

LETTER FROM THE SELLER

423 7th Street #909, Oakland

To the Future Owner of 423 7th Street, Unit 909,

When I first stepped into the 8 Orchids building, the welcoming lobby area, traversing the halls, seeing the peaceful courtyard on the ground level, 6th floor rooftop common area, and finally entering the threshold of what would be my future home of Unit 909 in 2010, I knew I was home. The very first thing that struck me as awe-inspiring when I walked into the unit was the sweeping views of Oakland, its vast port, the city of San Francisco, Bay and Golden Gate Bridges - as far-reaching as the Richmond-San Rafael Bridge - and the rest of Marin County!

After living at the 8 Orchids building for nearly 13 years, which was the first home that I owned, I can truly say that my time there was incredibly well-spent living in my humble abode, and that I will miss living in my unit, neighborhood, and local community very much. The aforementioned views, the central location to a variety of both cutting-edge and older established bars, the wonderful restaurants, the incredible immersion in culture of living in the heart of Chinatown, and the comforting feeling of being safe and sound in an incredibly secure building, all add to the amenities of living in such a vibrant and active location. With the enticing surrounding areas nearby and all mere feet away, such as Old Oakland, Jack London Square, Downtown, and Uptown, all within walking distance – including a BART station mere blocks away at 12th Street - you will find the convenience and variety of places to venture into are both numerous and alluring. Abound with natural light, your new home's plants will thrive in their habitat and environment.

Amenities within the 8 Orchids building include the aforementioned common courtyard area on the ground level, and a unique common rooftop area on the 6th floor, in addition to a community room on the 2nd floor. Within your future home itself, you will appreciate certain upgrades that were done, such as ceiling fan installation in both the living area and bedroom, honeycomb window blinds in each room, new paint in all rooms, soundproofed laminate flooring, new bedroom carpet, new light fixtures, and a well-maintained HVAC system that includes air conditioning.

I truly loved living in my "castle in the sky" for close to 13 years, and hope that you, too, will enjoy it and everything that the surrounding area has to offer.

Warm Regards,
Shawn Weber