

Huibin Lan

Exterior-Only Inspection Residential Appraisal Report

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 4362 Denker Dr. City Pleasanton State CA Zip Code 94588
Borrower Catamount Properties 2018 LLC Owner of Public Record WEMER DIANA County Alameda
Legal Description TRACT 2952 LOT 167
Assessor's Parcel # 941-130-615 Tax Year 2023 R.E. Taxes \$ 4,500
Neighborhood Name Pleasanton Map Reference 48-D5 Census Tract 4506.03
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 0 [ ] PUD HOA \$ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Servicing(Market Value)
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? [X] Yes [ ] No
Report data source(s) used, offerings price(s), and date(s). DOM 2;See comments - SUBJECT LISTING HISTORY

I [ ] did [ ] 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? [ ] Yes [ ] 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? [ ] Yes [ ] 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 [ ] Urban [X] Suburban [ ] Rural Property Values [X] Increasing [ ] Stable [ ] Declining PRICE AGE One-Unit 95 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] OverSupply \$ (000) (yrs) 2-4 Unit 2 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over6mths 820 Low 10 Multi-Family 2 %
Neighborhood Boundaries The north boundary is the Stoneridge Dr.;The East boundary is the Hopyard Rd.; The south boundary is the Los Pasitos Blvd and the West boundary is the Hwy680 2,201 High 133 Commercial 1 %
1,500 Pred. 53 Other %
Neighborhood Description The subject property is located in a normal neighborhood in the City of Pleasanton; The neighborhood is normal maintained and is near schools, parks, shopping centers and other community services. The property fits into the general quality and condition in the area. The subject's neighborhood is located within 5 -10 miles from employment centers and Hwy880.
Market Conditions (including support for the above conclusions) The neighborhood trend is increasing for the last 12 months with moderate sales rates.

Dimensions 67 X 97 Area 6499 sf Shape Rectangular View N;Res;
Specific Zoning Classification R1 Zoning Description Single Family Residence
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Comment
Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
Electricity [X] [ ] [ ] Water [X] [ ] Street Asphalt [X] [ ]
Gas [X] [ ] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X500 FEMA Map # 060012-0316G FEMA Map Date 08/03/2009
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [ ] No If Yes, describe.
The subject has the NOISE adverse site factor due to the Busy Rd (Please see the attached satellite map) ,so are some other comparables with similar adverse factor(see sales grid),the housing price will be impacted and the location adjustment will be applied accordingly in the sales grid.no any marketability issue noticed(i.e. The marketability signal----DOM for the comparables with/without this factor are similar).

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [X] Property Owner
[X] Other (describe) Drive by Exterior Inspection Data Source(s) for Gross Living Area RealQuest
General Description General Description Heating / Cooling Amenities Car Storage
Units [X] One [ ] OnewithAccessoryUnit [ ] Concrete Slab [X] Crawl Space [X] FWA [ ] HWBB [X] Fireplace(s) # 1 [ ] None
# of Stories 1 [ ] Full Basement [ ] Finished [ ] Radiant [ ] Woodstove(s) # 0 [X] Driveway # of Cars 2
Type [X] Det. [ ] Att. [ ] S-Det./End Unit [ ] Partial Basement [ ] Finished [ ] Other [ ] Patio/Deck Concre Driveway Surface Concrete
[X] Existing [ ] Proposed [ ] UnderConst. Exterior Walls Woodsidings/Good Fuel Gas [X] Porch Concrete [X] Garage # of Cars 2
Design (Style) Ranch Roof Surface Tile/Good [X] Central Air Conditioning [ ] Pool None [ ] Carport # of Cars 0
Year Built 1968 Gutters & Downspouts Gal.Alum/Gd [ ] Individual [X] Fence Wood [X] Attached [ ] Detached
Effective Age (Yrs) 40 Window Type Sliding/Good [ ] Other None [ ] Other None [ ] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,489 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Dual pane windows.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject is in an average condition. The data source is from the appraiser outside inspection and the PUBLIC DATA (Realquest,MLS Listing and Zillow.com) and VERIFIED by the owner . No physical, functional or external inadequacies were noted at the time of inspection. The Remaining Economic Life for the subject is about 40 years.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No
If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

### Exterior-Only Inspection Residential Appraisal Report

There are 42 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,049,000 to \$ 1,900,000		There are 175 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 820,000 to \$ 2,201,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4362 Denker Dr. Pleasanton, CA 94588	6273 Robin Ct Pleasanton, CA 94588	4672 Herrin Way Pleasanton, CA 94588	6240 Roslin Ct Pleasanton, CA 94588	
Proximity to Subject		0.19 miles SE	0.20 miles NW	0.28 miles SE	
Sale Price	\$	\$ 1,625,000	\$ 1,475,000	\$ 1,505,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1,011.20 sq. ft.	\$ 917.86 sq. ft.	\$ 967.85 sq. ft.	
Data Source(s)		ML# BE41057377;DOM 8	ML# BE41057377;DOM 8	ML# BE41060254;DOM 10	
Verification Source(s)		Realquest Please Comment	Realquest Please Comment	Realquest Please Comment	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0	
Date of Sale/Time		s06/24;c05/24	0	s07/24;c06/24	0
Location	A;Res;BsyRd	A;Res;School	0	N;Res;	-20,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	6499 sf	6200 sf	0	6200 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4	
Actual Age	56	55	0	56	
Condition	C4	C3	-52,000	C3	-52,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+8,000
Room Count	7 4 2.0	7 4 2.0		6 3 2.0	
Gross Living Area	1,489 sq. ft.	1,607 sq. ft.	-80,000	1,607 sq. ft.	-80,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central	
Energy Efficient Items	Dual Pane Window	Dual Pane Window		Dual Pane Window	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch/Concrete	Porch/Concrete		Porch/Concrete	
Fireplaces	1 Fireplace	1 Fireplace		1 Fireplace	
Pool	None	None		None	
Listing Price \$	None	1550000	0	1550000	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -132,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -152,000
Adjusted Sale Price of Comparables		Net Adj: -8%		Net Adj: -10%	
		Gross Adj: 8%	\$ 1,493,000	Gross Adj: 10%	\$ 1,323,000
				Gross Adj: 4%	\$ 1,468,000

SALES COMPARISON ANALYSIS

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  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) RealQuest, MLS.  
 My research  did  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) RealQuest, MLS see sales grid comp8

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)	Realquest	Realquest	Realquest	Realquest
Effective Date of Data Source(s)	02/01/2023	02/01/2023	02/01/2023	02/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Search the database, no prior sale of the comparables(Except comp8) for the last 12 months.  
 The subject DOES NOT have Solar Panels;

Summary of Sales Comparison Approach All Comps are closed sales within last 6 months of similar design and age, and similar quality, condition and appeal from subject's market area.  
 Adjustments are made as follows: 1). Site: \$15/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$680/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$8000/Bedroom; 4). Bathroom: \$8000/Bathroom; 5). Age: \$900/Year(For age difference more than 30 years); 6). Fire place: \$3,000/Fireplace;7) Car storage: \$10,000/car.8) The time adjustment uses 1.6% monthly for the contract date difference more than 6 months and 0.4% monthly for the previous 4-6 months sold comparables according to 1004MC Data , 9).Location:\$20000/Per Adverse Location Factor;The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.  
 Indicated Value by Sales Comparison Approach \$ 1,420,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 1,420,000 Cost Approach (if developed) \$ 1,421,847 Income Approach (if developed) \$  
 Most emphasis is on the market comparison approach which considers sales of similar properties within subject's neighbourhood. Cost approach is supportive. Income approach is not applicable: As the subject is used as a primary resident and almost all the homes in the subject's neighborhood are purchased for owner occupancy The digital signatures on this report are password protected. They are true and exactly same as original ones.  
 This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  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 use for the intended lender/client and/or its assigns for use in mortgage transaction\*\*  
 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 \$ 1,420,000 , as of 07/19/2024 , which is the date of inspection and the effective date of this appraisal.

### Exterior-Only Inspection Residential Appraisal Report

ADDITIONAL COMMENTS

Comparable selection: All the comps are arm length transactions.  
 R1=Single family Residence: the minimum lot size for single family is 5000 sqft or above, The Maximum Residential Density = 9 units per acres. But for much newer single family the lot size will be smaller according to the density allowed (Alameda county zoning ordinance: [http://library.municode.com/HTML/16425/level2/TIT17ZO\\_CH17.08DI.html#TIT17ZO\\_CH17.08DI\\_17.08.060BUSI](http://library.municode.com/HTML/16425/level2/TIT17ZO_CH17.08DI.html#TIT17ZO_CH17.08DI_17.08.060BUSI))  
 This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgage Letter 2009-28.  
 No any personal property is included in this transaction.

The condition of the interior of the improvements are from PUBLIC DATA (Realquest, MLS Listing and Zillow.com) and VERIFIED by the property owner.  
 Note about the verification source of the subject, comp2, comp3, comp4, comp1: As it is closed too recently (please see the attached MLS listing) and the deed document number is not recorded in the Realquest. Confirmed with the agent.

Due to the difference of the GLA/lot size/condition, the pre-adjusted comparable price range is beyond the usual guideline

The condition adjustment for comp1, comp2, comp4, comp5, comp6, comp8 are because These Comparables have better upgraded kitchen (newer granite counter top and newer cabinet), Bathrooms (newer Granite/corian counter top) and flooring (newer hardwood/tile/carpet) while the subject has less upgraded kitchen (older laminate/tile counter top, older cabinet), bathroom (older tile/laminate counter top) and flooring (older laminate/tile/carpet flooring). The good condition houses usually with higher sales price, the condition adjustment was obtained by the pairing analysis of the comparables (comp3 vs comp5).

Due to the difference of GLA, condition, style and location, the pre-adjusted comparable price range is beyond the usual guideline. The age, lot size, GLA, location adjustments were obtained by the pair analysis of the comparables in the subject's neighborhood. Note that the age difference is within 35 years and the lot size difference within 10% of the subject's lot size is seen as bracketed as no adjustment are needed in this case.

All the comps are in the same or competing neighborhood (As the housing price are mainly impacted by the school's rating, all the comparables and the subject have the same or similar school ratings through across the Hwy and/or Major Rd.) within 1. miles with similar condition and location. Most emphasis are addressed in the two overall most similar (The similar condition and the almost the least Gross and Net adjustment) comp3 and comp7 (35% for comp3 and comp5 respectively, 5% each for the remained sold comp).

Note that the subject's final market value is lower than the predominant value of the neighborhood. This is because the subject has a less upgrded condition and busy road location. No any marketability issue noticed due to this (i.e. the DOM of housing value higher than the predominant value is similar to the housing value lower than the predominant value).

COST APPROACH

**COST APPROACH TO VALUE (not required by Fannie Mae.)**

Provide adequate information for the lender/client to replicate your cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Cost estimates based on Marshall & swift cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio is typical for the area.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$ 700,000	
Source of cost data Marshall & swift cost reference	Dwelling	1,489	Sq. Ft. @ \$ 680.00	= \$ 1,012,520	
Quality rating from cost service Good Effective date of cost data Current	Bsmt		Sq. Ft. @ \$	= \$ 0	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport	400	Sq. Ft. @ \$ 110.00	= \$ 44,000	
Physical depreciation is based on the subject's effective age. Cost estimates based on Marshall & swift cost reference and observed typical cost. Land value arrived at by abstraction method. Land to improvement ratio is typical for the area The age/life method is used to calculate physical depreciation. No functional obsolescence or major deferred maintenance noted.	Total Estimate of Cost-new			= \$ 1,056,520	
	Less	Physical 50	Functional 0	External 5	
	Depreciation	528,260	0	26,413	= \$ ( 554,673 )
	Depreciated Cost of Improvements			= \$ 501,847	
	"As-is" Value of Site Improvements			= \$ 220,000	
Estimated Remaining Economic Life (HUD and VA only) 40 Years	Indicated Value By Cost Approach			= \$ 1,421,847	

INCOME

**INCOME APPROACH TO VALUE (not required by Fannie Mae.)**

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach  
 Summary of Income (including support for market rent and GRM)

PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowner's 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  
 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.  
 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 Homeowner's Association?  Yes  No If Yes, describe the rental terms and options.  
 Describe common elements and recreational facilities.

**Market Conditions Addendum to the Appraisal Report**

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 4362 Denker Dr. City Pleasanton State CA ZIP Code 94588

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 that data in the analysis. If data sources provide all 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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)	74	47	54	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	12.33	15.67	18.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Comparable Active Listings	0	0	42	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	0.00	0.00	2.33	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Median Comparable Sales Price	1,362,000.00	1,600,000.00	1,637,500.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	8	7	8	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Comparable List Price	N/A	N/A	1,515,000.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Listings Days on Market	N/A	N/A	8	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	100.00	107.00	103.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail 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.)

The concession were not seen as often as before,the supply and demand is in balance

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).

No, as there is only few distressed properties in the subject's neighborhood( none of 175 sold comps and none of 42 active/pending comps within last 12 months are distressed sales), the prices will NOT be affected.

Cite data sources for above information.

MLS Database:Bayeast( www.maxmls.net) and Realquest(Coreologic:www.realquest.com)

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.

Overall the market in the subject's neighborhood is increasing for the last 12 months BUT with a much smaller increasing rate for the most recent 6 months .Comparing the most recent 6 months data to the previous 7-12 months data and the monthly time adjustment rate will be  $(161875/136200-1)/12*100=1.6\%$  for the contract date difference more than 6 months. .Comparing the most recent 3 months data to the previous 4-6months data and the monthly time adjustment rate will be  $(952/947-1)/6*100=0.4\%$  for the previous 4-6 months sold comparables.

As there is no any active/pending comparables in the previous 4-12 months,thus I entered 'N/A' in the above table.

CONDO/CO.OP PROJECTS

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

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 foreclosures 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.

APPRAISER

Signature   
 Appraiser Name Huibin Lan  
 Company Name Bluebay Appraisal Inc.  
 Company Address 41041 Trimboli Way #1492, Fremont, CA 94538  
 State License/Certification # AR030132 State CA  
 Email Address appraiserlan@yahoo.com

Signature \_\_\_\_\_  
 Supervisor Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

Bluebay Appraisal Inc.  
**SUBJECT PHOTO ADDENDUM**

File No. 35712719

Case No. 58033

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

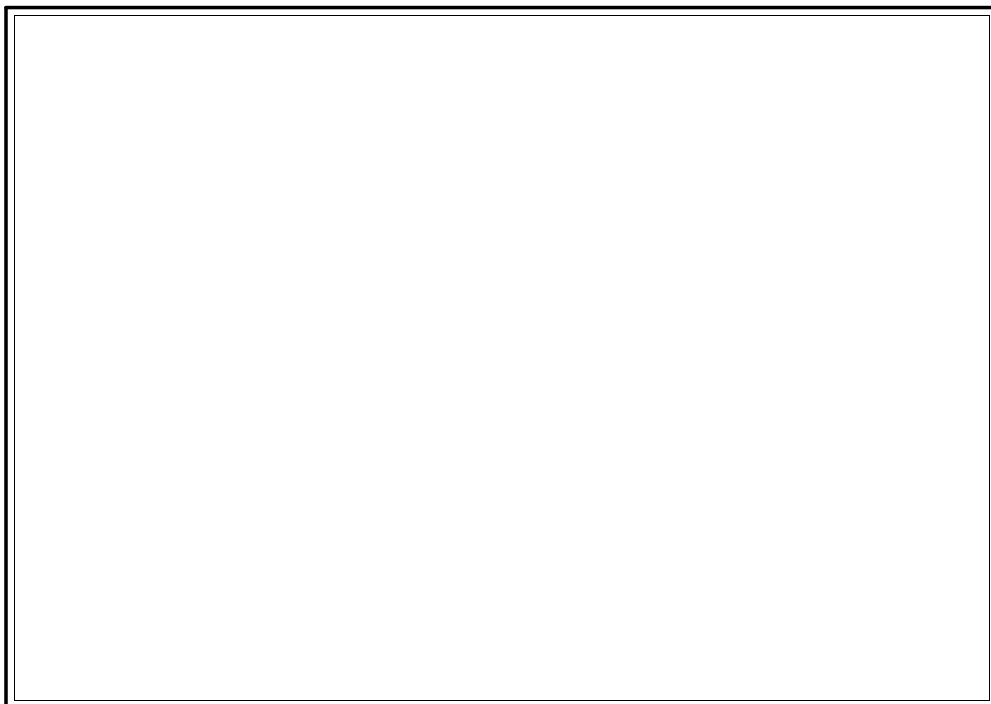
City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**FRONT OF  
SUBJECT PROPERTY**

4362 Denker Dr.  
Pleasanton, CA 94588



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

Bluebay Appraisal Inc.  
**EXTRA COMPARABLES 4-5-6**

File No. 35712719  
 Case No. 58033

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City	Pleasanton	County	Alameda	State	CA	Zip Code	94588
Lender/Client	Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278						

**SALES COMPARISON ANALYSIS**

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	4362 Denker Dr. Pleasanton, CA 94588	6050 Allbrook Circle Pleasanton, CA 94588			6334 Shorewood Ct Pleasanton, CA 94588			6284 Robin Ct Pleasanton, CA 94588		
Proximity to Subject		0.32 miles NE			0.26 miles S			0.21 miles SE		
Sale Price	\$	\$ 1,620,000			\$ 1,400,000			\$ 1,665,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1,003.72 sq. ft.			\$ 1,020.41 sq. ft.			\$ 1,036.09 sq. ft.		
Data Source(s)		ML# ML81962877;DOM 8			ML# BE41048623;DOM 1			ML# BE41057519;DOM 1		
Verification Source(s)		Realquest Please Comment			Realquest Doc# 13452			Realquest Doc# 52573		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
Sale or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0			Conv;0			Conv;0		
Date of Sale/Time		s05/24;c05/24 0			s01/24;c01/24 +33,500			s06/24;c05/24 0		
Location	A;Res;BsyRd	A;Res;BsyRd			A;Res;School 0			A;Res;School 0		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	6499 sf	8058 sf -23,500			7004 sf 0			6200 sf 0		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	56	57 0			55 0			55 0		
Condition	C4	C3 -52,000			C3 -52,000			C3 -52,000		
Above Grade	Total Bdrms Baths	Total Bdrms Baths	+8,000	Total Bdrms Baths	+8,000	Total Bdrms Baths	+8,000	Total Bdrms Baths		
Room Count	7 4 2.0	6 3 2.0			6 3 2.0			7 4 2.0		
Gross Living Area	1,489 sq. ft.	1,614 sq. ft. -85,000			1,372 sq. ft. +79,500			1,607 sq. ft. -80,000		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/Central	FWA/Central			FWA/Central			FWA/Central		
Energy Efficient Items	Dual Pane Window	Dual Pane Window			Dual Pane Window			Dual Pane Window		
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch/Concrete	Porch/Concrete			Porch/Concrete			Porch/Concrete		
Fireplaces	1 Fireplace	1 Fireplace			1 Fireplace			1 Fireplace		
Pool	None	None			None			None		
Listing Price \$	None	1499000 0			1400000 0			1550000 0		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -152,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 69,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -132,000		
Adjusted Sale Price of Comparables		Net Adj: -9% Gross Adj: 10% \$ 1,467,500			Net Adj: 5% Gross Adj: 12% \$ 1,469,000			Net Adj: -8% Gross Adj: 8% \$ 1,533,000		

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realquest	Realquest	Realquest	Realquest
Effective Date of Data Source(s)	02/01/2023	02/01/2023	02/01/2023	02/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Search the database, no prior sale of the comparables(Except comp8) for the last 12 months.

The solar in comp4 is leased, thus not in the sales grid

Summary of Sales Comparison Approach All Comps are closed sales within last 6 months of similar design and age, and similar quality, condition and appeal from subject's market area.  
 Adjustments are made as follows: 1). Site: \$15/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$680/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$8000/Bedroom; 4). Bathroom: \$8000/Bathroom; 5). Age: \$900/Year(For age difference more than 30 years); 6). Fire place: \$3,000/Fireplace;7) Car storage: \$10,000/car.8) The time adjustment uses 1.6% monthly for the contract date difference more than 6 months and 0.4% monthly for the previous 4-6 months sold comparables according to 1004MC Data , 9).Location:\$20000/Per Adverse Location Factor;The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

Bluebay Appraisal Inc.  
EXTRA COMPARABLES 7-8-9

File No. 35712719  
Case No. 58033

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City	Pleasanton	County	Alameda	State	CA	Zip Code	94588
Lender/Client	Wedgewood Inc		Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278				

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	4362 Denker Dr. Pleasanton, CA 94588	4382 Addison Way Pleasanton, CA 94588			6033 Ashley Ct Pleasanton, CA 94588					
Proximity to Subject		0.22 miles NE			0.30 miles NE					
Sale Price	\$	\$ 1,425,000			\$ 1,665,000			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 888.96 sq. ft.			\$ 1,023.36 sq. ft.			\$ sq. ft.		
Data Source(s)		ML# EB41051991;DOM 7			ML# BE41051555;DOM 7					
Verification Source(s)		Realquest Doc# 44637			Realquest Doc# 57063					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
Sale or Financing		ArmLth			ArmLth					
Concessions		Conv;0			Conv;0					
Date of Sale/Time		s04/24;c03/24 +22,800			s05/24;c03/24 +26,640					
Location	A;Res;BsyRd	N;Res; -20,000			A;Res;BsyRd					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	6499 sf	6199 sf 0			9619 sf -46,800					
View	N;Res;	N;Res;			N;Res;					
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch					
Quality of Construction	Q4	Q4			Q4					
Actual Age	56	56			57 0					
Condition	C4	C4			C3 -52,000					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+8,000	Total Bdrms Baths		Total Bdrms Baths		
Room Count	7 4 2.0	7 4 2.0			6 3 2.0					
Gross Living Area	1,489 sq. ft.	1,603 sq. ft. -77,520			1,627 sq. ft. -93,840			sq. ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf					
Functional Utility	Average	Average			Average					
Heating/Cooling	FWA/Central	FWA/Central			FWA/Central					
Energy Efficient Items	Dual Pane Window	Dual Pane Window			Dual Pane Window					
Garage/Carport	2ga2dw	2ga2dw			2ga2dw					
Porch/Patio/Deck	Porch/Concrete	Porch/Concrete			Porch/Concrete					
Fireplaces	1 Fireplace	1 Fireplace			1 Fireplace					
Pool	None	None			1 Pool -20,000					
Listing Price \$	None	1400000 0			1489000 0					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -74,720			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -178,000			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj: -5% Gross Adj: 8% \$ 1,350,280			Net Adj: -11% Gross Adj: 15% \$ 1,487,000			Net Adj: 0% Gross Adj: 0% \$		

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer			11/14/2023	
Price of Prior Sale/Transfer			\$0	
Data Source(s)	Realquest	Realquest	DOC# 134344	
Effective Date of Data Source(s)	02/01/2023	02/01/2023	02/01/2023	

Analysis of prior sale or transfer history of the subject property and comparable sales Search the database, no prior sale of the comparables(Except comp8) for the last 12 months.  
The previous sale of comp8 was a NON armlength transaction:Intra Family Transfer.

Summary of Sales Comparison Approach All Comps are closed sales within last 6 months of similar design and age, and similar quality, condition and appeal from subject's market area.  
Adjustments are made as follows: 1). Site: \$15/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$680/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$8000/Bedroom; 4). Bathroom: \$8000/Bathroom; 5). Age: \$900/Year(For age difference more than 30 years); 6). Fire place: \$3,000/Fireplace;7) Car storage: \$10,000/car.8) The time adjustment uses 1.6% monthly for the contract date difference more than 6 months and 0.4% monthly for the previous 4-6 months sold comparables according to 1004MC Data , 9).Location:\$20000/Per Adverse Location Factor;The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

**Exterior-Only Inspection Residential Appraisal Report**

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 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.



**Exterior-Only Inspection Residential Appraisal Report****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.

**Exterior-Only Inspection Residential Appraisal Report**

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**

Signature   
 Name Huibin Lan  
 Company Name Bluebay Appraisal Inc.  
 Company Address 41041 Trimboli Way #1492  
Fremont, CA 94538  
 Telephone Number 5106736733  
 Email Address appraiserlan@yahoo.com  
 Date of Signature and Report 07/19/2024  
 Effective Date of Appraisal 07/19/2024  
 State Certification # AR030132  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 02/18/2025

**ADDRESS OF PROPERTY APPRAISED**

4362 Denker Dr.  
Pleasanton, CA 94588

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,420,000

**LENDER/CLIENT**

Name Clear Capital  
 Company Name Wedgewood Inc  
 Company Address 2015 Manhattan Beach Blvd Suite 100  
Redondo Beach, CA 90278  
 Email Address \_\_\_\_\_

**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 \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

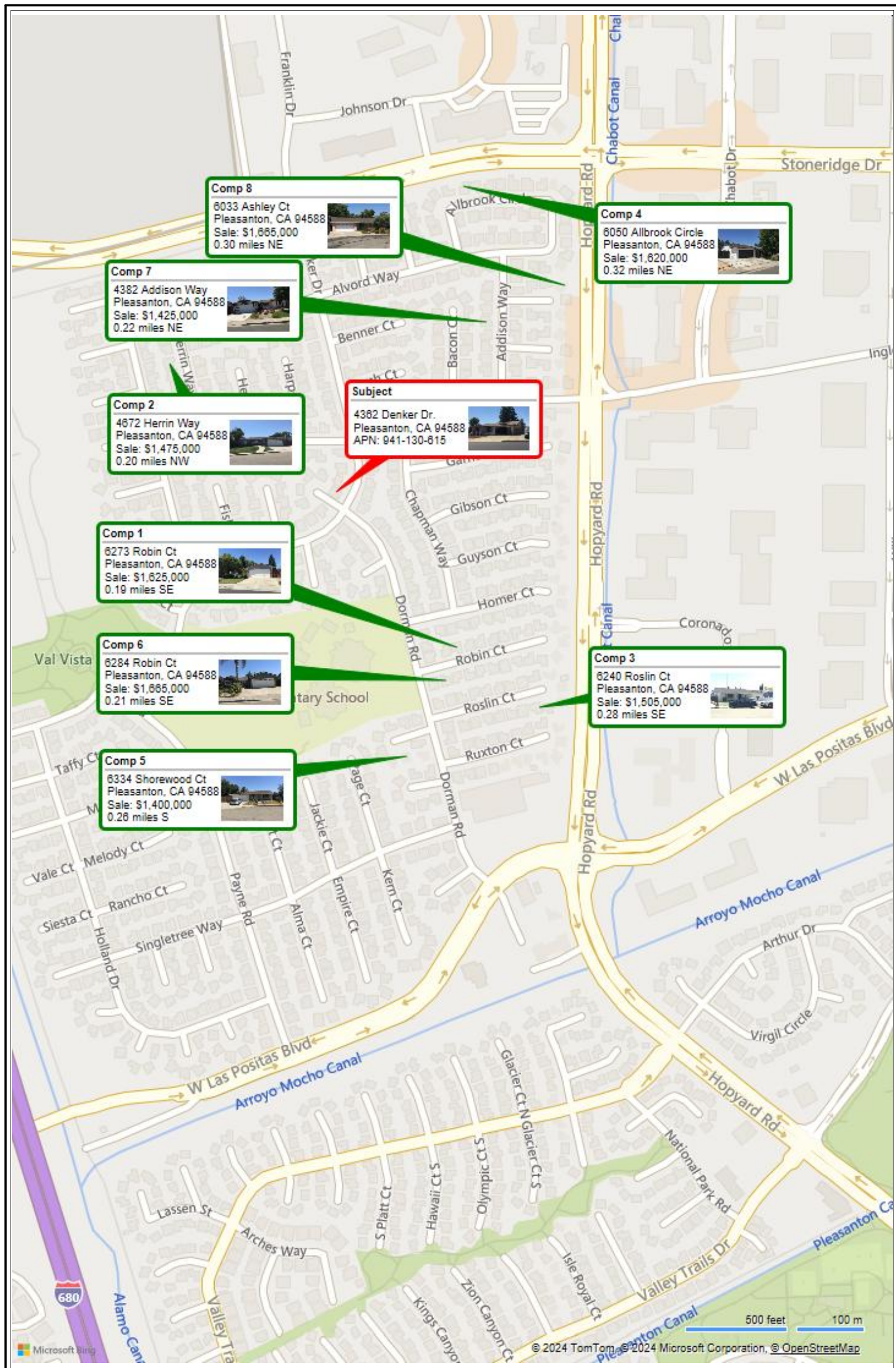
- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

Borrower **Catamount Properties 2018 LLC**

Property Address **4362 Denker Dr.**

City **Pleasanton** County **Alameda** State **CA** Zip Code **94588**

Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**

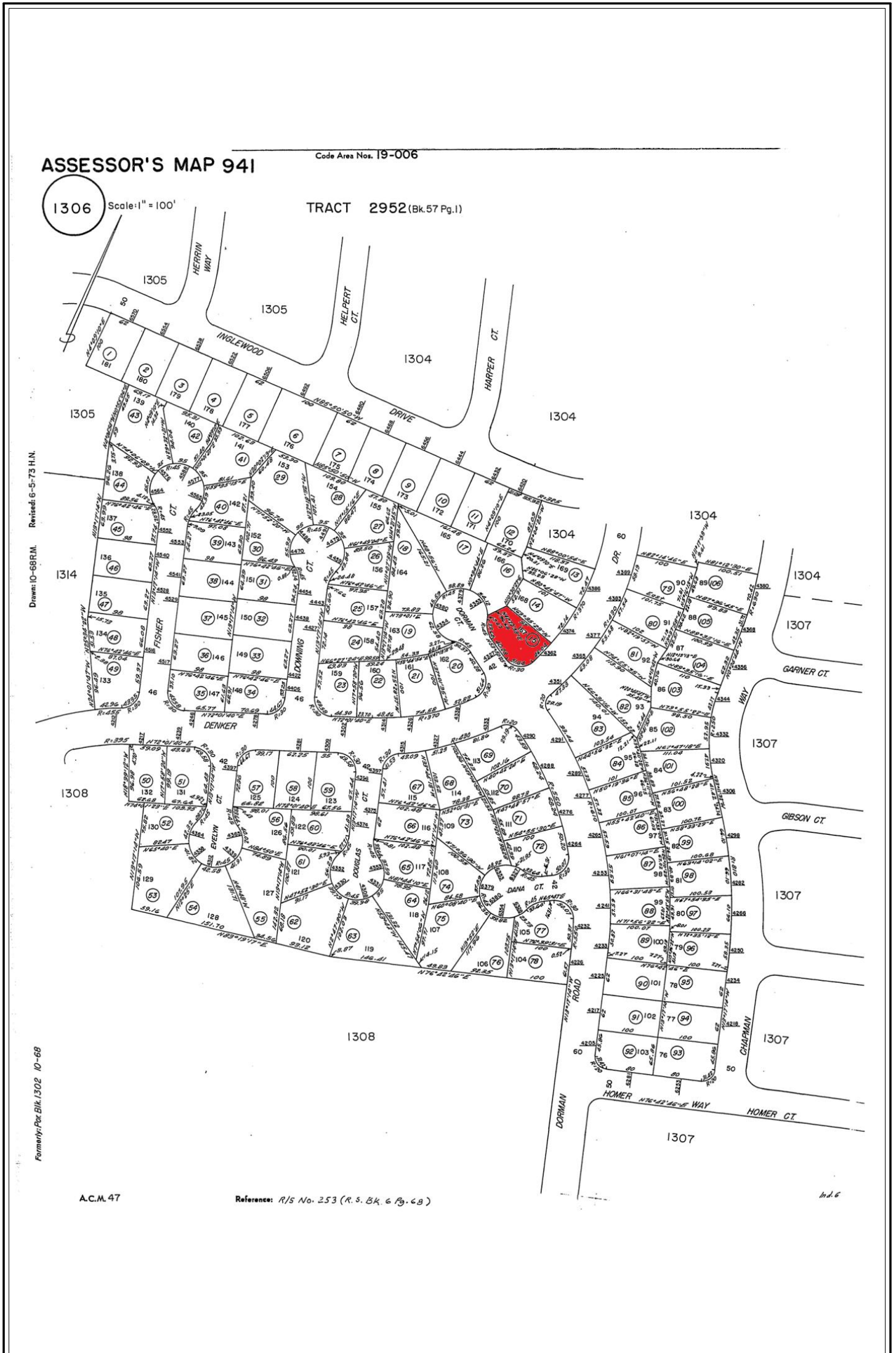


Borrower **Catamount Properties 2018 LLC**

Property Address **4362 Denker Dr.**

City **Pleasanton** County **Alameda** State **CA** Zip Code **94588**

Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**



Borrower **Catamount Properties 2018 LLC**

Property Address **4362 Denker Dr.**

City **Pleasanton** County **Alameda** State **CA** Zip Code **94588**

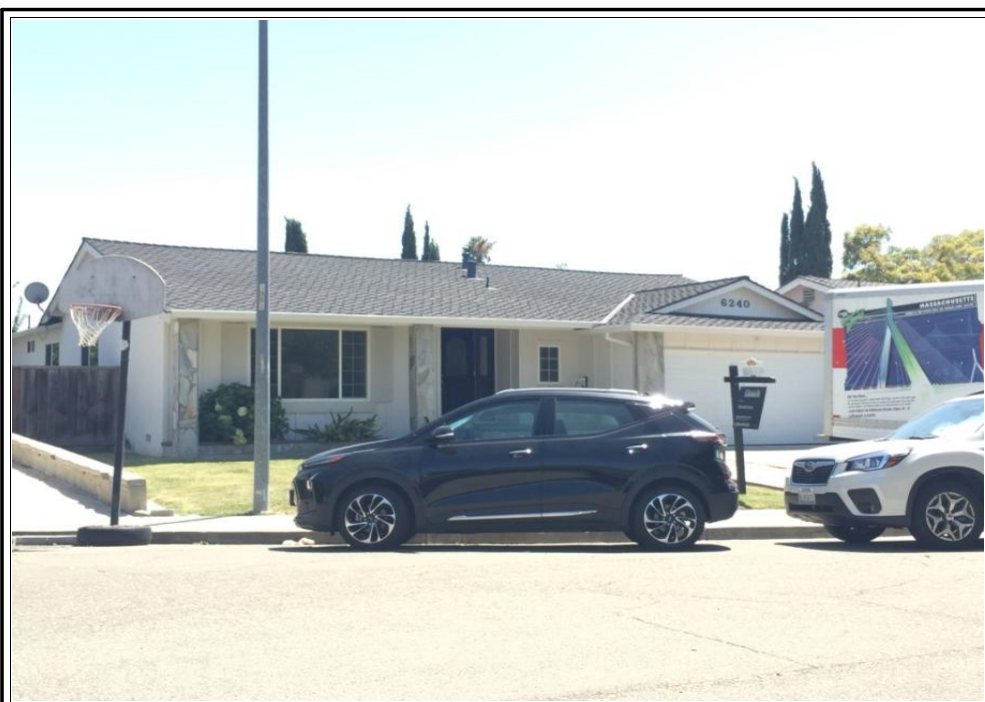
Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**



**COMPARABLE SALE # 1**  
6273 Robin Ct  
Pleasanton, CA 94588



**COMPARABLE SALE # 2**  
4672 Herrin Way  
Pleasanton, CA 94588



**COMPARABLE SALE # 3**  
6240 Roslin Ct  
Pleasanton, CA 94588

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE # 4**  
6050 Allbrook Circle  
Pleasanton, CA 94588



**COMPARABLE SALE # 5**  
6334 Shorewood Ct  
Pleasanton, CA 94588



**COMPARABLE SALE # 6**  
6284 Robin Ct  
Pleasanton, CA 94588

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

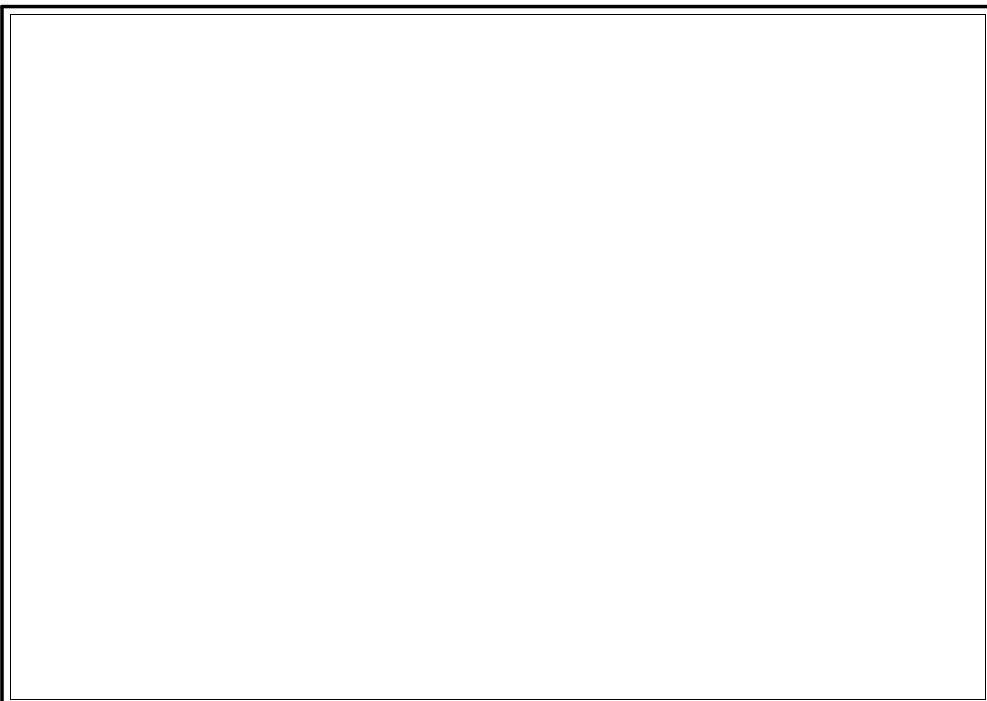
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE #** 7  
4382 Addison Way  
Pleasanton, CA 94588



**COMPARABLE SALE #** 8  
6033 Ashley Ct  
Pleasanton, CA 94588



**COMPARABLE SALE #** 9

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton

County

Alameda

State

CA

Zip Code

94588

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Business, Consumer Services & Housing Agency  
BUREAU OF REAL ESTATE APPRAISERS  
REAL ESTATE APPRAISER LICENSE

**Huibin M. Lan**

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 030132

Effective Date: February 19, 2023  
Date Expires: February 18, 2025

*Loretta Dillon*  
Loretta Dillon, Deputy Bureau Chief, BREA

3067248

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"



Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton

County

Alameda

State

CA

Zip Code

94588

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3367375-23

Renewal of: RAP3367375-22

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Huibin Lan

Item 2. Address: 41526 Carmen St City, State, Zip Code: Fremont, CA 94539

Item 3. Policy Period: From 09/08/2023 To 09/08/2024 (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 500,000 Damages Limit of Liability - Each Claim
B. \$ 500,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ 835.00

Item 7. Retroactive Date (if applicable): 09/08/2006

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Handwritten signature: Rebecca Magnuson
Authorized Representative

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

7/19/24, 5:22 PM

Matrix

4362 Denker Dr, Pleasanton, California 94588

View Comparable Properties

Listing

□

Report Listing



1 / 2



**MLS #:** EB41066087  
**Beds:** 4  
**Baths (F/P):** 2 (2/0)  
**Primary SqFt:** 1,489 SqFt  
**Apprx Lot:** 6,499 SqFt  
**Apprx Acr:** 0.150 Acres  
**Age/Yr Blt:** 56/1968  
**Parcel#:** 941-130-615  
**DOM:** 2  
**LA:** Sara Mariani  
**LA Ph:** (925) 200-6242  
**Walk Score:**  
**Recent:**  
**07/13/2024 : PEND : ->P**

SYMBIUM ADU options

4362 Denker Dr , Pleasanton 94588

**County:** Alameda  
**Area:** 999 - Other Area  
**Class:** Res. Single Family / Detached  
**Land Use:**  
**Comm:** 2,5 Dual Variable  
**L.Type/Service:** Exclusive Right to Sell, Full Service  
**Special Info:** Not Applicable  
**Ownership:**  
**Fin Terms:**  
**Public:**

**Status:** Pending  
**Orig Price:** \$1,150,000  
**List Price:** \$1,150,000  
**Sale Price:**  
**\$/Primary SqFt:** \$772.33  
**\$/Total SqFt:**  
**HOA Fee:** /  
**Zoning:**

**Dates**  
**Original:**  
**List:** 07/11/2024  
**Sale:** 07/13/2024  
**COE:** 07/17/2024  
**Expires:**  
**Off Mrkt:**  
**Incorp:**  
**City Limit:**

Private:

Showing Information

**Occupied By:** Owner  
**Show Contact:**  
**Occupant Nm:**  
**Phone:**  
**Instructions:** 24-Hour Notice Not Required

**Owner:**  
**Show type:** Gt.Code:  
**Occupant Ph:**  
**Add Instruct:** CALL OR TEXT AGENT for all Showings please.

Map

**X Street:** Inglewood  
**Directions:** Stoneridge>Denker

School

**Elem:**  
**Middle:**  
**High:**  
**Building #:**

Prop Faces:

Features

**Accessibility:**  
**Bathroom:**  
**Bedroom:**  
**Communication:**  
**Construct Type:**  
**Cooling:** Central -1 Zone  
**Dining Rm:** Dining Area  
**Energy Sav:**  
**Ext. Amenities:** Patio(s) - Covered  
**Family Room:** Separate Family Room  
**Fence:**  
**Fireplace:** #1 / Living Room  
**Flooring:** None, Vinyl, Carpet - Wall to Wall, Hardwood  
**Unit Floor #:**  
**Foundation:**  
**Heating:** Forced Air

**Horse:**  
**Interior:**  
**Kitchen:** Countertop - Tile, Dishwasher  
**Laundry:** In Garage  
**Lot Desc:** - Corner  
**Other Rooms:**  
**Pool YN:**  
**Pool / Spa:** Pool - No, None  
**Prop Condition:**  
**Roof:**  
**Security:**  
**Soil Condition:**  
**Stories:** 1One Story  
**Floor in Build:** 1  
**Style:** Other  
**View:**

Garage/Parking

**Garage:** 2  
**Carport:**  
**Open Parking:**

Structure(s)

**Type:**  
**O.S. Desc:**  
**O.S. Size:**

https://search.mlslistings.com/Matrix/Results.aspx?c=H4sIAAAAAAAAAEAltWMJG1NFXSUTICYksgNjQxNgFRBiBgYg4UyivNyYEQSig8Iggll6jREJ4hidoH... 2/3

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

7/19/24, 8:18 PM

Matrix

**6273 Robin Ct, Pleasanton, California 94588**

[View Comparable Properties](#)

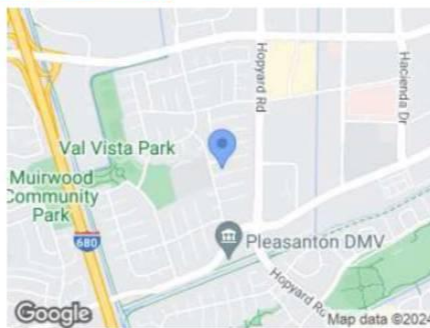
**Listing**



[Report Listing](#)



1 / 34



**MLS #:** BE41057377  
**Beds:** 4  
**Baths (F/P):** 2 (2/0)  
**Primary SqFt:** 1,607 SqFt  
**Apprx Lot:** 6,200 SqFt  
**Apprx Acr:** 0.140 Acres  
**Age/Yr Blt:** 55/1969  
**Parcel#:** 941-130-795  
**DOM:** 8  
**LA:** Sue Flashberger  
**LA Ph:** (925) 463-0436  
**BA:** [Jerry Zang](#)  
**Walk Score:**



[SYMBIUM ADU options](#)

**6273 Robin Ct, Pleasanton 94588**

**County:** Alameda  
**Area:** 999 - Other Area  
**Class:** Res. Single Family / Detached  
**Land Use:**  
**Comm:** 2,5  
**L.Type/Service:** Exclusive Right to Sell, Full Service  
**Special Info:** Not Applicable  
**Ownership:**  
**Fin Terms:** Terms - Cash Offer, Type - Conventional, Other  
**Builder Name:**  
**Public:**  
**Private:** [Redacted]

**Status:** **Sold**  
**Orig Price:** \$1,550,000  
**List Price:** **\$1,550,000**  
**Sale Price:** **\$1,625,000**  
**\$/Primary SqFt:** \$1,011.20  
**\$/Total SqFt:**  
**HOA Fee:** /  
**Zoning:**  
**Model Name:** Rio Vista

**Dates**  
**Original:**  
**List:** 04/25/2024  
**Sale:** 05/03/2024  
**COE:** 06/07/2024  
**Expires:**  
**Off Mrkt:**  
**LOE:** 35  
**Incorp:**  
**City Limit:**  
**Possession:** Negotiable

**Showing Information**

**Occupied By:** Owner  
**Show Contact:**  
**Occupant Nm:**

**Showing & Location**

**Owner:**  
**Show type:** **Gt.Code:**  
**Occupant Ph:**  
**Add Instruct:** Text for showing appointment to 925 989 6494. Home is occupied need appointment please, lockbox location : Front Porch

**Phone:**  
**Instructions:** 24-Hour Notice Not Required

**Map**  
**X Street:** Dorman Road  
**Directions:** W. Las Positas Blvd to Dorman Road

**School**  
**Elem:** / Pleasanton (925) 462-5500  
**Middle:** / Pleasanton (925) 462-5500  
**High:** / Pleasanton (925) 462-5500

**Prop Faces:**

**Building #:**

**# offers:**  
**Buyer Finance:** Conventional Loan

**Closing Details**  
**Sold Remarks:**  
**Concession:** **LOE:** 35  
**Tour**

**Accessibility:**  
**Bathroom:** Updated Bath, Primary - Shower(s) over Tub(s), Primary - Updated Bath(s)

**Features**

**Horse:**  
**Interior:**  
**Kitchen:** Countertop - Stone, Dishwasher, Eat In Kitchen, Garbage Disposal, Kitchen/Family Room Combo, Oven Range - Gas  
**Laundry:** Hookups Only  
**Lot Desc:** Other -  
**Other Rooms:** Laundry Room  
**Pool YN:**  
**Pool / Spa:** Pool - No, Spa/Hot Tub

**Communication:**  
**Construct Type:**  
**Cooling:** Central -1 Zone  
**Dining Rm:** Formal Room  
**Energy Sav:**  
**Ext. Amenities:** Back Yard, Fenced, Front Yard, Garden, Side Yard  
**Family Room:** Separate Family Room  
**Fence:**  
**Fireplace:** #1 / Family Room  
**Flooring:** Tile, Carpet - Wall to Wall, Hardwood  
**Unit Floor #:**  
**Foundation:** Crawl Space  
**Heating:** Forced Air

**Prop Condition:**  
**Roof:** Composition  
**Security:**  
**Soil Condition:**  
**Stories:** 1One Story  
**Floor in Build:** 1  
**Style:** Farm House, Ranch  
**View:**  
**Structure(s)**

https://search.mlslistings.com/Matrix/Results.aspx?c=H4sIAAAAAAAAAAAItWMJG1NFXSUTI2BhKWQGXoYmwCogxAWmQcKJRXmpMDIZRQeEQQska... 2/3

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

7/19/24, 8:19 PM

Matrix

4672 Herrin Way, Pleasanton, California 94588

View Comparable Properties

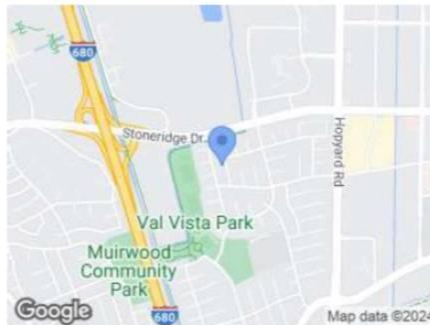
Listing



Report Listing



1 / 40



MLS #: BE41062569
Beds: 4
Baths (F/P): 2 (2/0)
Primary SqFt: 1,607 SqFt
Apprx Lot: 6,200 SqFt
Apprx Acr: 0.140 Acres
Age/Yr Blt: 56/1968
Parcel#: 941-130-533
DOM: 21
LA: Sue Flashberger
LA Ph: (925) 463-0436
BA: Prasanna Rangaswamy
Walk Score:
Recent: 07/16/2024 : Changed to Sold : ->S

SYMBIUM ADU options

4672 Herrin Way, Pleasanton 94588

County: Alameda
Area: 999 - Other Area
Class: Res. Single Family / Detached
Land Use:
Comm: 2,5 Dual Variable
L.Type/Service: Exclusive Right to Sell, Full Service
Special Info: Not Applicable
Ownership:
Fin Terms: Type - Conventional
Public:
Private:

Status: Sold
Orig Price: \$1,550,000
List Price: \$1,550,000
Sale Price: \$1,475,000
\$/Primary SqFt: \$917.86
\$/Total SqFt
HOA Fee: /
Zoning:

Dates
Original:
List: 06/07/2024
Sale: 06/28/2024
COE: 07/15/2024
Expires:
Off Mrkt:
LOE: 17
Incorp:
City Limit:
Possession: Negotiable

Showing & Location

Showing Information

Occupied By: Owner
Show Contact:
Occupant Nm:
Phone:
Instructions: 24-Hour Notice Not Required
Map
X Street: Mason St
Directions: Denker to Mason to Herrin
Prop Faces:

Owner:
Show type:
Occupant Ph:
Add Instruct: Please text or call Aaron at 408-205-1193 for showings., lockbox location : Front porch
School
Elem:
Middle:
High:
Building #:
Closing Details
Sold Remarks:
Concession:
LOE: 17

# offers:
Buyer Finance: Conventional Loan

Accessibility:
Bathroom:
Bedroom:
Communication:
Construct Type:
Cooling: Central -1 Zone
Dining Rm: Dining Area
Energy Sav:
Ext. Amenities: Back Yard, Front Yard
Family Room: Separate Family Room
Fence:
Fireplace: #1 / Wood Burning
Flooring: Hardwood
Unit Floor #:
Foundation:
Heating: Forced Air
Garage/Parking
Garage: 2
Carport:
Open Parking:
Features: Attached Garage, Garage, Gate/Door Opener
Builder Nm:
Constr. Status: Existing

Horse:
Interior:
Kitchen: Countertop - Stone, Garbage Disposal
Laundry: In Garage
Lot Desc: Grade - Level -
Other Rooms:
Pool YN:
Pool / Spa: Pool - No, None
Prop Condition:
Roof: Composition
Security:
Soil Condition:
Stories: 1One Story
Floor in Build: 1
Style: Ranch
View:
Structure(s)
Type:
O.S. Desc:
O.S. Size:
Model Name:
Price min:

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

7/19/24, 8:19 PM

Matrix

6240 Roslin Ct, Pleasanton, California 94588

View Comparable Properties

Listing



Report Listing



1 / 31



MLS #: BE41060254
Beds: 3
Baths (F/P): 2 (2/0)
Primary SqFt: 1,555 SqFt
Apprx Lot: 6,200 SqFt
Apprx Acr: 0.140 Acres
Age/Yr Blt: 55/1969
Parcel#: 941-130-964
DOM: 10
LA: Sue Flashberger
LA Ph: (925) 463-0436
BA: Ramesh Macharla
Walk Score:

SYMBIUM ADU options

6240 Roslin Ct, Pleasanton 94588

County: Alameda
Area: 999 - Other Area
Class: Res. Single Family / Detached
Land Use:
Comm: 2,5 Dual Variable
L.Type/Service: Exclusive Right to Sell, Full Service
Special Info: Not Applicable
Ownership:
Fin Terms:
Public:

Status: Sold
Orig Price: \$1,450,000
List Price: \$1,450,000
Sale Price: \$1,505,000
\$/Primary SqFt: \$967.85
\$/Total SqFt
HOA Fee: /
Zoning:

Dates
Original:
List: 05/17/2024
Sale: 05/27/2024
COE: 06/26/2024
Expires:
Off Mrkt:
LOE: 30
Incorp:
City Limit:
Possession: Negotiable

Private:

Showing & Location

Showing Information

Occupied By: Owner
Show Contact:
Occupant Nm:
Phone:
Instructions: 24-Hour Notice Not Required
Map
X Street: Dormand Rd
Directions: W Las Positas Blvd to Dormand Rd to Robin Middle Ct
Prop Faces:

Owner:
Show type:
Occupant Ph:
Add Instruct: Please call agent before showing., lockbox location : Front porch
School
Elem:
Middle:
High:
Building #:

# offers:
Buyer Finance: Conventional Loan

Closing Details
Sold Remarks:
Concession: LOE: 30

Accessibility:
Bathroom:
Bedroom:
Communication:
Construct Type:
Cooling: Central -1 Zone
Dining Rm: Dining Area
Energy Sav:
Ext. Amenities: Back Yard, Front Yard
Family Room: Separate Family Room
Fence:
Fireplace: #1 / Wood Burning
Flooring: Laminate
Unit Floor #:
Foundation:

Features
Horse:
Interior:
Kitchen: Dishwasher, Garbage Disposal
Laundry: In Laundry Room
Lot Desc: - Court
Other Rooms:
Pool YN:
Pool / Spa: Pool - No, None
Prop Condition:
Roof: Composition
Security:
Soil Condition:
Stories: 1One Story
Floor in Build: 1
Stvl: Ranch

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

7/19/24, 8:20 PM

Matrix

6050 Allbrook Circle, Pleasanton, California 94588

View Comparable Properties

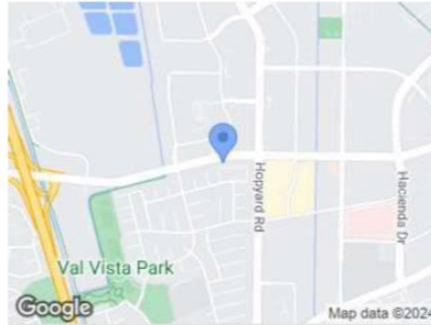
Listing



Report Listing



1 / 7



MLS #: ML81962877
Beds: 3
Baths (F/P): 2 (2/0)
Primary SqFt: 1,614 SqFt (Realist\*)
Apprx Lot: 8,058 SqFt (Realist\*)
Apprx Acr: 0.185 Acres
Age/Yr Blt: 57/1967 (Realist\*)
Parcel#: 941-1303-013
DOM: 8
LA: Cristina Mendoza
LA Ph: (408) 910-4950
BA: Rajlaxmi Guhagarkar



SYMBIUM ADU options

6050 Allbrook Circle, Pleasanton 94588

County: Alameda
Area: 3900 - Pleasanton
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2,5%
L.Type/Service: Exclusive Right to Sell, Full Service
Special Info: Not Applicable
Ownership:
Fin Terms: Cash or Conventional Loan, FHA, VA Loan
Public:

Status: Sold
Orig Price: \$1,499,000
List Price: \$1,499,000
Sale Price: \$1,620,000
\$/Primary SqFt: \$1,003.72
\$/Total SqFt:
HOA Fee: /
Zoning: R-1

Dates
Original: 04/24/2024
List: 04/24/2024
Sale: 05/02/2024
COE: 05/20/2024
Expires: 08/31/2024
Off Mrkt:
LOE: 18
Incorp: Yes
City Limit: Yes
Possession:

Private:

Showing & Location

Showing Information

Occupied By: Owner
Show Contact: Call Agent
Occupant Nm:
Phone: (408) 910-4950
Instructions: Call 1st, Call Listing Agent, Lockbox - Supra iBox Bluetooth LE
Map
X Street: Hopeyard
Directions:
Prop Faces:
# offers: 3
Buyer Finance: Conventional Loan

Owner: Owners
Show type: Call Agent
Occupant Ph:
Add Instruct: 1 Hour Notice Required. Available to show from 10am to 7pm daily
School
Elem: Donlon Elementary / Pleasanton Unified
Middle: Thomas S. Hart Middle / Pleasanton Unified
High: Foothill High / Pleasanton Unified
Building #:
Closing Details
Sold Remarks:
Concession: LOE: 18

Map
X Street: Hopeyard
Directions:
Prop Faces:
# offers: 3
Buyer Finance: Conventional Loan

Features
Horse: No
Interior:
Kitchen: Cooktop - Gas, Countertop - Granite, Dishwasher, Exhaust Fan, Hood Over Range, Microwave
Laundry: Inside
Lot Desc: -
Other Rooms: Laundry Room
Pool YN: No
Pool / Spa:

Accessibility:
Bathroom: Primary - Stall Shower(s), Shower over Tub - 1
Bedroom:
Communication:
Construct Type:
Cooling: Central AC
Dining Rm: Dining Area in Family Room
Enerav Sav: Solar Power

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton

County

Alameda

State CA

Zip Code

94588

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

ASSESSOR'S MAP 941

Code Area Nos. 19-006

1306

Scale: 1" = 100'

TRACT 2952 (Bk. 57 Pg. 11)



A.C.M. 47

Reference: R/S No. 253 (R.S. Bk. 6 Pg. 48)

**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**

File No. 35712719  
Case No. 58033

## Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

### Condition Ratings and Definitions

#### C1

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

**Note:** *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, 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 are either almost new or have been recently completely renovated and are similar in condition to new construction.

**Note:** *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

#### 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.

**Note:** *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

#### 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.

**Note:** *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

#### 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 are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note:** *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

#### 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.

**Note:** *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*



**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**

File No. 35712719  
Case No. 58033

### 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 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 residences 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.

#### 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.

### Requirements - 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 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.

**UNIFORM APPRAISAL DATASET (UAD)  
Property Description Abbreviations Used in This Report**

File No. 35712719  
Case No. 58033

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

File No. 35712719  
Case No. 58033

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

The appraiser's competency for completing work order assignments within the subject's market area:

The appraiser is very familiar with the market area of the subject, approximate about 300 of appraisals completed in this market, there is about 10 miles that the appraiser traveled to the subject. The appraiser has about 10 years of field work experience and has access to the MLS data of the subject's neighborhood. The appraiser reside in the neighbor county of Alameda county.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

**HIGHEST AND BEST USE OF THE SUBJECT:** The subject has typical lot size, GLA, style ,construction quality and similar condition as a single family house( physically possible) and conform to the neighborhood with almost all the similar single family houses(The reasonable,probable and Legal use of the lot as the the single family home zoning of the neighborhood---- Legally allowable) , the single family house demand is still high in all the bay area and the subject's neighborhood(financially feasible and Maximu Productive) , thus its current use is in its highest and best use.

The Coronavirus (COVID-19) outbreak has had a significant impact on local, national and global economies. Financial markets worldwide are experiencing unprecedented volatility. In some areas of the United States, there are current Shelter-in-Place orders and other restrictions on daily activities. These events are likely to impact real estate values in the short term but, as of the date of this appraisal, there is not enough data to substantiate that position. I have researched all available local sources and, as of this date, I have not found any data suggesting that significant changes in local real estate market have occurred. The market data presented in this appraisal report is considered the most recent and relevant available and the resulting analysis best reflects market conditions as of the effective date of appraisal.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of thereport), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the Clear Capital.

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

File No. 35712719  
Case No. 58033

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Appraiser searched out 4 miles from the subject ,within 12 months GLA 1042-1935 sqft and city of Pleasanton and found the following 175 comparables :

Street Address (Full)	Sale Price	Sq Ft Total
715 Sycamore Rd	1400000	1249
4231 Jensen St	1150000	1160
4672 Herrin Way	1475000	1607
2550 Secretariat Dr	1215000	1421
3965 W Las Positas Blvd	1050000	1382
641 Del Sol Avenue	1700000	1619
6896 Heath Ct	1260000	1372
5552 San Jose	1750000	1854
3676 Shenandoah Ct	1710000	1582
4229 Wells St	1310000	1224
7036 Via Quito	1735000	1928
3726 Bairn Ct	1625000	1557
2514 Heatherlark CIR	1250000	1209
4195 Francisco ST	1230000	1481
5529 Black Ave	1950000	1868
3471 Bryon Ct.	1525000	1933
3014 Staples Ranch Road	1701016	1556
1564 Greenwood Rd	1650000	1800
4683 Cope Ct	1720000	1808
715 Kolln St.	1385000	1053
5410 Greenfield WAY	1850000	1854
3730 Angus Way	1832000	1845
4110 Rennellwood Way	1420000	1751
6240 Roslin Ct	1505000	1555
4917 Golden Rd	1580000	1540
2865 Whitney Dr	1355000	1383
2669 Maria St	1650000	1915
4646 Klamath CT	1500000	1577
1024 Riesling Dr	1957000	1839
447 Mavis Dr	1850000	1765
4217 Silver St	1425000	1545
2816 Calle Reynoso	1805000	1932
2506 Sanderling Dr	2000000	1933
2304 Greenberry Ct.	1845000	1732
4837 Mohr Ave	1820000	1815
3540 Felton Ter	1650000	1910
3802 Kamp Dr	1700000	1658
2746 Corte San Blas	1850000	1932
1699 Bivar Ct	1600000	1368
7293 Valley Trails DR	1500000	1762
3864 Promenade Way	1385000	1458
1350 Orloff Dr	1653300	1653
6273 Robin Ct	1625000	1607
1520 Oxsen ST	1321000	1609
4443 2Nd St	1930000	1450
6050 Allbrook CIR	1620000	1614
1811 Sinclair Dr	1687000	1526
4643 Inyo Ct	1420000	1100
6284 Robin Ct	1665000	1607

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

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2683 Lin Gate Court	2201000	1882
510 San Gabriel Ct	2075000	1701
3548 Glacier Ct	1485000	1834
4233 Graham St	1400000	1774
3209 Curtis Cir	1800000	1673
1191 Kolln St	1330000	1159
1557 Trimmingham Dr	1320000	1731
4275 Croce CT	1278313	1473
3505 Wind Cave Ct	1200000	1626
7610 Knollbrook Dr	1600000	1560
2701 Laursen CT	1560000	1635
6626 Via San Blas	1660000	1778
2370 Raven RD	1699999	1540
1087 Touriga Pl	1100000	1323
7473 Hillview Ct	1800000	1677
4033 Sherry Ct	1700000	1609
63 Shore DR	1415000	1620
1015 Byrd Ln	2050000	1720
1167 Kottinger Dr	1650000	1934
3950 Vineyard Ave.	1480000	1700
4853 Hillcrest Way	1751000	1877
4174 Hazelhurst Ct	1566000	1439
4379 Clovewood Ln	1568000	1810
1648 Ramblewood Way	1834000	1675
4217 Waycross Ct	1530000	1690
2839 El Capitan Dr	1311000	1230
230 Mission Dr	1887000	1656
4382 Addison Way	1425000	1603
1346 Ridgewood Rd	1896000	1790
6033 Ashley Ct	1665000	1627
3605 Dunsmuir Cir	1751000	1764
4492 Muirwood Dr	1675000	1721
4637 Klamath Ct	1530000	1626
4161 Fargo Ct	1600000	1816
4292 Mairmont Dr	2002000	1886
451 Junipero St	1802000	1919
4116 Suffolk Way	1699000	1618
3755 Oak Brook Ct	1825000	1668
6498 Alvord WAY	1715000	1831
4102 Moller Drive	1230000	1345
4174 Hazelhurst Ct	1200000	1439
7441 Flagstone Dr	1700000	1677
4874 Mason St	1775000	1816
673 Del Sol Ave	1352000	1594
282 Trenton Cir	1270000	1075
7890 Knollbrook Dr	1825000	1679
1619 Paseo del Cajon	1782000	1892
1976 Rheem Drive	1760000	1745
2574 Heatherlark Cir	1240000	1209
6334 Shorewood Ct	1400000	1372
253 Tomas Way	1347500	1653
3703 N Hawaii CT	1360000	1311

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3262 West Las Positas	1185000	1473
3753 Grillo Ct	1825000	1585
4164 Vineyard Ave	1150000	1638
3226 Burgundy DR	1550000	1549
3552 Rathbone Way	1625000	1574
4059 Brooks Ct	1425000	1489
3823 Mesa Verde Ct	1300000	1582
3626 Platt Ct	1395000	1311
2511 Heatherlark Cir	1325000	1209
608 Neal St	1250000	1418
1465 Trimmingham Dr	1280000	1731
1370 Santa Rita Rd	1255000	1224
218 Tomas Way	1150000	1588
1182 Blanc CT	1359000	1323
423 Del Sol Avenue	1175000	1699
1547 Trimmingham Dr	1110000	1369
6982 Via Quito	1509000	1579
1029 Division St	1310000	1926
5139 Corona Ct	1540000	1929
4067 Alvarado St	1435000	1458
3559 Stacey Ct	1350000	1780
1077 Kolln St	1230000	1339
4270 Diavila Ave	1573888	1614
1558 Chatham Pl	1675000	1910
3237 Northampton CT	1670000	1767
87 Shore Dr	1270000	1075
4317 Chapman Way	1220000	1434
4306 1St St	820000	1271
4140 Wells St	1475000	1481
4050 Rennellwood WAY	1230000	1614
4462 Bacon Ct	1400000	1822
1976 Rheem Drive	1170000	1745
5248 Arrezzo St	1320000	1482
5132 Springdale Ave	1450000	1679
2398 Bay Meadows Circle	1250000	1421
7890 Knollbrook Dr	999000	1679
3238 W Las Positas Blvd	1175000	1473
5260 Northway Rd	1530000	1854
3743 Kamp Dr	1475000	1587
2882 Camino Segura	1735000	1830
3632 Gettysburg Ct	1053000	1722
7173 S Valley Trails Dr	1365000	1835
7717 Cottonwood Ln	1513000	1593
4386 Denker Drive	1710111	1831
4789 Herrin Way	1490000	1831
621 Saint Mary St	1422000	1928
4045 Moselle Ct	1595000	1749
4311 Camellia Ct	1460000	1851
4716 Woodthrush Ct	1841000	1909
4149 Rennellwood Way	1308000	1280
1957 Greenwood Rd	1550000	1854
1959 Valdosta Ct	1800000	1802

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

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7319 Linwood Ct	1520000	1823
4459 Bacon Ct	1500000	1607
2934 Garden Creek Cir	1240000	1388
4192 Cid Way	1456000	1851
7295 Valley Trails Dr	1207262	1296
3626 Platt Ct	1100000	1311
575 Rowell Lane	1800000	1815
2833 Whitney Dr	1350000	1383
3170 Half Dome Dr	1330000	1383
6939 Via Quito	1312000	1372
3214 Monmouth Ct.	1610000	1701
7473 Hillview Ct	1400000	1677
5418 Ridgevale Rd.	1800000	1882
246 Mavis Dr.	1225000	1249
3790 Kamp Dr	1300000	1468
295 Mission Dr	1835000	1877
4241 Cabernet Ct	1870000	1880
2119 Rheem Dr	1180000	1329
7217 Valley Trails Dr	1325000	1386
921 Clinton PL	1248000	1587
4126 Peregrine Way	1237000	1795
751 Gamay Ct	1550000	1549

Statistics of 175 sold comparables(Supporting GLA adjustment):

**Status: Sold (175)**

	<b>Sale Price</b>	<b>Sq Ft Total</b>	<b>\$/SqFt</b>
<b>Min</b>	\$820,000	1,053	\$595
<b>Max</b>	\$2,201,000	1,934	\$1,331
<b>Avg</b>	\$1,511,671	1,613	\$943
<b>Median</b>	\$1,500,000	1,626	\$950
<b>Sum</b>	\$264,542,389		

### APPRAISAL COMPLIANCE ADDENDUM

Borrower/Client <u>Catamount Properties 2018 LLC</u>		Unit No.
Address <u>4362 Denker Dr.</u>		
City <u>Pleasanton</u>	County <u>Alameda</u>	State <u>CA</u> Zip Code <u>94588</u>
Lender/Client <u>Wedgewood Inc</u>		

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

#### 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 reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no 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 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

#### PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the 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** made a personal inspection of the property that is the subject of this report.
- I  have **NOT** 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.

none


#### ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: External only inspection. I did not do any services for the subject within the last 3 years.

#### MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 20-40 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 20-40 day(s).

#### APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature   
Name Huibin Lan  
Date of Signature 07/19/2024  
State Certification # AR030132  
or State License # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 02/18/2025  
Effective Date of Appraisal 07/19/2024

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_  
Supervisory Appraiser Inspection of Subject Property:  
 Did Not  Exterior Only from street  Interior and Exterior



Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

File No. 35712719  
Case No. 58033

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton

State

CA

Zip Code

94588

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

**SUBJECT LISTING HISTORY**

DOM 2;Subject property was offered for sale.;Latest Price \$1,150,000;Latest Date 07/17/2024;Original Price \$1,150,000;Original Date 07/13/2024;ML# EB41066087, the subject is marked as the pending at the time of inspection

Borrower Catamount Properties 2018 LLC

Property Address 4362 Denker Dr.

City Pleasanton County Alameda State CA Zip Code 94588

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**ENHANCED REPORT 2.0**

**Subject Property:**



**Site Address**  
4362 DENKER DR  
PLEASANTON, CA 94588-3967



**Mail Address**  
4362 DENKER DR  
PLEASANTON, CA 94588-3967



**Prepared For:**

**Amy Zhang**  
(510) 552-1058  
amylanzhang@yahoo.com

**Document Contents**



- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map

**Provided By**

**Richard Chen**  
3340 Walnut Ave 116  
Fremont, CA 94538  
Richard.chen@cti.com

**PROPERTY OVERVIEW**

**4362 DENKER DR, PLEASANTON, CA 94588-3967**

**Owner and Geographic Information**



**Primary Owner:**  
WEMER DIANA  
**Site Address:**  
4362 DENKER DR, PLEASANTON, CA 94588-3967  
**APN:** 941-1306-15  
**Housing Tract Number:**  
**Legal Description:**

**Secondary Owner:**  
**Mail Address:**  
4362 DENKER DR, PLEASANTON, CA 94588-3967  
**Lot Number:**                      **Page / Grid:**

**Property Details**

<b>Bedrooms:</b> 4	<b>Year Built:</b> 1968	<b>Square Feet:</b> 1,489
<b>Bathrooms:</b> 2	<b>Garage:</b> Garage 0	<b>Lot Size:</b> 6,499 SF
<b>Total Rooms:</b> 8	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b>Zoning:</b>	<b>Pool:</b>	<b>Use Code:</b> Single Family Residential

**Sale Information**



**Transfer Date:** 04/26/2013  
**Transfer Value:** \$0.00  
**Cost/Sq Feet:**

**Seller:** WEMER, DALE; WEMER, DIANA  
**Document#:** [2013147391](#)

**Assessment and Taxes**



<b>Assessed Value:</b> \$373,732.00	<b>Percent Improvement:</b> 69.98%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$112,200.00	<b>Tax Amount:</b> \$4,500.10	<b>Tax Rate Area:</b> 19-006
<b>Improvement Value:</b> \$261,532.00	<b>Tax Status:</b> Current	<b>Tax Account ID:</b>
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Tax Year:</b> 2023
<b>Market Value:</b>		

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**PROPERTY HISTORY**

**4362 DENKER DR, PLEASANTON, CA 94588-3967**

**Prior Transfer - 04/26/2013**

<b>Recording Date:</b>	04/26/2013	<b>Document#:</b>	<a href="#">2013147391</a>
<b>Price:</b>	\$0.00	<b>Document Type:</b>	Intra-family Transfer or Dissolution
<b>First TD:</b>		<b>Type of Sale:</b>	Transfer Tax on doc, indicated as EXEMPT
<b>Lender Name:</b>		<b>Buyer Vesting:</b>	
<b>Buyer Name:</b>	WEMER, DIANA		
<b>Seller Name:</b>	WEMER, DALE; WEMER, DIANA		
<b>Legal Description:</b>	<b>Lot Number:</b> 167		
	<b>Tract Number:</b> 2952		
	<b>Map Ref:</b> MAP57 PG1-8		
	<b>City / Muni / Twp:</b> PLEASANTON		

**Release Record - 04/20/2009**

<b>Recording Date:</b>	04/20/2009	<b>Document#:</b>	<a href="#">2009115842</a>
<b>Price:</b>		<b>Document Type:</b>	Release of Mortgage
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>		<b>Borrowers Name:</b>	PITTS-WEMER,DIANA;WEMER,DALE
<b>Lender Type:</b>			
<b>Vesting:</b>			
<b>Legal Description:</b>			

**Mortgage Record - 09/10/1997**

<b>Recording Date:</b>	09/10/1997	<b>Document#:</b>	<a href="#">97233617</a>
<b>Loan Amount:</b>	\$193,600.00	<b>Loan Type:</b>	Unknown Loan Type
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>	PHH MTG SERVICES CORP	<b>Borrowers Name:</b>	WEMER, DALE; PITTS WEMER, DIANA
<b>Lender Type:</b>			
<b>Vesting:</b>			
<b>Legal Description:</b>	<b>Lot Number:</b> 167		
	<b>Tract Number:</b> 2952		
	<b>Map Ref:</b> 0		

**Mortgage Record - 05/23/1995**

<b>Recording Date:</b>	05/23/1995	<b>Document#:</b>	
<b>Loan Amount:</b>	\$219,450.00	<b>Loan Type:</b>	
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>	ALAMEDA MTG CORP	<b>Borrowers Name:</b>	WEMER, DALE; PITTS WEMER, DIANA
<b>Lender Type:</b>			
<b>Vesting:</b>	JT		
<b>Legal Description:</b>	<b>Lot Number:</b> 167		
	<b>Tract Number:</b> 2952		
	<b>Map Ref:</b> MAP57 PG1-8		
	<b>City / Muni / Twp:</b> PLEASANTON		