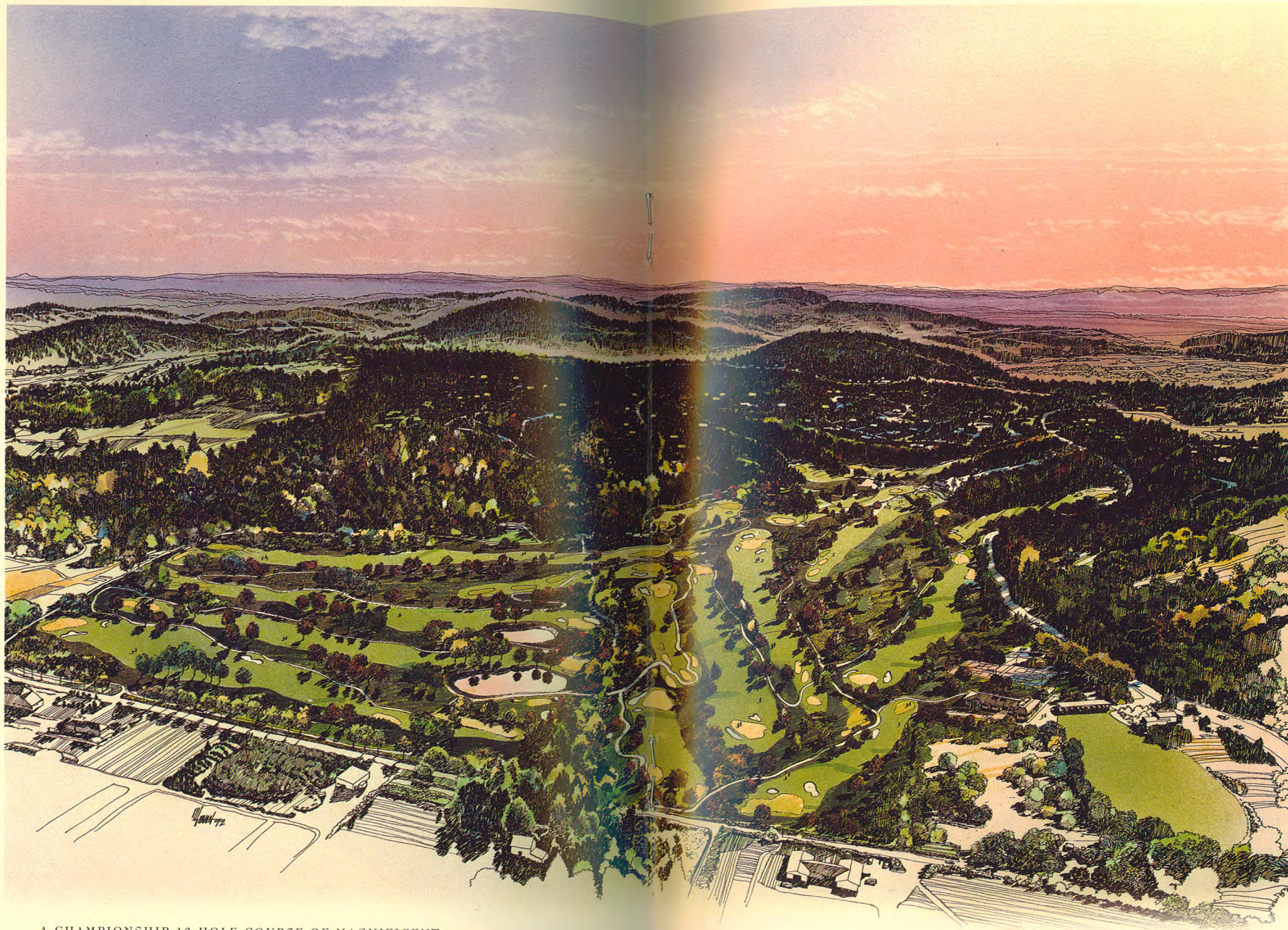
family, friends, and business associates. Or sit down to a satisfying meal at the Grille Room, offering an informal dining atmosphere and a selection of expertly prepared fine Northwest cuisine.

The Club's future tennis and swim facilities will be located adjacent to the practice range and training center.

Also available is the Community Center, which offers beautifully designed space for special events.

The Clubhouse at Persimmon. It will be a congenial and comfortable environment for the whole family.





A CHAMPIONSHIP 18-HOLE COURSE OF MAGNIFICENT
NATURAL BEAUTY AND INSPIRED ENVIRONMENTAL ARTISTRY.

The Course.

THE championship golf course at Persimmon features varied terrain and elevations, stately trees, natural wetlands, and just enough lakes and rock-bottomed creeks to add exhilaration and inventive challenges to every round.

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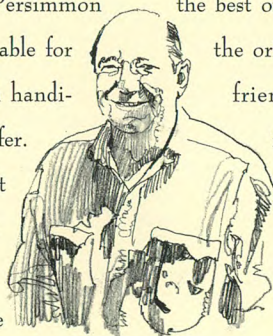
and the picturesque valley below.

Like a fine piece of sculpture, Persimmon's detailed excellence is brought forth through the creative stewardship of top designer Gene "Bunny" Mason. Mr. Mason is responsible for a variety of nationally recognized golf courses in the Northwest, most notably the new

Awbrey Glen Golf Club in Bend, and Glaze Meadows at Black Butte Ranch. Glaze Meadows is listed as one of the "Ten-Best" resort courses in the United States by *Golf Digest*. PGA Touring Pro, Bob Gilder, also provided insightful course play consultation.

Mr. Mason has a simple philosophy: courses should capture the best of the natural beauty that the original land provides. His friendly architectural style is clearly evident at Persimmon Country Club, where players will enjoy a great variety in terms of length and the individual configuration of each hole.

Key course features include multiple teeing areas and alternate angles of play, which allow golfers of all skill levels to enjoy their round. In short, Persimmon Country Club is a course of exceptional quality, unending challenge and breathtaking beauty that offers new excitement and satisfaction every time you play.



AWARD-WINNING
GOLF COURSE DESIGNER
GENE "BUNNY" MASON.

Golf Course Management.

THE course is meticulously maintained by an expert team of grounds and greens keepers, under the skilled direction of a professional agronomist.

It is created for those who care about the quality of their golfing experience. Every hole has its own character. Every challenge is unique. Every round rewarding.

Play is limited to private membership, with select non-member play

when tee times are available. Here, members and guests observe the traditional, thoughtful rules of play and dress. And because membership is limited to 250, members will have a greater opportunity to obtain the tee time of their choice.

In addition, carefully controlled rounds and relaxed tee time intervals will eliminate crowding and overplay while keeping the course quality at a superior level.

Community Advisory Board.

AT the very foundation of Persimmon Country Club is the Community Advisory Board. The Board is comprised of influential and accomplished men and women. They are individuals who have given freely of their time and support to guide the creation of Persimmon Country Club.

Each Board Member has joined Persimmon as a Founder

Member and will continue to offer their advice and expertise in all areas of development and operations of the Country Club.

The Community Advisory Board has established a policy of Membership by Invitation. They have authored the Initial Member invitation list and will perpetuate the policy by passing this privilege on to other recognized Club Members.

Admission.

WE invite you to participate in the realization of this dream by placing your name in consideration for membership at Persimmon Country Club. Membership is by invitation only. Initially, invitations to membership will be extended through the Community Advisory Board. In the spirit of a fine club, members may nominate qualified friends and associates for club membership. To do so, please contact the Membership Director for the Club.



PERSIMMON COUNTRY CLUB IS LOCATED JUST 25 MINUTES FROM DOWNTOWN PORTLAND, AT 8015 S.E. HOGAN ROAD, IN GRESHAM.



COUNTRY CLUB

8015 S.E. HOGAN ROAD GRESHAM, OREGON 97080 (503) 667-7500



COUNTRY CLUB
COMMUNITY

By recommendation of the Community Advisory Board, we are pleased to extend to you this invitation for membership in Persimmon Country Club.

As there are a limited number of memberships available, your prompt reply is encouraged. As prescribed levels of membership are reached, the invitation fee will be increased.

To reserve your membership, please complete and return the enclosed Membership Reservation Card, or call the Director of Membership, 503-667-7500

THE COMMUNITY ADVISORY BOARD

MEMBERSHIP DEPOSITS AND DUES

SCHEDULE OF INITIATION DEPOSITS

Membership Classification	Application Deposit	Course Opening Deposit	Clubhouse Opening Deposit	Total Initiation Deposit
Founder				
Full Privilege	\$5,000	\$3,750	\$3,750	\$12,500
Corporate Full Privilege	\$5,000	\$5,000	\$5,000	\$15,000
Charter				
Full Privilege*	\$5,000	\$4,500	\$4,500	\$14,000
Corporate Full Privilege*	\$5,000	\$5,750	\$5,750	\$16,500

*When a complement of 50 memberships are subscribed in the Founder designation, the designation will close and an escalation of \$1,500 will occur.

SCHEDULE OF DUES

Full Privilege Membership	\$175 per month
Full Privilege Corporate Membership	\$175 per month



RESERVATION CARD



Please submit my name to the Community Advisory Board of Persimmon Country Club for membership.

NAME

ADDRESS

CITY STATE ZIP

COMPANY NAME

OCCUPATION

WORK PHONE HOME PHONE

Membership at Persimmon Country Club is offered in the following categories:

Full Privilege Membership

Full Privilege Corporate Membership

Associate Full Privilege Membership

The combined total of these categories shall not exceed 250 memberships.

FULL PRIVILEGE MEMBERSHIP

Full Privilege Membership is reserved for personal or corporate individuals who wish full, permanent privileges at Persimmon Country Club. A total of 250 Full Privilege Memberships will be offered. One hundred-fifty memberships will be offered solely to property owners in the Persimmon Country Club Community.

An additional 100 Full Memberships are reserved for non-property owners, which will be offered to any individual or corporation, subject to approval.

Full Members are entitled to use of all Club facilities. A seven-day advanced tee time reservation privilege is also included. Club privileges are extended not only to the member but to the member's spouse, as well as children under the age of 22 who are living at home or enrolled in school. Upon resignation, a Full Privilege Member will receive 80% of the original initiation fee paid to Persimmon Country Club.

FULL PRIVILEGE CORPORATE MEMBERSHIP

Full Privilege Corporate Membership is identical to Full Privilege Membership in terms of privileges & dues. Full Privilege Corporate Memberships are available to those who do not own property at Persimmon Country Club Community, and are available as a permanent status to those who enroll during ➡



the offering of the first 100 memberships. Full Privilege Corporate Membership is the property of a corporation or firm, and can be assigned to a designated individual. Only one designated individual is permitted per membership. The corporation or firm which owns the membership may change the designated individual from time to time, following the approval of the new individual, and with payment of the applicable transfer fee. No additional initiation fee is required for subsequent designees, provided the membership is maintained on a current basis.

Upon resignation, a corporation holding a Full Privilege Membership will receive 80% of the original initiation fee paid to Persimmon Country Club.

ASSOCIATE FULL PRIVILEGE MEMBERSHIP

Associate Full Privilege Memberships are offered to those individuals who do not own property at Persimmon Country Club Community, after a complement of 100 permanent non-property memberships are subscribed.

Associate Full Privilege members have the same privileges as Full Privilege Members, however, this membership is not permanent and may be recalled at the option of Persimmon Country Club. By giving the Associate Full Privilege member six months' notice, the Club may recall the membership and refund the Associate Member 100% of the paid initiation fee. Associate Full Privilege Members would be recalled only to open the roster for a Persimmon Country Club Community property owner.

ADDITIONAL MEMBERSHIP OPTIONS

Full and Associate Sports Memberships, Swim and Tennis Memberships, and Clubhouse Memberships will become available starting in 1994.

Q: Who owns Persimmon Country Club?

A: Persimmon is owned by CGC, Inc., an Oregon Corporation. CGC is a sister company of Columbia Glen Development Company which owns and operates 570 apartments in Vancouver, Washington.

Q: What are the facilities offered at Persimmon Country Club Community?

A: Persimmon Country Club will offer an 18-hole championship golf course with a putting green and golf practice facility. Additionally, there will be a Clubhouse of approximately 19,000 sq. ft.

Q: What amenities will be offered in the Clubhouse?

A: The Clubhouse will consist of two levels. The lower level will be open to non-members while the upper level is reserved for members only. The members level will consist of luxurious Men's and Women's locker rooms complete with saunas and lounge areas. The Fitness Center will be located in the member's area along with the Video Training Room. A Private Living Room will be reserved for the members and their guests, where they may enjoy conversation, food and beverage. The lower level of the Club will house the Pro Shop and the Grille Room. It will have a shower/change area for non-member usage.



Q: How many golfers will be enrolled in the Club?

A: Persimmon Country Club will enroll 250 members in the Club. They will also allow selected non-member play. However, members have the privilege of advanced tee time reservations and the sole use of the Member's level at the Clubhouse.

Q: What type of memberships will be offered in the Club?

A: The Club will initially offer three classifications of membership: Full Membership, Associate Membership and Corporate Membership.

Full Membership in Persimmon Country Club is limited to the first 150 property owners in the Persimmon Country Club Community and the first 100 non-property owners who enroll in the Club. Full Members will not pay green fees, or practice range fees. They will be required to pay for cart fees and locker rental fees. Full Members have a 7-day advance tee time privilege.

Associate Membership in Persimmon Country Club will have identical facility privileges as Full Members. An Associate Membership is defined as a non-permanent membership offered to non-property owners. Associate Members may be enrolled after the 100 permanent Full Memberships, reserved for non-property owners, are enrolled and before the compliment of 250 members is reached.

The Club has the right to recall Associate Members on a first-in, last-out basis. If recall is issued, the Associate Member receives back 100 percent of the initiation fee originally paid.

Corporate Memberships have the same privileges as Full or Associate Memberships and are placed in the name of the corporation, firm, or partnership. The membership is assigned to one designee and his or her family upon the approval of the designee by the Club. Corporate Memberships have a "change of designee" option in which the designee may be changed from time to time with the approval of the Club and payment of the transfer fee.

Q: Does my family have Club privileges?

A: Membership entitles the member and his or her immediate family to use the Club Facilities in accordance with the membership classification. A member's immediate family shall include the member's spouse and their unmarried children under the age of 22 who live with the member or are enrolled full time in an accredited educational institution.

Q: If I leave the Club will I be entitled to a refund?

A: Yes, members who resign from the Club will receive 80% of their original initiation deposit paid to the Club. If an Associate Member is recalled, the member receives 100% of the initiation deposit paid.

Q: Why do you call it an initiation deposit instead of an initiation fee?

A: The tax structure of the Club requires that we refund 100% of the initiation deposit paid by the member, thirty years from his or her acceptance date. The 30 year refund will be given only to those members who have not received the 80% refund prior to being a member for thirty years.

Q: Do property owners have special rights as members?

A: Property Owners are offered permanent membership in the Club. Only if the original property owner enrolls as a permanent member in the Club, can subsequent property owners of that home be entitled to a membership reservation. The property owner is given 60 days to activate his or her membership reservation.

Q: If I have further questions concerning the Club who do I contact?

A: Brenda Hall, the Club's Director of Membership, will be happy to assist you in answering questions concerning the development of the Persimmon Country Club Community.

Q: Why was the Club named, Persimmon?

A: Persimmon is sought throughout the world as the wood of choice for top quality golf clubs. These clubs are carefully crafted by various manufacturers, using over 100 hand operations per club. Many professionals agree that only Persimmon allows them to "feel" the ball, helping to improve their consistency and swing. In the world of golf, persimmon is associated with quality, durability and beauty. The same holds true for the Persimmon community.

It is this dedication and respect for traditional craftsmanship that makes persimmon, the wood, and Persimmon, the community, unique.



Brenda Hall
MEMBERSHIP DIRECTOR

CGC, INC.
8015 S.E. HOGAN ROAD
GRESHAM, OREGON 97080

(503) 667-7500
FAX (503) 667-3885