



Oceanic Properties Inc

401 Kamakee Street
P O Box 2780
Honolulu 3 Hawaii
Telephone 587-011

Alfred Boeke
Vice President &
Planning Director

September 22, 1964

SEP 24 1964

Mr. Charles Moore
Moore, Lyndon, Turnbull & Whitaker
1001 Heinz
Berkeley, California

Re: The Condominium Unit

Dear Chuck, et al:

Our day at the Sea Ranch with some 30 or more Board members was excellent; the weather magnificent, the tide low. At lunch in the wind shade of a hedgerow they all removed their coats it was so hot. We had a good laugh about Boeke's banana belt.

The only thing that seems to stick in the craw of the older Board members is your infamous four-poster. I should have warned you not to talk too much about it and emphasize the other attributes of the condominium.

I have re-reviewed our final plans dated 9 July, 1964, and find that I am not able to find a detailed floor plan for the 2-bedroom unit within the 24 by 24 box. Do these two bedrooms close off for both visual and sound privacy? In unit 7 does the bedroom on the second floor close with a door? What do you think of having a fixed panel and a sliding door in unit 7 to the room to the right as you enter, that is at landing level? It could then operate as a closed bedroom with fairly convenient access to the bath.

What I am looking for is a model available for rental to one or more of our older Board members who, together with their wives, could be comfortable and continue to be our allies on this project. Of the four model units, three have four-posters, and I guess unit 8 and unit 7 have some privacy potential, but I cannot be sure from the plans.

Mr. Charles Core
Page 2
September 22, 1964

Could you also give some consideration to an alternate detail that would enclose a four-poster with access to a window, and indicate which units it might be applicable to.

Please understand that I agree with all of the mountain cabin rationale but to an older person (and I believe older people will predominate among our Sea Ranch buyers) providing a bedroom with a door that closes is such a simple thing...and in their mind, why not?

May I hear from you soon.

Aloha to all,

A handwritten signature, possibly "A", enclosed within a large, hand-drawn oval.

cc: Donald O'Leary