

Dear Home Buyers,

Over eighteen years ago, we were searching for our first home. We looked in many neighborhoods in the city but were drawn to Telegraph Hill because of its picturesque beauty, pure San Francisco charm and proximity to downtown. We were originally going to buy a condominium two doors down but when we walked up the stairs at 118 Alta, saw the beautiful view and felt the wonderful vibe of the property, we knew we had found our home.

Aside from the view and quiet setting, we enjoy the natural light that floods the house. Telegraph Hill is situated in a sunny and warmer microclimate of San Francisco. On occasional foggy nights, the wood burning fireplace makes for a cozy spot to take in the city lights. We appreciate the layout of the home. There is plenty of space for easy entertaining but beware, friends and family will love it so much they will visit often.

We thought we'd stay in the house for a few years and then move to the suburbs to raise a family; however; as busy working professionals, we found the walking proximity to the Financial District extremely convenient. In addition, because there is no car traffic on Alta Street, there is little to no city noise and a great deal of privacy. The lack of parking is a trade off to have an urban oasis and we rarely used a car given the closeness to work, restaurants and the gym.

Built in 1907, 118 Alta St has been home to good fortune and entrepreneurial spirit. Tom Donahue lived here in the 1960's while running KMPX and organizing several concerts including those for the Beatles and the Rolling Stones. He brought Phil Lesh, Jerry Garcia and Bob Weir together with Warner Bros to sign the Grateful Dead's first recording contract at 118 Alta. It is rumored that at the time the house's walls were covered with gold records and many famous rock stars frequented the property.

Good fortune continued when Brad founded a software company on the ground floor of the house. But the best fortune of all was when our daughter was born, followed by the birth of our son two years later.

Living on Telegraph Hill made it easy to stay in the city with two young children. We had all of the conveniences a city has to offer while enjoying the tranquil environment and absolutely wonderful neighbors. The kids attended a family day care in the neighborhood when they were babies and then Tel Hi Preschool before going to Ecole Notre Dame des Victoires (NDV). I loved that we walked them to day care, preschool and NDV before walking on to work. It made the city feel a lot smaller.

Holidays are a lot of fun on Telegraph Hill. The best was Halloween when the kids would trick or treat in our neighborhood. A close second was neighborhood block parties, rooftop viewing parties during Fleet Week and of course, the annual Italian American Heritage Parade where

we'd enjoy private tables outside of North Beach restaurants with our neighbors while watching the afternoon show.

Speaking of neighbors, we have, in our opinion, the best in the city. Blair and Sharon next door purchased their home a month before we did ours and have vowed to stay forever. They are like family to us. Several families with kids live along Alta St. There are many dogs on Telegraph Hill and neighbors help out with pet sitting. We felt that our neighbors knew us well and looked out for us and each other. There is also a neighborhood watch and a strong sense of community. You'll notice that properties rarely come up for sale on Telegraph Hill and that is purely because people love living here and tend to stay a long time.

As far as neighborhood gems and logistics are concerned, here are some tips:

- Groceries can easily be delivered right to the house through Safeway.com, Instacart or Good Eggs. We often used the pedestrian easement to park our car while unloading groceries or other items.
- Uber and Lyft come to the house quickly.
- Street parking with a residential A permit is easily accessible. We often times parked on the street instead of using the garage.
- The 350 Union garage houses cars for many Telegraph Hill residents. You'll find high end cars like McLarens, Ferraris, Porsches, BMW, Mercedes, etc. It is a safe and clean garage. Parking is transferable and we are offering a space for one year as part of the purchase.
- The front and back gardens use a drip system for easy maintenance. We use The Urban Gardener to clean up leaves and tend to the plants 1-2 times per month.
- There are so many wonderful restaurants just steps down the hill in North Beach. You will have a lot of fun discovering your favorites. Ours include: Park Tavern, Original Joe's, Tony's Pizza and da Flora.
- If you practice yoga, you can check out Glow which has a variety of fitness classes and terrific instructors. They also offer spa services.
- Just down the Filbert or Greenwich steps is the Bay Club which has a multitude of sports amenities including tennis courts, indoor pools and a spa. It's like having an urban country club in your back yard.
- Grant St in North Beach has an eclectic array of boutiques and specialty shops.
- Washington Square Park is a great place to enjoy the sunny microclimate.
- The Ferry Building has a weekend farmer's market which is a fun way to spend a Saturday.

Telegraph Hill is a gem and 118 Alta is a truly special home. We absolutely loved living there and know that you will too!