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LAWRENCE HALPRIN & ASSOCIATES

June 1, 1964

To: Mr. Lawrence Halprin
Lawrence Halprin & Associates
Mr. Joseph Esherick, Architect
Mr. Walter Brelje
Sarles, Brelje & Race
Mr. Charles Moore
Moore, Lyndon, Turnbull & Whitaker
Mr. William C. Matthews
Foote, Cone & Belding
Mr. Whitney Budge
Brobeck, Phleger & Harrison
Barbara Stauffacher
Mrs. Marion K. Conrad
Mr. Emmett DeMoss, Jr.
Oceanic Properties, Inc.
Mr. Ned Westover
The Sea Ranch

LH	RV
JW	GR
DC	LS
SN	

Regarding: Presentation Materials - The Sea Ranch

Ladies and Gentlemen:

Oceanic will be making a presentation of the Sea Ranch development plans to its Board of Directors on Wednesday, the 17th of June. We will need certain materials as listed below, and these materials should be mailed not later than Saturday the 13th so that I will have them on Tuesday morning to digest and doctor for the following day.

Halprin - Brelje

1. I have the PC map, but lack the acreage count of the Common Area, and also of the Private Common Area in relation to the total 1800 acres. In other words ... how much are we giving away? Also, won't there be Private Common Areas among the hillside houses ... can you guesstimate how much?
2. The PC map does not include the "recreational spots" we decided to include. These are the areas where local residents could group together and construct a swimming pool or other domestic-recreational use. We also decided to locate parking areas

Oceanic Properties Inc

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P O Box 2780
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Telephone 587-011

Alfred Boeke
Vice President &
Planning Director

below the highway for the use of mauka residents wishing to park and then walk through the Common Areas to the beach.

3. I will need the Tentative Map, and if different, the Proposed Final Map.
4. I should have any revised schedule for Santa Rosa processing.

Esherick

1. Plans and elevations for model homes (and Resident Manager's home, if ready.)
2. Perspective sketches of at least two of the above that sell. A perspective of the model home group could be an alternate to the sketches above.
3. Plans and elevations of store-restaurant-office, and a perspective sketch of same that sells.
4. The sketch of the Entry Markers as previously requested.

Moore, et al

1. Up to date plans, elevations, sections, etc. on the condominium cluster. Sketches and elevations must show floor lines dotted.
2. A perspective sketch that sells of cluster, showing window and other openings not visible on the cardboard model (otherwise I would have asked for slides.)

Stauffacher

Photostats of logo and the typography selected for "The Sea Ranch." Provide logo blowup at approximately 12 inches square, and a smaller one 2 inches square or less, as it would appear reduced in an ad or viewed at 60 miles per hour, etc.

Westover

1. Cost estimate of condominium.
2. Cost estimate of store-restaurant-office.
3. Cost estimate of model homes.
4. Cost estimate of Resident Manager's home.

5. Summary of construction logistics and schedule as presently conceived.

Brelje

1. Cost estimate of off-site for each type of unit and the lot areas on the Tentative Map.
2. Cost estimate of water and other central or utility systems in addition to No. 1 above, and the ultimate size of their service area.
3. Analysis of time schedule for power, telephone and other systems installation.

DeMoss - Halprin - Westover

Size and cost of initial forestry program in preparation for the initial construction stage and to provide the demonstration plot in the forest. These costs should include dirt roads necessary for the logging operation.

Budge

1. As up to date a copy of the Deed, Covenants and Restrictions as is possible at that time. (Incidentally, Whit, I have not received any draft as yet, and presumably the consultants have not.)
2. Drafts or progress reports on any of the documents in process that would be of interest to the Board in terms of the proposed development. Whit, use your own judgment on this.

Thanks ... Aloha.

Cordially,

A large, stylized handwritten signature in dark ink, consisting of a large loop followed by a smaller flourish.