

Exterior-Only Inspection Residential Appraisal Report

53034
File # 34058939

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.													
Property Address		112 Hanson Ln		City		Brentwood	State	CA	Zip Code	94513			
Borrower		Catamount Properties 2018 LLC		Owner of Public Record		Ruff Eric P and Ruff Christine M		County		Contra Costa			
Legal Description		T7703 L26		Assessor's Parcel #		018-340-052-2	Tax Year		2022	R.E. Taxes \$	2,776		
Neighborhood Name		Homecoming		Map Reference		36084	Census Tract		3031.06				
Occupant		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$		0	<input type="checkbox"/> PUD HOA \$		0	<input type="checkbox"/> per year <input type="checkbox"/> per month			
Property Rights Appraised		<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		Assignment Type		<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe)		Servicing					
Lender/Client		Wedgewood Inc		Address		2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278		Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s).		Per CCARMLS, there are no known listings of the subject property in the prior 12 months.											
I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.													
Contract Price \$		Date of Contract		Is the property seller the owner of public record?		<input type="checkbox"/> Yes <input type="checkbox"/> No		Data Source(s)					
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?										<input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, report the total dollar amount and describe the items to be paid.													
Note: Race and the racial composition of the neighborhood are not appraisal factors.													
Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %							
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining		PRICE		AGE		One-Unit		90 %			
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		\$ (000)		(yrs)		2-4 Unit		0 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths		505		Low		5		Multi-Family	1 %		
Neighborhood Boundaries		Lone Tree Way to the north, Sellers Ave to the east, Oak St to the south and Adams Ln to the west.		778		High		60		Commercial	3 %		
Neighborhood Description		The subject is located in an established neighborhood of single family homes. Schools are within a 3 mile radius. Local shopping is available in Brentwood with larger shopping malls in Brentwood, Antioch and Concord (5-30 minutes). Access to highway 4 is 5 minutes away with commutes to larger employment centers from 30-90 minutes each way. BART train service is 15 minutes away.		610		Pred.		19		Other	6 %		
Market Conditions (including support for the above conclusions)		See 1004MC addenda.											
Dimensions		Refer to plat map		Area		5000 sf	Shape		Rectangular	View	N;Res;		
Specific Zoning Classification		R-2		Zoning Description		Single Family Residence							
Zoning Compliance		<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If No, describe					
Utilities		Public		Other (describe)		Public		Other (describe)		Off-site Improvements - Type			
Electricity		<input checked="" type="checkbox"/>		<input type="checkbox"/>		Water		<input checked="" type="checkbox"/>		Street		Asphalt	
Gas		<input checked="" type="checkbox"/>		<input type="checkbox"/>		Sanitary Sewer		<input checked="" type="checkbox"/>		Alley		None	
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone		X	FEMA Map #		06013C0354G	FEMA Map Date		03/21/2017	
Are the utilities and off-site improvements typical for the market area?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If No, describe									
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, describe									
Based on a visual inspection there were no readily observable adverse conditions seen. There is a normal utility easement on the property.													
Source(s) Used for Physical Characteristics of Property		<input type="checkbox"/> Appraisal Files <input type="checkbox"/> MLS <input type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner		Other (describe)		Satellite image and ext inspect.		Data Source for Gross Living Area		Public Records			
General Description		General Description		Heating/Cooling		Amenities		Car Storage					
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit		<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB		<input checked="" type="checkbox"/> Fireplace(s) #		1	<input type="checkbox"/> None				
# of Stories		1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished		<input type="checkbox"/> Radiant		<input type="checkbox"/> Woodstove(s) #		0	<input checked="" type="checkbox"/> Driveway # of Cars		2	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit		<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished		<input type="checkbox"/> Other		<input type="checkbox"/> Patio/Deck		None		Driveway Surface		Concrete	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Exterior Walls		Wood/Stucco		Fuel		Gas	<input checked="" type="checkbox"/> Porch		Covered	Garage # of Cars	2
Design (Style)		Traditional	Roof Surface		Compshingle	<input checked="" type="checkbox"/> Central Air Conditioning		<input type="checkbox"/> Pool		None		Carport # of Cars	0
Year Built		1996	Gutters & Downspouts		Metal	<input type="checkbox"/> Individual		<input checked="" type="checkbox"/> Fence		Wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		
Effective Age (Yrs)		25	Window Type		Dual Pane	<input type="checkbox"/> Other		<input type="checkbox"/> Other		None		<input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven		<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer		Other (describe)									
Finished area above grade contains:		8	Rooms	4	Bedrooms	2.0	Bath(s)	1,579	Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.)		Insulation and dual pane windows.											
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.).		C4;From an exterior perspective the subject appears to be in average condition. No information or MLS photos are available to see what condition the interior is in. From a satellite view, it does not look to have a patio or landscaping in the rear.											
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, describe.									
This is not a home inspection and the owners should consult a licensed inspector for a complete home inspection. This inspection is for valuation purposes only and should not be relied upon as a home inspection.													
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If No, describe.									

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 703,888 to \$ 825,000					
There are 23 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 505,000 to \$ 778,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	112 Hanson Ln Brentwood, CA 94513	2022 Hedge Ave Brentwood, CA 94513	1781 Cedarwood Ter Brentwood, CA 94513	968 Finn Way Brentwood, CA 94513	
Proximity to Subject		0.29 miles W	0.56 miles S	1.46 miles S	
Sale Price		\$ 645,000	\$ 585,000	\$ 622,000	
Sale Price/Gross Liv. Area		\$ 381.66 sq.ft.	\$ 451.04 sq.ft.	\$ 362.68 sq.ft.	
Data Source(s)		CCARMLS#41004321;DOM 23	CCARMLS#41019919;DOM 5	CCARMLS#41013969;DOM 6	
Verification Source(s)		Doc #148519;CoreLogic	Doc#not yet available	Doc #180983;CoreLogic	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth FHA;0		ArmLth Conv;0	
Date of Sale/Time		s09/22;c09/22	-19,350	s03/23;c03/23	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	5000 sf	6000 sf	0	5250 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT2;Traditional	0	DT1;Traditional	
Quality of Construction	Q4	Q3	-10,000	Q4	
Actual Age	27	24	0	38	+5,500
Condition	C4	C3	-10,000	C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	8 4 2.0	9 4 2.1	-2,500	7 3 2.0	0
Gross Living Area	1,579 sq.ft.	1,690 sq.ft.	-8,325	1,297 sq.ft.	+21,150
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FAU;CAC	FAU;CAC		FAU;CAC	
Energy Efficient Items	Dual Pane	Dual Pane		Dual Pane	
Garage/Carport	2ga2dw	2gb2dw	0	2ga2dw	
Porch/Patio/Deck	Porch	Porch		Porch/Patio	-5,000
Fireplaces	1 Fireplace	None	+1,000	1 Fireplace	
Pool Features	NoPool	NoPool		NoPool	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -49,175		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 21,650	
Adjusted Sale Price of Comparables		Net Adj. 7.6% Gross Adj. 7.9% \$ 595,825		Net Adj. 3.7% Gross Adj. 5.4% \$ 606,650	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) CoreLogic					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.					
Data Source(s) CoreLogic					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	
Date of Prior Sale/Transfer					
Price of Prior Sale/Transfer					
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic	
Effective Date of Data Source(s)	03/31/2023	03/31/2023	03/31/2023	03/31/2023	
Analysis of prior sale or transfer history of the subject property and comparable sales Per public records, the Subject has no known 36-month prior transfer history. 2022 Hedge Ave has no known 12-month prior transfer history. 1781 Cedarwood Ter has no known 12-month prior transfer history. 968 Finn Way has no known 12-month prior transfer history.					
Summary of Sales Comparison Approach Sale 1 is a slightly larger model with above average upgrades and condition. No rear landscaping. Sale 2 is a smaller single story from a nearby PUD. No interior pictures but states laminate flooring throughout. Quartz counters in the kitchen. No further details available. Sale 3 is a slightly larger single story about 1.5 miles away. Standard, original finishes in average condition. Patio.					
Condition adjustments to the comparables were based on external observation and a review of the MLS listings; comments entered by the realtors and interior photos provided.					
Indicated Value by Sales Comparison Approach \$ 600,000					
Indicated Value by: Sales Comparison Approach \$ 600,000 Cost Approach (if developed) \$ Income Approach (if developed) \$					
Most weight has been given the market approach since a reliable GRM was not available for an income approach. The cost approach was considered but is not considered as reliable as the market approach which reflects current buyer / seller interactions in the subject's immediate area.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This Appraisal Report is intended for use by the lender/client Only. This report is not intended for any other use.					
Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 600,000 , as of 03/31/2023 , which is the date of inspection and the effective date of this appraisal.					

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ADDITIONAL COMMENTS

The exterior was inspected visually from the ground.

The report has been prepared for obtaining a loan and is not to be used for any other purpose. The inspection is based only on a visible inspection of those items noted. These findings are based on observable conditions noted at the time of the inspection and other conditions known to exist at the time of the appraisal. I am NOT a licensed building contractor or professional building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any of the parties in this transaction have questions or concerns regarding any mechanical or structural physical problems, condition, infestation, contamination or other issues regarding the subject property, an expert in that field of specialty should be consulted.

The cost approach to value was developed for valuation purposes only. No one, client or 3rd party may or should rely on these figures for insurance purposes. The definition of market value on page 4 of this report may not be consistent with definitions of insurable value.

This report was done for the purpose of obtaining a loan in a mortgage finance transaction only; for the lender/client- Wedgewood Inc.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of market value. No additional intended users are identified by the appraiser.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Under present land use the other is; vacant land, parks, and schools.

The effective date and the inspection date are the same.

The report was developed in adherence to Appraiser Independence Regulations.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Cost Approach is not required for this assignment

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	DWELLING Sq.Ft. @ \$	= \$
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$
	Garage/Carport Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New	= \$
	Less Physical Functional External	
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
Estimated Remaining Economic Life (HUD and VA only) Years	INDICATED VALUE BY COST APPROACH	= \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

Does the project contain any multi-dwelling units? Yes No Data Source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.


23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Susan Allison
 Signature 
 Name Susan Allison
 Company Name Allison Appraisal Services
 Company Address 1613 Dawnview Dr
Brentwood, CA 94513
 Telephone Number 925-864-1147
 Email Address Susan@AllisonAppraisalServices.com
 Date of Signature and Report 04/01/2023
 Effective Date of Appraisal 03/31/2023
 State Certification # AR039831
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 03/16/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
112 Hanson Ln
Brentwood, CA 94513
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000
 LENDER/CLIENT
 Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd, Suite 100,
Redondo Beach, CA 90278
 Email Address n/a

SUBJECT PROPERTY
 Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

53034
File # 34058939

FEATURE		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address		112 Hanson Ln Brentwood, CA 94513			2105 Homecoming Way Brentwood, CA 94513			165 Trent PI Brentwood, CA 94513					
Proximity to Subject					0.11 miles SW			0.38 miles S					
Sale Price		\$			\$ 665,000			\$ 825,000			\$		
Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 339.29 sq.ft.			\$ 417.93 sq.ft.			\$ sq.ft.		
Data Source(s)					CCARMLS#41012712;DOM 22			CCARMLS#41021698;DOM 11					
Verification Source(s)					Doc #188540;CoreLogic			CoreLogic					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
					+(-) \$ Adjustment			+(-) \$ Adjustment			+(-) \$ Adjustment		
Sales or Financing Concessions					ArmLth Cash;0			Listing					
Date of Sale/Time					s12/22;c12/22			Active			0		
Location		N;Res;			N;Res;			N;Res;					
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple					
Site		5000 sf			4780 sf			4930 sf			0		
View		N;Res;			N;Res;			N;Res;					
Design (Style)		DT1;Traditional			DT2;Traditional			DT2;Traditional			0		
Quality of Construction		Q4			Q4			Q3			-20,000		
Actual Age		27			28			20			-3,500		
Condition		C4			C4			C3			-20,000		
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count		8	4	2.0	9	4	2.1	8	4	2.1	-2,500		
Gross Living Area		1,579 sq.ft.			1,960 sq.ft.			1,974 sq.ft.			-29,625 sq.ft.		
Basement & Finished Rooms Below Grade		0sf			0sf			0sf					
Functional Utility		Average			Average			Average					
Heating/Cooling		FAU;CAC			FAU;CAC			FAU;CAC					
Energy Efficient Items		Dual Pane			Dual Pane			Dual Pane					
Garage/Carport		2qa2dw			2qbi2dw			2qbi2dw			0		
Porch/Patio/Deck		Porch			Porch/Patio			Porch/Patio/dck			-20,000		
Fireplaces		1 Fireplace			1 Fireplace			1 Fireplace					
Pool Features		NoPool			NoPool			NoPool					
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> -			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			<input type="checkbox"/> + <input type="checkbox"/> -		
Adjusted Sale Price of Comparables					Net Adj. 8.4 % Gross Adj. 8.4 %			Net Adj. 11.6 % Gross Adj. 11.6 %			Net Adj. % Gross Adj. %		
					\$ -56,050			\$ -95,625			\$		
					\$ 608,950			\$ 729,375			\$		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)		CoreLogic			CoreLogic			CoreLogic					
Effective Date of Data Source(s)		03/31/2023			03/31/2023			03/31/2023					
Analysis of prior sale or transfer history of the subject property and comparable sales													
2105 Homecoming Way has no known 12-month prior transfer history.													
165 Trent PI has no known 12-month prior transfer history.													
Analysis/Comments													
Sale 4 is a larger 2 story home from the subject development. Average finishes and condition. Sale 5 is a larger 2 story that has been updated throughout; flooring, paint, molding, built ins, kitchen and baths. Landscaped with deck and patio.													

Supplemental Addendum

File No. 34058939

Borrower	Catamount Properties 2018 LLC						
Property Address	112 Hanson Ln						
City	Brentwood	County	Contra Costa	State	CA	Zip Code	94513
Lender/Client	Wedgewood Inc						

Sales Comparison Search

The comparable search focused on sales, listings and pending sales with transaction dates within the past 6 months and located within a 2 mile radius of the subject property. Additional criteria included homes built between 1963 and 2018 with GLA between 1200 and 2000 sf. Of the properties selected for inclusion, 4 closed sales were chosen as most representative and were included in the sales comparison grid.

The mile radius was exceeded to find additional sales meeting the above criteria. Being on the east side of Brentwood, made the mile radius small since the agricultural section of Brentwood is to the east.

There are only 2 active listings and no pending sales currently. 1 listing is used in the report and the other is a newer zero-lot line home that is not comparable to the subject.

THE SUBJECT'S MARKET VALUE IS SIMILAR TO THE PREDOMINANT VALUE.

Occupant- Unknown as this is an exterior inspection and no contact was made with the owners. The assumption is that it is tenant occupied.

The owner on public record does not match the borrower. The appraiser was not advised the reason for this.

Reconciliation:

All sales are traditional sales with 2 car garages. Sales 2 and 3 are single story like the subject. Sales 2-4 are similar in quality and condition to the subject. Sale 2 is the most current closing (closed on the effective date). Sale 4 is most proximate being from the subject development and Sale 1 is next most proximate. Sale 3 is the only sale exceeding the mile radius. Equal weight is given to the 4 sales for varying reasons.

• URAR: Site - Highest and Best Use

The subject is an existing home. It conforms to local zoning requirements and with the surrounding properties in terms of size, quality and appeal to the market. In my opinion, the existing improvements are legally permissible, physically possible, financially feasible and maximally productive. Therefore the highest and best use "as improved" is the existing improvements.

Market Conditions Addendum to the Appraisal Report

File No. 53034
34058939

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **112 Hanson Ln** City **Brentwood** State **CA** ZIP Code **94513**

Borrower **Catamount Properties 2018 LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	10	9	4	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.67	3.00	1.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	4	1	2	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.4	0.3	1.5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$617,500	\$610,000	\$580,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	10	35	17	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$679,975	\$499,000	\$764,444	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	42	58	6	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101%	99%	108%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No Declining Stable Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **An analysis was performed on 23 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to have seller concessions.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
An analysis was performed on 23 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **Information reported in the MAXEBRD system (using an effective date of 03/31/2023) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
An analysis was performed on 23 competing sales over the past 12 months. The sales within this group had a median sale price of \$595,000. This analysis shows a change of -1% per month. Based on all sales in this same group, there is a 1.0 month supply. This analysis shows a change of -1% per month. These sales had a median DOM of 19. This analysis shows a change of +29.1% per month.

****A -.5% monthly time adjustment has been taken on the closed sales from the contract date to the effective date of the appraisal.**

If the subject is a unit in a condominium or cooperative project, complete the following: n/a Project Name: n/a

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature <i>Susan Allison</i>	Signature
Appraiser Name Susan Allison	Supervisory Appraiser Name
Company Name Allison Appraisal Services	Company Name
Company Address 1613 Dawnview Dr, Brentwood, CA 94513	Company Address
State License/Certification # AR039831 State CA	State License/Certification # State
Email Address Susan@AllisonAppraisalServices.com	Email Address

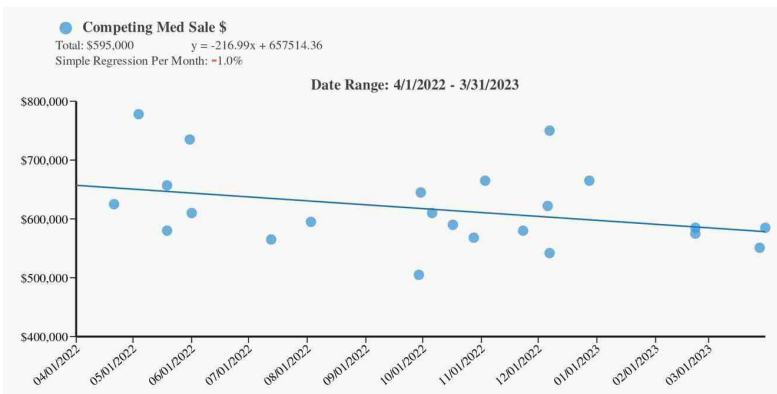
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

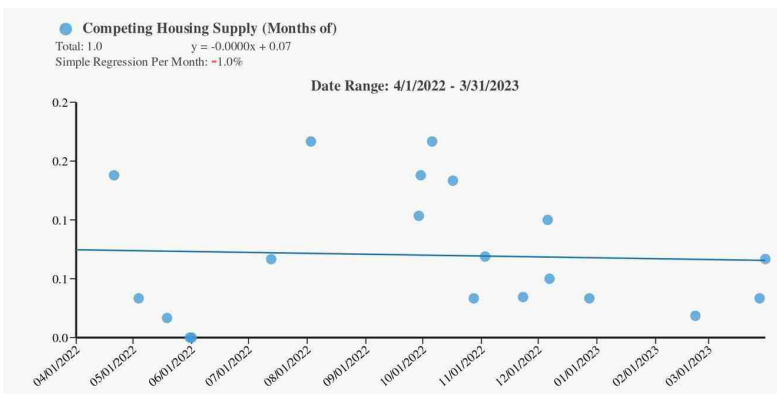
Market Conditions Charts - Page 1

Borrower	Catamount Properties 2018 LLC				
Property Address	112 Hanson Ln				
City	Brentwood	County	Contra Costa	State	CA
Lender/Client	Wedgewood Inc				
				Zip Code	94513



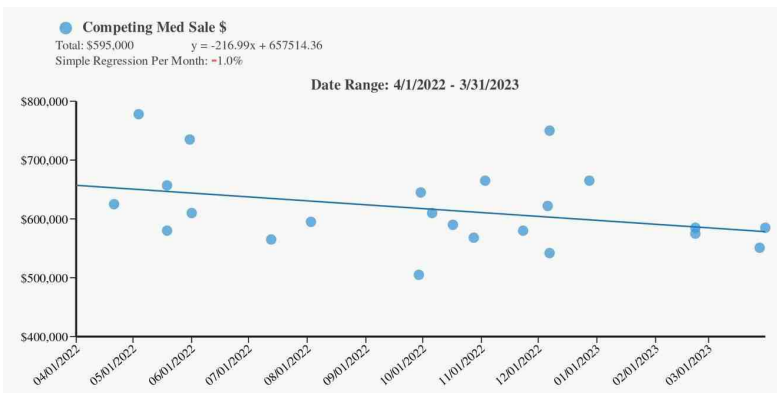
Median \$

An analysis was performed on 23 competing sales over the past 12 months. The sales within this group had a median sale price of \$595,000. This analysis shows a change of -1% per month.



Housing Supply

Based on all sales in this same group, there is a 1.0 month supply. This analysis shows a change of -1% per month.

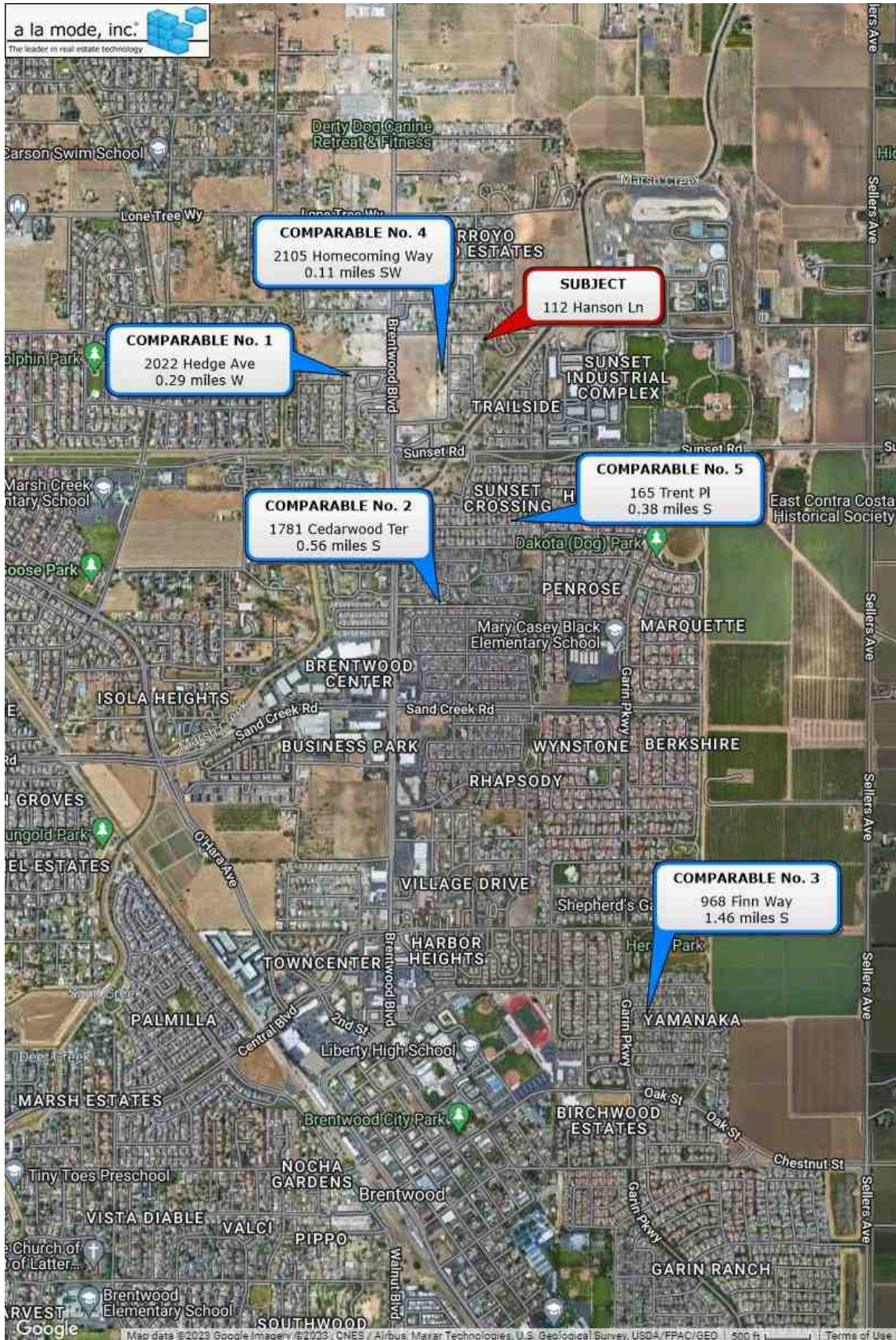


Sales DOM

These sales had a median DOM of 19. This analysis shows a change of +29.1% per month.

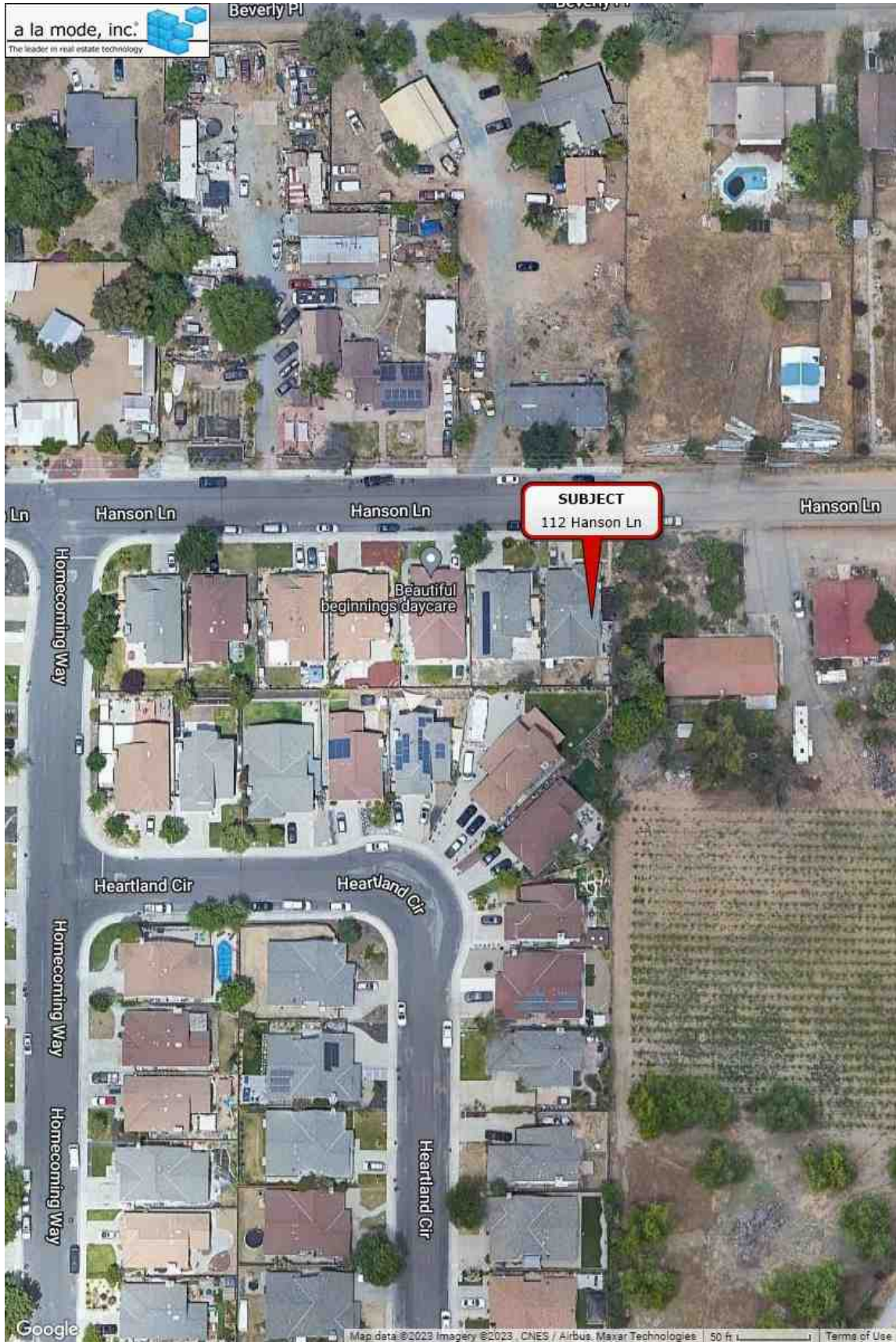
Location Map

Borrower	Catamount Properties 2018 LLC				
Property Address	112 Hanson Ln				
City	Brentwood	County	Contra Costa	State	CA
Zip Code	94513				
Lender/Client	Wedgewood Inc				



Location Map

Borrower	Catamount Properties 2018 LLC						
Property Address	112 Hanson Ln						
City	Brentwood	County	Contra Costa	State	CA	Zip Code	94513
Lender/Client	Wedgewood Inc						



3/30/23, 7:37 AM

CRS Data - Property Report for Parcel/Tax ID 018-340-052-2



Thursday, March 30, 2023



LOCATION

Property Address	112 Hanson Ln Brentwood, CA 94513-2186	
Subdivision		
Carrier Route	R024	
County	Contra Costa County, CA	

GENERAL PARCEL INFORMATION

APN/Tax ID	018-340-052-2
Alt. APN	
Account Number	018-340-052-2
Tax Area	10-054
2020 Census Trct/Blk	3031.06/1
Assessor Roll Year	2022

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1579
# of Buildings	1

CURRENT OWNER

Name	Ruff Eric P Christine M
Mailing Address	112 Hanson Ln Brentwood, CA 94513-2186
Owner Occupied	Yes

SCHOOL ZONE INFORMATION

Mary Casey Black Elementary School	0.7 mi
Elementary: K to 5	Distance
Bristow Middle School	1.8 mi
Middle: 6 to 8	Distance
Liberty High School	1.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/23/2023

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/24/1996	7/31/1996	\$142,000	Ruff Eric P & Ruff Christine M	Ralph Garrow Inc & Garrow Corporation	Deed & Company		96-142411

TAX ASSESSMENT

Tax Assessment	2022	Change (%)	2021	Change (%)	2020
Assessed Land	\$61,376.00	\$1,203.00 (2.0%)	\$60,173.00	\$617.00 (1.0%)	\$59,556.00
Assessed Improvements	\$168,352.00	\$3,301.00 (2.0%)	\$165,051.00	\$1,692.00 (1.0%)	\$163,359.00

<https://maxebrd.crsdata.com/mls/Property/tU6ZG1y12lbqpxQVXCu7IPmO6iRbxEwoKYnhpHQU8hn1szjWTbZQSa5-I6ZWfAXuAI30C3xEPqTpUyR6Y...> 1/3

Public Records/Plat Map - Page 2

3/30/23, 7:37 AM

CRS Data - Property Report for Parcel/Tax ID 018-340-052-2

Total Assessment	\$229,728.00	\$4,504.00 (2.0%)	\$225,224.00	\$2,309.00 (1.0%)	\$222,915.00
Exempt Reason					
% Improved	73%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022			\$2,775.80
2021			\$2,701.80
2020			\$2,852.16
2019			\$2,700.12
2018			\$2,550.66
2017			\$2,552.98
2016			\$3,167.08
2015			\$3,132.44
2014			\$3,114.28
2013			\$3,016.32

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
06/13/2006	\$250,000	Ruff Eric P Ruff Christine M And Ruff Chri	World Savings Bank	2006-185793

FORECLOSURE HISTORY

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
02/14/2023	03/28/2023	Ruff Eric P And Ruff Christine M	Not Available	Auction		2023-013323

PROPERTY CHARACTERISTICS: BUILDING

Building # 1				
Type	Single Family Residential	Condition	Units	
Year Built	1996	Effective Year	Stories	1
BRs	4	Baths	2	Rooms 8
Total Sq. Ft.	1,579			
Building Square Feet (Living Space)			Building Square Feet (Other)	
1st Floor 1579			Garage 396	

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures
- OTHER	
Occupancy	Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	1 CAR		

PROPERTY CHARACTERISTICS: LOT

<https://maxebrd.crsdata.com/mls/Property/tU6ZG1y12lbqpxQVXCu7IPmO6iRbxEwoKYNhphQU8hn1szjWTbZQSa5-I6ZWfAXuAI30C3xEPqTpUyR6Y...> 2/3

Public Records/Plat Map - Page 3

3/30/23, 7:37 AM

CRS Data - Property Report for Parcel/Tax ID 018-340-052-2

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	5,000
Latitude/Longitude	37.957779°/-121.692703°	Acreage	0.12

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	3
Zoning Code		Special School District 2	9
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		Tax Area	10-054
Description	T7703 L26		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	06013C0354G	03/21/2017

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Comparable Sales

Competing Property List

MLS #	Address	Status	Type	List Date	List Price	Sale Date	Sale Price	DOM	Age	GLA
41007964	1369 Windsor Way	Closed	ArmLth	09/09/2022	\$489,000	09/29/2022	\$505,000	3	42	1,231
41010374	1688 Windsor Way	Closed	ArmLth	10/05/2022	\$549,000	12/07/2022	\$542,000	35	21	1,224
ML81918618	200 Grovewood Loop	Closed	ArmLth	02/10/2023	\$559,000	03/28/2023	\$551,000	25	38	1,297
ME222073864	136 Lynn Drive	Closed	ArmLth	06/04/2022	\$555,800	07/13/2022	\$565,000	19	60	1,312
41010257	391 Grovewood Loop	Closed	ArmLth	10/05/2022	\$560,000	10/28/2022	\$568,000	2	38	1,297
41016717	158 Sycamore Ave	Closed	ArmLth	01/11/2023	\$499,000	02/22/2023	\$575,000	8	19	1,667
40987355	140 Sycamore Ave	Closed	ArmLth	04/02/2022	\$585,000	05/19/2022	\$580,000	12	19	1,667
40996147	972 Whitehall Ln	Closed	ArmLth	06/09/2022	\$589,000	11/23/2022	\$580,000	133	19	1,880
41012977	75 Roadrunner St	Closed	ArmLth	11/03/2022	\$499,000	02/22/2023	\$585,000	90	19	1,515
41019919	1781 Cedarwood Ter	Closed	ArmLth	02/24/2023	\$575,000	03/31/2023	\$585,000	5	38	1,297
41001757	256 Woodfield Ln	Closed	ArmLth	07/21/2022	\$620,000	10/17/2022	\$590,000	44	22	1,627
40997186	834 Fan Palm Ln	Closed	ArmLth	06/11/2022	\$599,000	08/03/2022	\$595,000	19	8	1,362
40987109	115 Spruce St	Closed	ArmLth	03/31/2022	\$649,000	06/01/2022	\$610,000	18	18	1,667
41003513	922 Oxford Ln	Closed	ArmLth	07/29/2022	\$608,000	10/06/2022	\$610,000	47	20	1,804
41013969	968 Finn Way	Closed	ArmLth	11/10/2022	\$639,950	12/06/2022	\$622,000	6	20	1,715
40987004	787 King Palm Ln	Closed	ArmLth	03/31/2022	\$579,000	04/21/2022	\$625,000	4	9	1,443
41004321	2022 Hedge Ave	Closed	ArmLth	08/05/2022	\$674,000	09/30/2022	\$645,000	23	24	1,690
40989300	158 Trent Pl	Closed	ArmLth	04/18/2022	\$650,000	05/19/2022	\$657,000	7	20	1,547
BA322074907	1611 Minnesota Avenue	Closed	ArmLth	08/09/2022	\$710,000	11/03/2022	\$665,000	73	23	1,835
41012712	2105 Homecoming Way	Closed	ArmLth	11/28/2022	\$675,000	12/28/2022	\$665,000	22	28	1,960
ME223026062	846 Fan Palm Lane	Active	Listing	03/31/2023	\$703,888		\$0	1	9	1,737
40991063	217 Whispering Oaks Ct	Closed	ArmLth	05/01/2022	\$699,000	05/31/2022	\$735,000	3	22	1,828
41010340	1061 Somersby Way	Closed	ArmLth	09/30/2022	\$749,950	12/07/2022	\$750,000	24	23	1,973
40989278	495 Milford St	Closed	ArmLth	04/18/2022	\$714,900	05/04/2022	\$778,000	7	11	1,688
41021698	165 Trent Pl	Active	Listing	03/21/2023	\$825,000		\$0	11	20	1,974

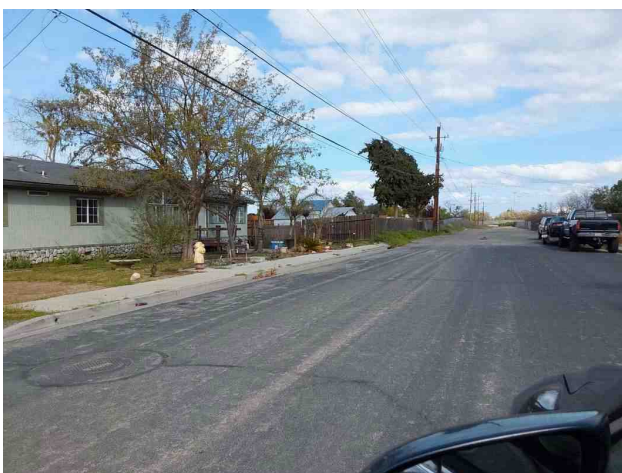
Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	112 Hanson Ln						
City	Brentwood	County	Contra Costa	State	CA	Zip Code	94513
Lender/Client	Wedgewood Inc						

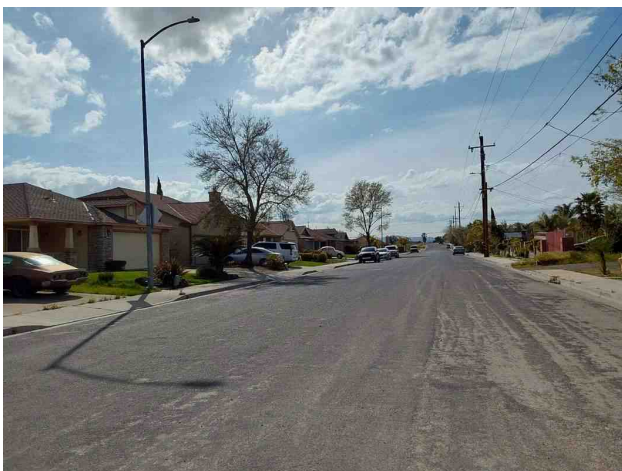


Subject Front

112 Hanson Ln
Sales Price
Gross Living Area 1,579
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 5000 sf
Quality Q4
Age 27



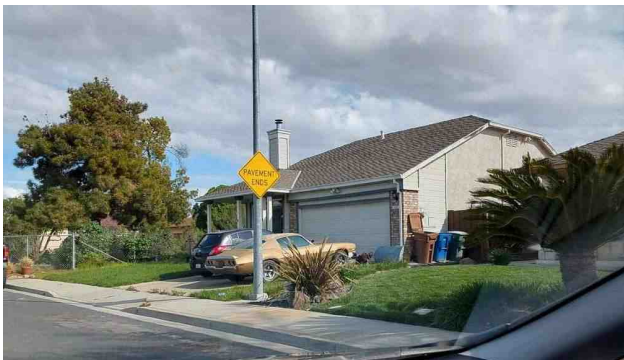
Subject Street



Subject Street

Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	112 Hanson Ln						
City	Brentwood	County	Contra Costa	State	CA	Zip Code	94513
Lender/Client	Wedgewood Inc						



Subject Side View

112 Hanson Ln
Sales Price
Gross Living Area 1,579
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 5000 sf
Quality Q4
Age 27

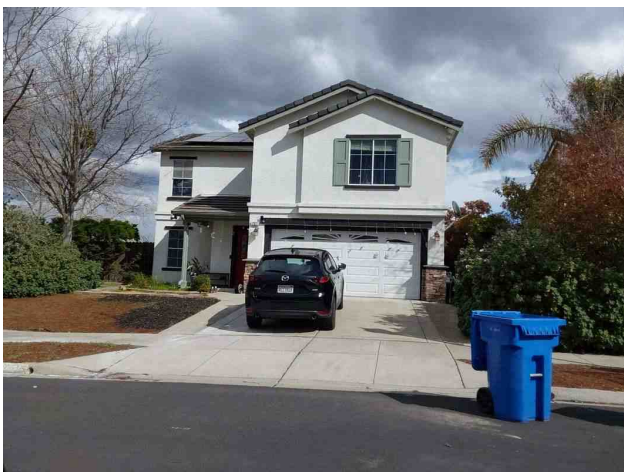


Subject Side View

Subject blank

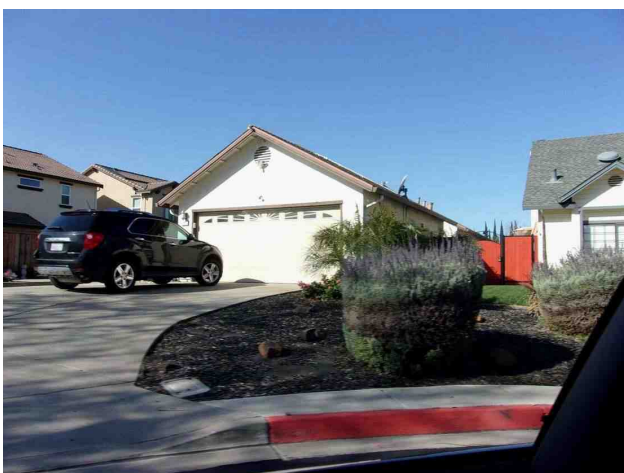
Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	112 Hanson Ln				
City	Brentwood	County	Contra Costa	State	CA
				Zip Code	94513
Lender/Client	Wedgewood Inc				



Comparable 1

2022 Hedge Ave
 Prox. to Subject 0.29 miles W
 Sales Price 645,000
 Gross Living Area 1,690
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 6000 sf
 Quality Q3
 Age 24



Comparable 2

1781 Cedarwood Ter
 Prox. to Subject 0.56 miles S
 Sales Price 585,000
 Gross Living Area 1,297
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5250 sf
 Quality Q4
 Age 38



Comparable 3

968 Finn Way
 Prox. to Subject 1.46 miles S
 Sales Price 622,000
 Gross Living Area 1,715
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5300 sf
 Quality Q4
 Age 20

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	112 Hanson Ln				
City	Brentwood	County	Contra Costa	State	CA
Lender/Client	Wedgewood Inc			Zip Code	94513



Comparable 4

2105 Homecoming Way
 Prox. to Subject 0.11 miles SW
 Sales Price 665,000
 Gross Living Area 1,960
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 4780 sf
 Quality Q4
 Age 28



Comparable 5

165 Trent Pl
 Prox. to Subject 0.38 miles S
 Sales Price 825,000
 Gross Living Area 1,974
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 4930 sf
 Quality Q3
 Age 20

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

USPAP Compliance Addendum

Loan # 53034
File # 34058939

Borrower	Catamount Properties 2018 LLC		
Property Address	112 Hanson Ln		
City	Brentwood	County	Contra Costa
		State	CA
		Zip Code	94513
Lender/Client	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS


Additional USPAP related issues requiring disclosure and/or any state mandated requirements: This is an exterior assignment, so the inspection was from the street.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 15-30 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 	Signature _____
Name <u>Susan Allison</u>	Name _____
Date of Signature <u>04/01/2023</u>	Date of Signature _____
State Certification # <u>AR039831</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>CA</u>	State _____
Expiration Date of Certification or License <u>03/16/2024</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>03/31/2023</u>	Supervisory Appraiser Inspection of Subject Property
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

License



HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE
POLICY DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4, OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-1AX-1001562 **Renewal of:** PRA-1AX-1000302

1. Named Insured: Susan Allison
2. Address: 1613 Dawnview Drive
Brentwood, CA 94513

3. Policy Period: **From:** April 6, 2022 **To:** April 6, 2023

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. Limit of Liability Each **Claim** Policy Aggregate
Damages Limit of Liability **A. \$1,000,000** **B. \$2,000,000**
Claims Expense Limit of Liability **C. \$1,000,000** **D. \$2,000,000**

5. Deductible (Inclusive of Claims Expenses):
5A. \$ 500 Each **Claim** **5B. \$ 1,000** Aggregate

6. Policy Premium: \$732.00 **State Taxes/Surcharges:**

7. Retroactive Date: April 6, 2011

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
Hudson Insurance Group
100 William Street, 5th Floor
New York, NY 10038
Fax: 646-216-3786
Email: hudsonclaims300@hudsoninsgroup.com

9. A. Program Administrator: Riverton Insurance Agency Corp.
B. Agent/Broker: ALIA (Riverton Insurance Agency Corp.)
(800) 882-4410

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

