



NOVEMBER 28, 2022

NIKOLAI SCHLEGEL
STEPHANIE KATHERINE SCHLEGEL
6 ELIZABETH LANE
DANVILLE, CA 94526

RE: 6 ELIZABETH LANE, DANVILLE, CA 94526

Dear NIKOLAI SCHLEGEL:

Comerica Bank is providing you a copy of the appraisal or valuation on the property described above. The appraisal or valuation was prepared for the sole purpose of protecting the Bank's interest and is not for the benefit or protection of you or any third party.

Comerica makes no representation or warranty as to the accuracy, sufficiency or any other aspect of the appraisal or any contents of the appraisal. Any use of the appraisal shall be solely at your risk and any third party's risk and without recourse against the bank.

Sincerely,

Comerica Bank

SUBJECT

Address 6 Elizabeth Lane.	City Danville	County Contra Costa	State CA	Zip 94526
Borrower Nikolai Schlegel	Co-Borrower Stephanie Katherine Schlegel	Owner of Record SCHLEGEN: NIKOLAI /STEPHANIE K	APN 196-610-005-7	

The purpose of this Appraisal Report is to develop and report an opinion of market value for the identified property. This Appraisal Report is only designed to report an appraisal of a one-unit single-family residence, condominium, or planned unit development. This report is in compliance with and subject to the Uniform Standards of Professional Appraisal Practice (USPAP), including any extraordinary assumptions identified. Additionally, the report is subject to the statement of general assumptions and limiting conditions, and certification signed by the appraiser. These statements are attached to and made a part of this report.

CLIENT

Intended User Comerica Bank	Sales Price \$ N/A		
Address 3551 Hamlin Rd	City Auburn Hills	State MI	Zip 48326

Intended Use: The intended use of this appraisal report is to assist the client in evaluating the suitability of the subject property (the collateral) used in a lending transaction.

Intended User: The only intended user of this appraisal report is the client/intended user. Use of this report by any others is not intended by the appraiser. If you are not identified as the client, you are an unauthorized party, and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

APPRAISED MARKET VALUE

Market Value	Unadjusted Value Range	Reasonable Exposure Time	Effective Date of Appraisal
\$ 2,400,000	\$ 2,300,000 to \$ 3,065,000	30 to 90 DAYS	11/23/2022

Reasonable Exposure Time: Defined in USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

PROPERTY CHARACTERISTICS AND MARKET ANALYSIS

Property Characteristics	Neighborhood Price Range	Prior Market Trend	Projected Market Trend	Distressed Activity
Bedrooms 4 Baths 2.1	High \$ 3,200,000	12-Month Trend 0.10 %	3-Month Trend -3.0 %	3-Month Trend 1.2 %
Living Area (SqFt) 2,802	Low \$ 1,635,500			
Year Built 1986	Predominant \$ 2,337,500			
Lot Size (Acres) 0.51		(see Definition, pg. 2)	(see Definition, pg. 2)	(see Definition, pg. 2)
Condition Good				
(See Scope of Work, pg. 4)	Real Property Interest: The real property interest appraised is fee simple interest, unless otherwise indicated in this report.			

PROPERTY CHARACTERISTICS AND MARKET COMMENTS

See Addendum Below.

COMPARABLE SALES AND LISTINGS

#	Address	Rank %	Sale/Listing	GLA	Bdrms	Baths	Year Built	Condition	Lot Area	Other	Price	Date	Distance
S	6 Elizabeth Lane, - Danville, CA 94526		N/A	2,802	4	2.1	1986	Good	0.51	3CG/Pool	\$ N/A	N/A	
1	864 Turrini Dr, Danville, CA 94526	20	Sale	3,055	4	3.1	1973	Good	0.43	3CG/P/S/Trif	\$ 2,300,000	08/24/2022	0.48 mi SW
2	687 Dolphin Dr, Danville, CA 94526	20	Sale	2,589	4	2.0	1971	Good	0.34	2CG/Pool	\$ 2,359,000	09/12/2022	0.67 mi W
3	805 Matadera Cir, Danville, CA 94526	20	Sale	3,324	6	4.0	1975	Good	0.42	3CG/Pool	\$ 2,839,125	08/19/2022	0.37 mi S
4	35 San Ysidro Ct, Danville, CA 94526	20	Sale	3,622	3	4.1	1989	Good	0.52	6CG/PL/SP	\$ 3,065,000	09/13/2022	0.22 mi S
5	468 El Pintado Rd, Danville, CA 94526	10	Listing	3,135	4	3.0	1978	Good	0.44	3CG/PL/SP	\$ 2,325,000	11/02/2022	0.85 mi W
6	872 Dolphin Dr, Danville, CA 94526	10	Listing	2,505	5	2.1	1974	Good	0.34	3CG/PL/SP	\$ 2,498,000	04/27/2022	0.36 mi SW

Data & Analysis: All data is collected, confirmed, and analyzed in accordance with the scope of work. The client agrees, by acceptance that this scope of work is reliable for the given intended use and is consistent with the client's level of risk tolerance.

Rank %: Represents the percentage of weight assigned to each comparable by the appraiser in determination of the subject property's overall value conclusion.

COMPARABLE SALES ANALYSIS

The comps utilized represent the best known to the appraiser at the time of this report. All comps utilized are located within the subjects marketing area. Due to the lack of recent similar 4 bed/2.1 bath comps it was unavoidable in utilizing comps with different bed/bath count and the Appraiser notes that Comp 6 has been listed for sale in excess of 120 days. Comps 1 sides directly to a heavily traveled access street and suffers from traffic noise. The subject and all comps appear to be in similar condition based on MLS descriptive comments/photos. Comps 2/3 have In-Ground Pools as the subject property while Comps 1/4/5/6 have In-Ground Pools/Spas.

All closed sales utilized were taken consideration in establishing the market value for the subject property.

APPROACHES TO VALUE METHODOLOGY

Existing and Highest & Best Use: As of the date of the appraisal, the subject property's use is its current use as a residential property. Given the zoning and other relevant legal, physical, and market characteristics, the highest and best use continues to be its present use as a residential property, unless otherwise indicated.

The sales comparison approach, specifically the qualitative method, is used exclusively; it is considered a reliable value indicator when appraising residential properties. This method accounts for differences between comparables but without quantified, numerical adjustments and uses ranking and relative comparison techniques. Unless the improvement(s) is new or nearly new and without reliable data to derive a site value, the suitability of the cost approach is diminished. Likewise, the income approach is least reliable if the vast majority of residential properties are purchased for owner-occupancy. Consequently, the appraiser did not develop the cost or income approaches and the client has agreed with this methodology approach.

SUBJECT

Address 6 Elizabeth Lane.

City Danville

County Contra Costa

State CA Zip 94526

Borrower Nikolai Schlegel

APN 196-610-005-7

AVM SUMMARYAVM Estimate
\$ 2,555,305AVM Date of Estimate
11/21/2022AVM Name
True RiskAVM Confidence Score
89AVM Version
N/A**AVM COMMENTS**

The value opinion is based on the most similar sales and listings located in the subject's marketing area. The TrueRisk Reports AVM appears slightly inflated based on the most recent similar sales available for review within the subject's marketing area.

FINAL RECONCILIATION ANALYSIS

All closed sales comps utilized were considered in establishing the market value for the subject property.

In Conclusion, based on the subject's location, condition, bed/bath count, and GLA, combined with the sales from both the TrueRisk Report and local MLS, the subject's overall final value estimate appears reasonable and well supported.

The value is based on the extraordinary assumption that the subject is in Good Condition as stated in the Exterior Property Inspection Report provided to the appraiser with no interior repairs needed and the subject's condition has not changed since the inspection was performed.

1 YEAR SUBJECT LISTING STORY

List Date	List Price	Ending Status
1 N/A	\$ N/A	N/A
2	\$	
3	\$	
4	\$	

3 YEAR SUBJECT SALES HISTORY

Sale Date	Sale Price	Buyer	Seller
1 N/A	\$ N/A	N/A	N/A
2	\$		
3	\$		
4	\$		

SUBJECT SALE HISTORY ANALYSIS

Per local MLS the subject property has not been listed for sale within the preceding 12 months and the subject has not sold within the 36 months prior to the effective date of this report. The subject property did last transfer title on 12/28/2020 - GRANT DEED - Document Recording Number: 326370. No additional information is known regarding this transfer.

APPRAISER AND GEOGRAPHIC COMPETENCY

The appraiser's competency, in this assignment, applies to factors such as, but not limited to: property type, intended use, applicable laws and regulations, applicable client-driven and commonly known assignment conditions, and sales comparison methodology.

Additionally, the reviewer's expertise includes knowledge and experience similar to an Appraiser's Peer (as defined in USPAP) for the same or similar type of assignment.

Geographic competency, in this assignment, has been acquired in various ways, including, but not limited to:

- Analysis of local MLS data and/or MLS-based analytics, market trending metrics, and comparative market analyses;
- Subject and comparable data sources, such as public record, visual and aerial imagery; and
- Market diagnostic products to assist in delineating neighborhood boundaries, market areas of comparable influence, and application of qualitative analysis based on the subject's relevant characteristics.

Given the appraiser's scope of work it was deemed necessary to use extraordinary assumptions. The use of such extraordinary assumptions might affect the assignment results.

The extraordinary assumptions, assumed by the appraiser unless otherwise indicated, include:

- The reported subject property's improvement and site condition, and conformity to the neighborhood is accurately reflected by the data collected and the appraiser has no knowledge of any unapparent:
 - Adverse conditions related to the subject site or related to the proximity of the subject property due to nearby detrimental influences.
 - Specific adverse environmental conditions (e.g., hazardous wastes, toxic substances) present in the improvement(s), on the site, or in the immediate vicinity of the subject property.
 - Easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature.
- If included as part of this assignment, the source and data collected and provided by a qualified professional field analyst in a Property Inspection Analysis report is reliable and believed to be true and correct; furthermore, the appraiser has a reasonable basis to believe that such a professional is competent.

Distressed Activity

0% to 5% (Mild)
5% to 10% (Moderate)
10% to 20% (Heavy)
20%+ (Extreme)

Percentage of recent and proximate sales which have had trustees deeds filed within the past 36 months.

12 Month Prior Market Trend

> 0% (Favorable)
0% to -5% (Moderate)
-5% to -10% (Heavy)
-10%+ (Extreme)

Based upon median home price for the neighborhood area from the date of valuation as compared to the preceding 12 month period.

3 Month Prior Market Trend

> 0% (Favorable)
0% to -1.25% (Moderate)
-1.25% to -2.5% (Heavy)
-2.5%+ (Extreme)

Based upon median home price for the neighborhood area from the date of valuation as compared to the preceding 3 month period.

Projected Market Trend

> 0% (Favorable)
0% to -2.5% (Moderate)
-2.5% to -5% (Heavy)
-5%+ (Extreme)

Based upon projection of the median home sale prices for the neighborhood area, as calculated utilizing recent trending and historical seasonality patterns.

SUBJECT

Address 6 Elizabeth Lane.

City Danville

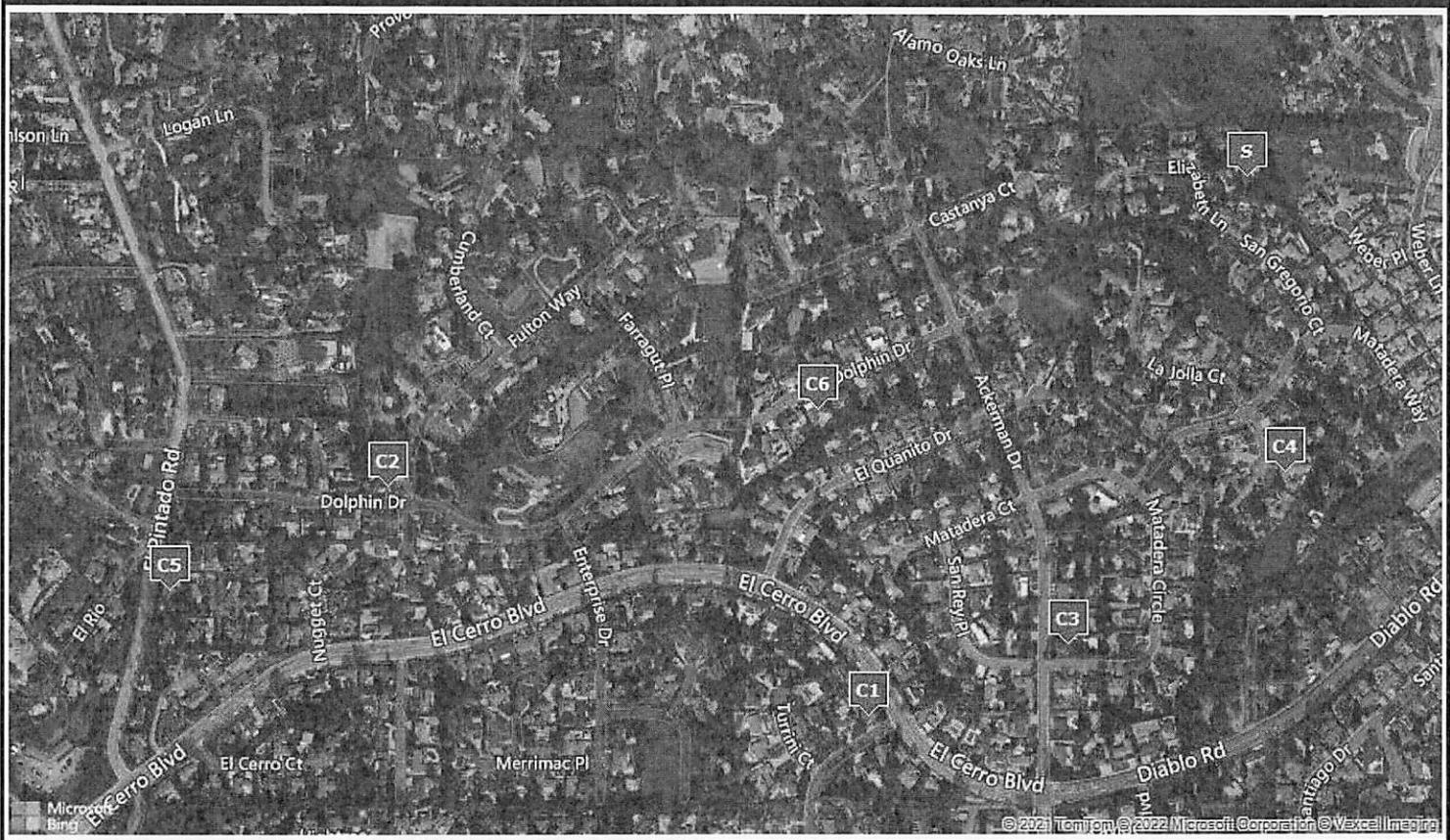
County Contra Costa

State CA Zip 94526

Borrower Nikolai Schlegel

APN 196-610-005-7

AERIAL MAP



LOCATION MAP



SUBJECT

Address 6 Elizabeth Lane,

City Danville

County Contra Costa

State CA Zip 94526

Borrower Nikolai Schlegel

APN 196-610-005-7

SCOPE OF WORK / GENERAL ASSUMPTIONS & LIMITING CONDITIONS/CERTIFICATION**DEFINITION OF MARKET VALUE**

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specific 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 acting in what they consider their own best interests; (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.

(Source: Interagency Appraisal and Evaluation Guidelines, Appendix D, Glossary of Terms, Federal Register, Vol. 75, No. 237, Dec. 10, 2010, p.77472.)

APPRAISER SCOPE OF WORK**Subject Sales and Comparable Data:**

The scope of this assignment includes the appraiser's analysis of subject data and comparable data determined credible by the appraiser. This is accomplished through a variety of methods appropriate for the property type and geographic area.

Subject data considered may include any or all of the following: the analysis of local MLS data, outputs from varied AVM Models (AVMs) including county and MLS data, other relevant information obtained by the appraiser, and if applicable, reliance on a Property Inspection Analysis (exterior viewing) by a qualified professional field analyst. When applicable, a qualified professional field analyst provides a Property Inspection Analysis. This professional has verified knowledge and expertise to view and describe the subject's relevant characteristics and surrounding area. The analyst provides pertinent geographic market data, conditions, and insight. A Property Inspection Analysis includes a "complete" description of the subject improvement(s), site and surrounding areas, including, but not limited to:

- Photographs of the front and street scene (inclusive) of the subject;
- Photographs of any other external, relevant property or neighborhood characteristics such as hazards, obsolescence, variation in property uses, views, amenities, detriments.
- Description of the subject including location, improvement(s), current use, design, condition such as maintenance level, repairs, construction quality, updating/renovation, safety factors.

Comparable data considered may include, but is not limited to, closed sales, available listings, pending sales, or any other transaction(s) that the appraiser determines to be comparable applying the criteria that would be used by a perspective buyer for the subject property. The confirmation of closed sales is from public data sources, unless otherwise noted in the report. Any photographs of comparables included in this report are taken from MLS, unless otherwise noted in the report.

GENERAL STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:

The appraiser's certification in this report is subject to the following general assumptions and limiting conditions and to such other specific and limiting conditions as are set forth by the appraiser in the report. **WARNING: The use of assumptions may affect assignment results.**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable, and will not render any opinions about the title.
- 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.
- Unless otherwise stated, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (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 made an extraordinary assumption that there are no such conditions or influences; the appraiser makes no guarantees, or warranties, express or implied. The appraiser will not be responsible for any such conditions or influences 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.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources he or she considers to be reliable and believes them to be true and correct. However, the appraiser does not assume responsibility for the accuracy of such items furnished by other parties.
- The appraiser assumes the subject property complies with zoning, environmental and land use regulations.
- The appraiser will not disclose the contents of this report except as provided for in the *Uniform Standards of Professional Appraisal Practice* or required by applicable law.
- The client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this appraisal report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person, who receives a copy of this appraisal report as a consequence of disclosure requirements, does not become an intended user of this report unless identified by the appraiser.

APPRAISER'S CERTIFICATION: 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 limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to 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*.
- I have not made a personal inspection (viewing) of the property that is the subject of this report.
- I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the appraisal report. If a Property Inspection Analysis has been attached to this report, a qualified professional field analyst has completed this report as a separate assignment, and it has been relied upon by the appraiser. The appraiser has a reasonable basis to believe that such a professional is competent.
- No significant real property appraisal assistance was provided to the person signing this certification.

Unless otherwise stated within the report:

I have not performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 year period immediately preceding acceptance of this assignment.

-OR-

I have performed service(s) concerning the subject property within the 3 year period immediately preceding acceptance of this assignment, see comments for details.

Appraiser Name

Anthony J Michaels

Certification or License # CA AR009965

State CA Exp Date 02/23/2023

Market Value	\$ 2,400,000
Effective date of Appraisal	11/23/2022
Date of the Report	11/25/2022

SUBJECT

Address 6 Elizabeth Lane.	Unit	City Danville	County Contra Costa	State CA	Zip 94526
Borrower Nikolai Schlegel				APN 196-610-005-7	

TEXT ADDENDUM

PROPERTY CHARACTERISTICS AND MARKET COMMENTS*

Per Public Records indicates the subject property is a single family residence. Bedrooms/bathrooms/GLA/Lot size/Year Built noted above are assumed to be accurate and similar - though not exact - to what is reported in the TrueRisk Report. Per the Exterior Property Inspection Report the subject is stated to be in Good Condition with no noted repairs needed, similar to surrounding properties, which appears reasonable based on the photos provided. Aerial photos/neighborhood maps indicate the subject does not have external obsolescence. The subject is located in a suburban residential neighborhood. Price Trend data from the TrueRisk Report indicates relatively stable values over the previous 12 months in the area with a Low Distressed Activity Rate at 0%.

The Exterior Property Inspection Report/Public Records indicates the subject property has an In-Ground Pool.

Homes in the subject's marketing area display a vast range of Ages/GLA/Conditions/Styles resulting in a wide range of property values.

NOTE: Public Records indicates the subject property has 3 bathrooms. Per the Borrower(s) the subject has 2.1 baths which will be utilized in this report..

Per Borrower(s):

1.Since home ownership have you done any upgrades or updates to your home's Interior? If yes, what have you done? Describe.

The attic space above the garage has been turned into a kids play-room

2.Since home ownership, have you done any upgrades or updates to the Exterior of your home. If yes, what have you done? Describe.

The backyard is being completely redone as we speak (including paving, lights etc)

3.Since home ownership, have you installed an in-ground pool or added Solar Panels to your home. If yes, please describe.

a.Do you own or lease your solar panels?

No

a.

b.Do you currently have an in-ground pool that was included when you purchased the home?

Yes, and this pool was redone in 2018

4.Have you made any modifications to your home? For example, added any additions or rooms to the home or done a garage conversion. If yes, please describe.

See above for the attic play room addition

5.Confirm the number of bedrooms (excluding basement rooms) in your home.

4 Bedroom

6.Confirm the number of full bathrooms and the number of half bathrooms (excluding the basement) in your home.

2.5 bathrooms

7.Do you have a finished basement? No basement

SUBJECT & CLIENT																																					
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TYPE OF INSPECTION PERFORMED		EXTERNAL FACTORS		PROPERTY TYPE																																	
<input checked="" type="checkbox"/> Exterior Only From Street <input type="checkbox"/> Walk-In Interior and Exterior <input type="checkbox"/> Security Gate or Driveway Only (Property Not Viewed Directly)		Adverse External Factors Fronts/Sides/Backs Busy Street <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High Tension Electrical Wires <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant/Abandoned Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landfill or Transfer Station <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial/Industrial Influences <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Railroad Tracks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Freeway/Highway Influence <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Private or Public Airport <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Easements/Encroachments <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Noxious Or Hazardous Odors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		SFR - Detached <input type="checkbox"/> SFR - Attached <input type="checkbox"/> SFR - Semi-Detached / End <input type="checkbox"/> SFR - With Accessory Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Quadruplex <input type="checkbox"/> Other [] <input type="checkbox"/> Use Typical - Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																	
EVIDENCE OF LISTING STATUS				ADDITIONAL IMPROVEMENTS																																	
Evidence Subject For Sale <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Distressed Listing <input type="checkbox"/> Yes <input type="checkbox"/> No List Price [] List Date [] DOM []				Guest Unit / Cottage <input type="checkbox"/> Outbuildings <input type="checkbox"/> Apparent Additions <input type="checkbox"/> Solar Panels <input type="checkbox"/> Other [] Porch [] Patio [] <input checked="" type="checkbox"/> Pool [Inground] <input type="checkbox"/> Fence []																																	
MARKET INFLUENCES				CAR STORAGE																																	
Boarded Up Homes In Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Significant Area Non-Residential Use Commercial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Industrial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Agricultural <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Golf/Recreational <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lake or Ocean <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No National Park/Forest <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Government/Military <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				None <input type="checkbox"/> Carport # Cars [] <input checked="" type="checkbox"/> Garage # Cars [3] <input checked="" type="checkbox"/> Driveway # Cars [3] Surface [Concrete]																																	
				Garage/Carport Design																																	
				<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Built-In																																	
SUBJECT CONDITION				SUBJECT SITE / LOT																																	
<input type="checkbox"/> Excellent / Like New <input checked="" type="checkbox"/> Good / Very Good <input type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor <input type="checkbox"/> Uninhabitable <input type="checkbox"/> Not Viewed		Subject Condition Related to Neighboring Properties <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Not Viewed <input type="checkbox"/> Slightly Inferior <input type="checkbox"/> Considerably Inferior <input type="checkbox"/> Slightly Superior <input type="checkbox"/> Considerably Superior		Lot Size [0.51] Lot Shape [] Rectangular <table border="1"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Offsite Improvements</th> <th>Public</th> <th>Private</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Street</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[Asphalt]</td> </tr> <tr> <td>Alley</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[Asphalt]</td> </tr> </tbody> </table> Are Utilities / Offsite Improvements Typical of the Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Utilities	Public	Other	Description	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]	Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]	Offsite Improvements	Public	Private	Description	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]	Alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
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				SUBJECT IMPROVEMENTS																																	
				<table border="1"> <thead> <tr> <th># Stories [1]</th> <th>Year Built [1986]</th> <th>Foundation / Basement</th> </tr> </thead> <tbody> <tr> <td>Design [Wood Frame]</td> <td></td> <td><input type="checkbox"/> Concrete Slab</td> </tr> <tr> <td>Exterior Walls [Wood Siding]</td> <td></td> <td><input checked="" type="checkbox"/> Crawl Space</td> </tr> <tr> <td>Roof Surface [Comp Shingle]</td> <td></td> <td><input type="checkbox"/> Basement</td> </tr> <tr> <td>Gutter Type [Plastic]</td> <td></td> <td><input type="checkbox"/> Full</td> </tr> <tr> <td>Window Type [Metal / Dual Pane]</td> <td></td> <td><input type="checkbox"/> Partial</td> </tr> <tr> <td>Fireplace # [1 &] [Brick]</td> <td></td> <td><input type="checkbox"/> Finished</td> </tr> </tbody> </table>		# Stories [1]	Year Built [1986]	Foundation / Basement	Design [Wood Frame]		<input type="checkbox"/> Concrete Slab	Exterior Walls [Wood Siding]		<input checked="" type="checkbox"/> Crawl Space	Roof Surface [Comp Shingle]		<input type="checkbox"/> Basement	Gutter Type [Plastic]		<input type="checkbox"/> Full	Window Type [Metal / Dual Pane]		<input type="checkbox"/> Partial	Fireplace # [1 &] [Brick]		<input type="checkbox"/> Finished											
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Design [Wood Frame]		<input type="checkbox"/> Concrete Slab																																			
Exterior Walls [Wood Siding]		<input checked="" type="checkbox"/> Crawl Space																																			
Roof Surface [Comp Shingle]		<input type="checkbox"/> Basement																																			
Gutter Type [Plastic]		<input type="checkbox"/> Full																																			
Window Type [Metal / Dual Pane]		<input type="checkbox"/> Partial																																			
Fireplace # [1 &] [Brick]		<input type="checkbox"/> Finished																																			
INTERIOR FEATURES AND APPOINTMENTS																																					
<input checked="" type="checkbox"/> No Interior Inspection - N/A [-] # Bedrooms [-] # Bathrooms [-] # Total Rooms		Trim / Finish [N/A] Heating [N/A] Appliances [N/A] Walls [N/A] Heating Fuel [N/A] Additional Features [N/A] Bath Floor [N/A] Cooling [N/A] Window Screens [N/A] Bath Wainscoting [N/A] Cooling Fuel [N/A] Storm Sash / Insul [N/A]																																			
MOBILE / MANUFACTURED DWELLING																																					
<input type="checkbox"/> N/A Wheels / Axles Attached <input type="checkbox"/> Yes <input type="checkbox"/> No Permanently Affixed to Foundation <input type="checkbox"/> Yes <input type="checkbox"/> No Manufactured Prior to June 15, 1976 <input type="checkbox"/> Yes <input type="checkbox"/> No																																					
COMMENTS SECTION - PLEASE COMMENT ON ANY UNUSUAL OR ATYPICAL ITEMS NOTED ABOVE																																					
Nice home																																					

SUBJECT & CLIENT

Address 6 Elizabeth Lane.

City Danville

County Contra Costa

State CA Zip 94526

Borrower Nikolai Schlegel

Client Comerica Bank

Address 3551 Hamlin Rd

City Auburn Hills

State MI Zip 48326

ADDITIONAL COMMENTS

None

INSPECTOR'S CERTIFICATION / LIMITING CONDITIONS**INSPECTOR'S CERTIFICATION:** The inspector, hereby certifies and agrees that:

- I have personally conducted the inspection, as defined herein, of the subject property identified in this report and no one else has contributed to the inspection or reporting of the findings.
- The subject photos herein, were taken at the time of the inspection.
- I am knowledgeable about market conditions affecting subject neighborhood and have disclosed any factors that have an effect on subject value or marketability.
- I have sufficient experience marketing properties for sale and rent in subject market area to provide a reliable marketing strategy.
- I am familiar with the immediate vicinity of subject property and have reported any environmental conditions that have an effect on subject value or marketability.
- I have viewed subject from all sides, as possible, and have reported any external influences.
- I have completed an exterior or interior (as noted) inspection of subject property and have reported all observable factors that have an effect on subject value and marketability.
- The statements of fact contained in this report are true and correct and I have not knowingly withheld any information.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions:

Unless otherwise stated in this report, the inspector has no knowledge of any concealed or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and make no guarantees or warranties, expressed or implied, regarding the condition of the property. The inspector 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 inspector is not an expert in the field of environmental hazards, this report must not be considered as an environmental assessment of the property. In addition this report is not an estimate of value. This report is only intended to help determine the existence and exterior condition of the subject property on the date and time of the inspection for mortgage finance transactions. The subject interior was not inspected (unless noted in the report) and the assumption is made that the interior condition of the subject is similar to the exterior condition of the property.

Company Connolly Real Estate
 Address 39111 Paseo padre pkwy 310
 City, St Zip Fremont ca 94638
 Phone 5106567653
 License 01422975

Tom c 11/23/2022
 Inspector / Inspection Date

SUBJECT & CLIENT

Address 6 Elizabeth Lane.

City Danville

County Contra Costa

State CA Zip 94526

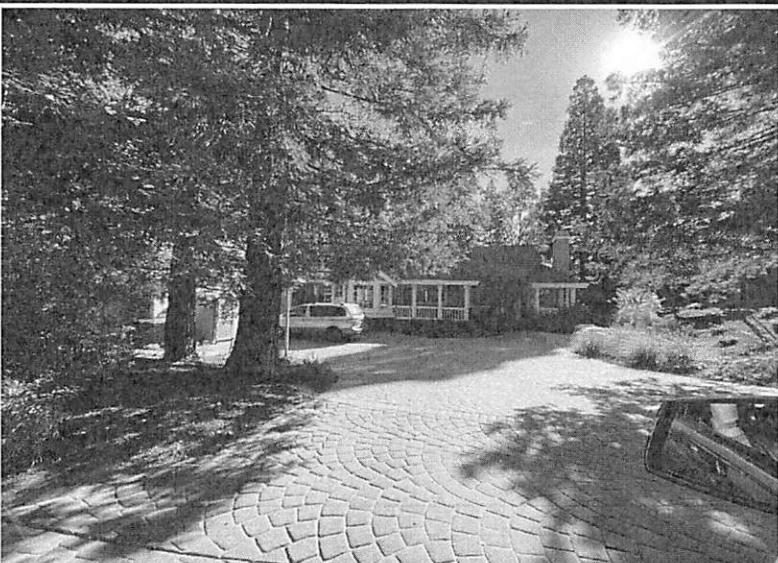
Borrower Nikolai Schlegel

Client Comerica Bank

Address 3551 Hamlin Rd

City Auburn Hills

State MI Zip 48326

SUBJECT PROPERTY PHOTO ADDENDUM**SUBJECT FRONT VIEW****SUBJECT LEFT SIDE VIEW****SUBJECT RIGHT SIDE VIEW**

SUBJECT & CLIENT

Address 6 Elizabeth Lane.

City Danville

County Contra Costa

State CA Zip 94526

Borrower Nikolai Schlegel

Client Comerica Bank

Address 3551 Hamlin Rd

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State MI Zip 48326

SUBJECT PROPERTY PHOTO ADDENDUM**ADDRESS VERIFICATION****LEFT STREET SCENE****RIGHT STREET SCENE**

SUBJECT & CLIENT

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State CA Zip 94526

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SUBJECT PROPERTY PHOTO ADDENDUM**STREET SIGN**

6 ELIZABETH LN

DANVILLE, CA 94526-1547  QVM Est. Market Val
[Conf Score 89]:**2,555,305**

Value Range: 2,274,221 - 2,836,388

Subject Summary

Bed / Bath / Ttl [MLS]	4 / 3.00 / 10 [4 / 3.0 / 10]	Design Style	Custom,Spanish
Living Area [MLS]	2,802 [2,943]	Property Type [MLS]	Single Family [Single Family]
Lot Size [MLS]	0.51 / 22,278 [22,278]	Year Built	1986
Zoning Information	-	Current Owner	SCHLEGEL NIKOLAI, SCHLEGEL STEPHANIE K

User Inputted Information

Order Date	11/21/2022	User Comparables	1) no user comps inputted
User Est. Value (UEV)	0		
Valuation Date	11/16/2022		

Research Tools**Interactive Mapping Tool**

View subject and comps on Google maps. Use interactive table to reconcile values.

**MLS Photo Viewer**

View available MLS photos for the subject, recent sales, and listings.

Market Comparables Analysis

	CompScores:	Low	Avg	High
Top 6 TrueRisk Comparable Sales		72	75	79
Top 6 TrueRisk Comparable Listings		65	69	77

Market Comparable Alerts

-

Market Analysis

	2022 Q3 to Cur. Qtr % Change		
Avg # Sales per Month		-18.9%	↓
Inventory of Listings		-40.4%	↓
Months Supply		-25.0%	↓
Avg Days on Market		19.3%	↑

	2022 Q3 to Cur. Qtr % Change		
Median Sale Price		1.2%	↑
Median List Price		-0.4%	↓
Median Sale to List Price %		-3.3%	↓

	REO	SS	Total*
% of like sales that are distressed	0.0%	0.0%	0.0%

* = 0 distressed out of 73 sales in the past 90 days - 0.0%

Inventory Analysis Alerts

- ✗ Absorption rate per month is significantly decreasing
- ✓ Inventory of listings is stable or decreasing
- ✓ Months supply is stable or decreasing
- ✗ Avg days on market is significantly increasing

Price Trend Analysis Alerts

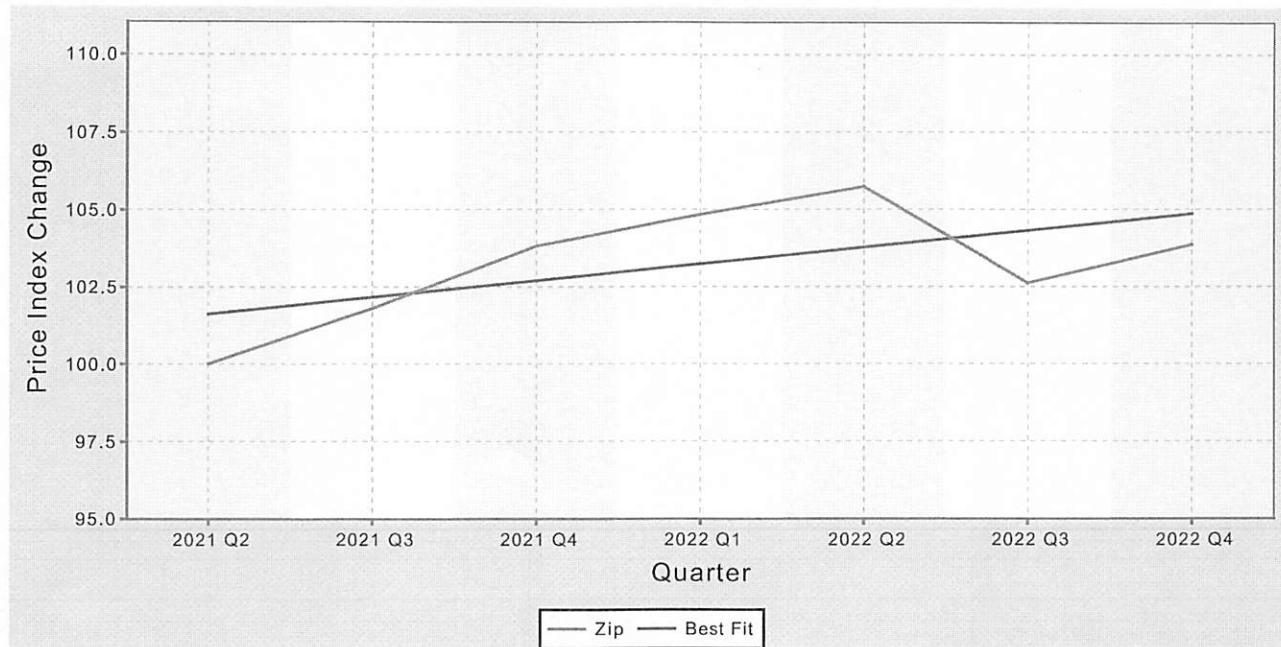
- ✓ Median sales price is stable
- ✓ Median list price is stable
- △ Median sale to list price % is moderately declining

Distressed Activity Alert

- ✓ Distressed activity is low

Market Trend Analysis

Quarterly Median Price Trend



Region	Quarterly % Change					
	2021 Q3	2021 Q4	2022 Q1	2022 Q2	2022 Q3	2022 Q4
Zip Code	1.8%	2.0%	1.0%	0.9%	-3.0%	1.2%

Market Analysis

Zip Code (94526)			
Inventory Analysis	2022 Q3	2022 Q4	% Change
Avg # Sales per Month	30.7	24.9	-18.9% ↓
Inventory of Listings	136	81	-40.4% ↓
Months Supply	4.4	3.3	-25.0% ↓
Avg Days on Market	57	68	19.3% ↑

Price Trend Analysis	2022 Q3	2022 Q4	% Change
Median Sales Price	2,301,458	2,329,500	1.2% ↑
Median List Price**	2,285,000	2,275,000	-0.4% ↓
Median Sale to List Price %***	98.8%	95.6%	-3.3% ↓

** = median calculation derived from sold and active listings

*** = median calculation derived from each sale and its list price

Distressed Activity	REO	SS	Total*
% of like sales that are distressed	0.0%	0.0%	0.0%

* = 0 distressed out of 73 sales in the past 90 days - 0.0%

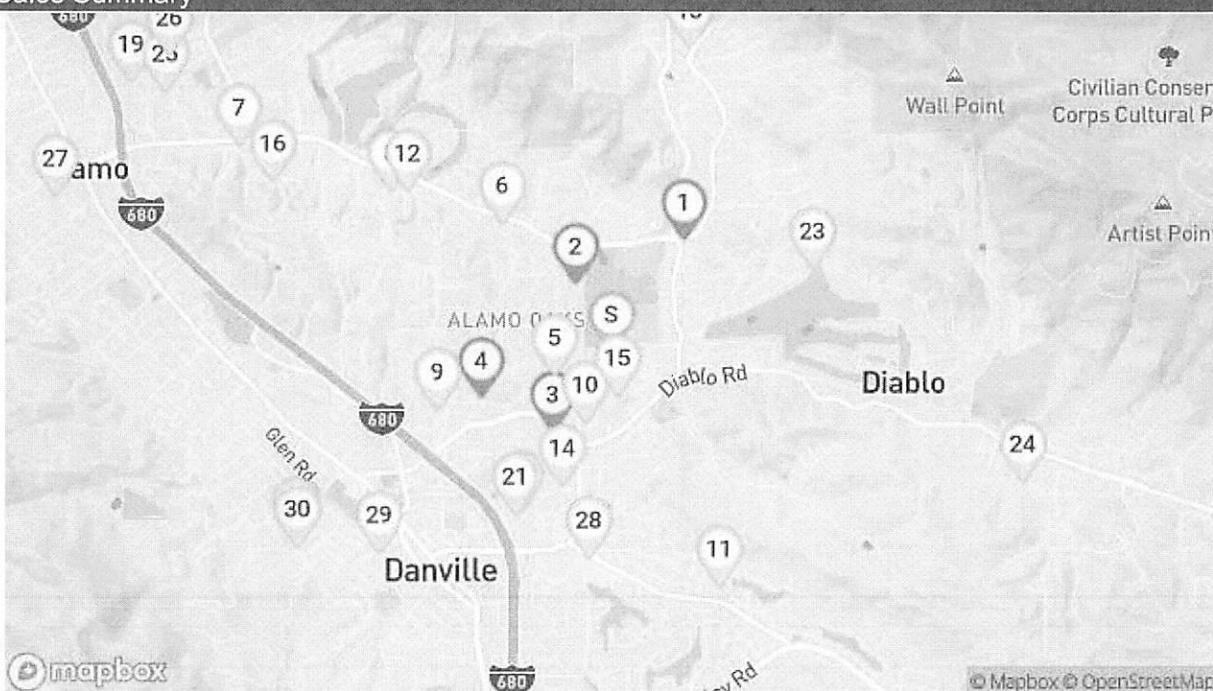
TrueRisk Report™

Subject 6 ELIZABETH LN, DANVILLE, CA 94526-1547

Report Date 11/21/2022

VALLIGENT
TECHNOLOGIES

Recent Sales Summary



The map marker icons are generated with Geoapify



CompScore 75 or higher CompScore 50 to 74 CompScore less than 50 User Inputted Addr
There are 30 sales within 2.86 miles. Price data - Min: \$1,635,500 Max: \$3,200,000 Avg: \$2,365,704 Median: \$2,337,500

Subject

ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	DOM	Desc
Subj	6 ELIZABETH LN, DANVILLE, CA	0.0	1,375,000	06/28/2013	4/3.0	2,943	0.51	1986	86	Sold

TrueRisk Comparable Sales by CompScore

ID#	Address	Dist	Sale Price	Sale Date	Bd/Ba	Living Area	Lot Size	Year Built	DOM	Desc	Comp Score
1	3201 STONE VALLEY RD, ALAMO	0.66	2,335,000	08/12/2022	5/3.0	2,906	0.48	1972	85		79
2	212 GLENWOOD CT, ALAMO, CA	0.38	3,010,000	06/06/2022	4/2.1	2,869	0.46	1986	32		78
3	864 TURRINI DR, DANVILLE, CA	0.48	2,300,000	08/24/2022	4/2.1	3,055	0.43	1973	35		75
4	687 DOLPHIN DR, DANVILLE, CA	0.68	2,359,000	09/23/2022	4/2.0	2,589	0.34	1971	101		75
5	885 DOLPHIN DR, DANVILLE, CA	0.30	2,980,000	05/10/2022	4/3.0	3,139	0.40	1976	35		72
6	115 WINESTONE CT, ALAMO, CA	0.84	2,035,000	10/03/2022	4/1.1	3,115	0.61	1988	54		72
7	20 ARJANG CT, ALAMO, CA	2.11	1,730,000	09/06/2022	3/2.0	3,173	0.56	1981	34		72
8	2365 HAGEN OAKS DR, ALAMO	1.35	2,660,000	09/16/2022	4/3.0	2,714	0.80	1973	69		71
9	422 EL RIO, DANVILLE, CA	0.90	2,025,000	08/29/2022	4/3.0	2,822	0.94	1976	45		69
10	805 MATADERA CIR, DANVILLE	0.37	2,839,125	08/19/2022	6/4.0	3,324	0.42	1975	71		68
11	400 GATETREE DR, DANVILLE	1.27	2,150,000	10/24/2022	4/1.1	3,020	0.39	1989	31		67
12	2369 HAGEN OAKS DR, ALAMO	1.28	2,200,000	08/02/2022	4/3.0	3,389	0.46	1986	42	Flip	66
13	3424 STONE VALLEY RD, ALAMO	1.55	2,400,000	08/01/2022	4/2.1	2,792	0.34	1986	47		65
14	596 BOBBIE DR, DANVILLE, CA	0.70	3,200,000	06/15/2022	4/2.1	3,049	0.35	1956	23		64
15	35 SAN YSIDRO CT, DANVILLE	0.22	3,065,000	09/19/2022	3/4.1	3,622	0.52	1989	39		63
16	70 LOS BALCONES, ALAMO, CA	1.88	1,635,500	08/12/2022	4/2.1	3,284	1.15	1984	128		63
17	175 GERALD DR, DANVILLE, CA	2.13	2,340,000	09/30/2022	4/3.0	3,134	0.34	1983	70		63
18	241 LIKELY DR, ALAMO, CA	2.50	2,750,000	11/02/2022	4/3.0	2,953	0.51	1974	74		63
19	222 STONE VALLEY WAY, ALAMO	2.72	2,220,000	08/16/2022	4/3.0	3,092	0.51	1983	62		63
20	745 HIGHBRIDGE LN, DANVILLE	0.91	1,830,000	09/02/2022	4/2.1	2,599	0.21	1980	51		62
21	84 STOWBRIDGE CT, DANVILLE	0.93	1,842,500	08/26/2022	4/1.1	2,599	0.20	1980	78		62
22	55 CORTE NOGAL, DANVILLE, CA	1.81	2,500,000	10/20/2022	4/3.1	2,475	0.47	1986	36		61
23	121 CLUB TER, DANVILLE, CA	1.08	1,900,000	09/09/2022	4/2.1	2,456	0.21	1985	37		60
24	2300 TREE CREEK PL, DANVILLE	2.13	2,100,000	07/01/2022	4/3.0	2,791	0.52	1987	49		60
25	169 AUSTIN LN, ALAMO, CA	2.55	1,900,000	10/21/2022	5/3.0	2,738	0.52	1970	80		60
26	986 INA DR, ALAMO, CA 94507	2.63	2,700,000	07/22/2022	4/2.1	2,995	0.65	2000	55		60
27	217 VIA BONITA, ALAMO, CA	2.86	2,550,000	10/28/2022	4/2.1	2,975	0.59	1985	23		60
28	816 CASITA CT, DANVILLE, CA	1.02	2,200,000	07/27/2022	5/3.0	2,778	0.32	1974	68		59
29	359 VERONA AVE, DANVILLE, CA	1.51	2,565,000	09/07/2022	4/3.0	2,896	0.32	1951	43		59
30	62 CORTE NOGAL, DANVILLE, CA	1.82	2,650,000	11/18/2022	5/4.0	2,772	0.40	1955	37		59

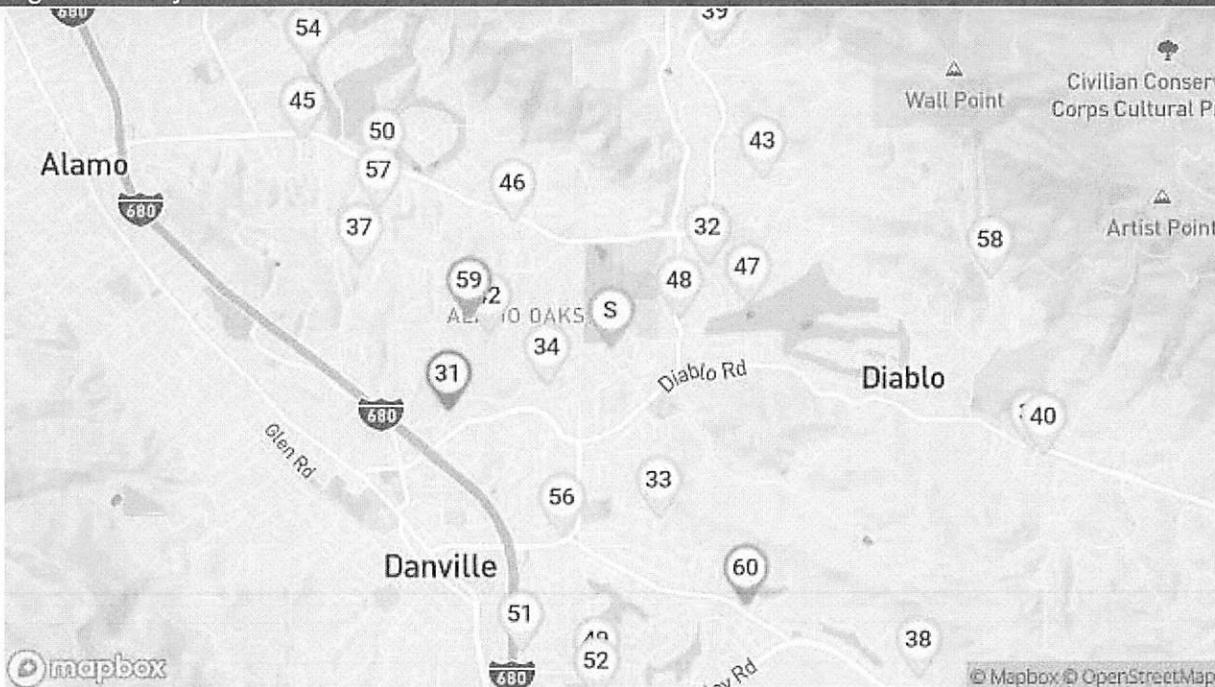
TrueRisk Report™

Subject 6 ELIZABETH LN, DANVILLE, CA 94526-1547

Report Date 11/21/2022

VALLIGENT
TECHNOLOGIES

MLS Listings Summary



The map marker icons are generated with Geoapify



CompScore 75 or higher CompScore 50 to 74 CompScore less than 50 User Inputted Addr
There are 30 listings within 2.41 miles. Price data - Min: \$1,395,000 Max: \$4,995,000 Avg: \$2,508,757 Median: \$2,370,000

Subject

ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	DOM	Desc
Subj	6 ELIZABETH LN, DANVILLE, CA	6	1,375,000	06/28/2013	4/3.0	2,943	0.51	1986	86	Sold

TrueRisk Comparable Listings by CompScore

ID#	Address	Dist	List Price	List Date	Bd/Ba	Living Area	Lot Size	Year Built	DOM	Desc	Comp Score
31	468 EL PINTADO RD, DANVILLE	0.85	2,325,000	11/02/2022	4/3.0	3,135	0.44	1978	19		77
32	43 PULIDO CT, DANVILLE, CA	0.63	1,675,000	09/23/2022	4/3.0	2,835	0.26	1973	59		74
33	926 RICHARD LN, DANVILLE, CA	0.86	1,648,888	09/19/2022	4/3.0	2,689	0.35	1985	63	Pending	70
34	872 DOLPHIN DR, DANVILLE, CA	0.36	2,498,000	04/27/2022	5/2.1	2,505	0.34	1974	208		65
35	517 CARLETON WAY, ALAMO, CA	1.64	2,595,000	09/27/2022	5/2.1	3,011	0.33	1983	55	Pending	65
36	150 AREND'S DR, DANVILLE, CA	2.14	2,350,000	10/28/2022	4/3.1	3,383	0.43	1984	24		65
37	17 NATHAN PL, DANVILLE, CA	1.31	2,599,000	09/23/2022	5/3.0	3,176	1.44	1988	59		64
38	1051 HILL MEADOW PL	2.22	1,995,000	09/13/2022	4/2.1	2,686	0.39	1989	69		63
39	329 BRYAN DR, ALAMO, CA	1.56	2,225,000	10/19/2022	5/2.1	3,065	0.35	1984	33		62
40	271 ARENCY CT, DANVILLE, CA	2.21	1,790,000	10/11/2022	4/3.0	3,348	0.46	1984	41	Pending	62
41	2211 GRANITE DR, ALAMO, CA	2.35	2,390,000	09/23/2022	4/3.0	3,020	0.50	1960	59		62
42	54 PROVO LN, ALAMO, CA 94507	0.61	2,225,000	10/13/2022	5/3.0	3,565	1.17	1946	39	Pending	61
43	1844 PIEDRAS CIR, ALAMO, CA	1.12	1,850,000	10/05/2022	4/2.1	2,276	0.34	1976	47	Pending	61
44	104 GARYDALE CT, ALAMO, CA	2.41	1,998,000	08/23/2022	4/2.1	2,795	0.44	1972	90		61
45	2169 NELDA WAY, ALAMO, CA	1.84	1,949,880	10/27/2022	4/2.1	3,183	0.72	1979	25	Pending	60
46	2681 STONE VALLEY RD, ALAMO	0.79	2,795,000	10/17/2022	4/3.0	2,300	1.93	1970	35	Flip	59
47	270 CAMEO DR, DANVILLE, CA	0.71	3,999,950	08/24/2022	4/4.1	4,177	0.23	2022	89	Flip	57
48	101 VALLE VERDE CT, DANVILLE	0.37	1,395,000	10/14/2022	3/2.0	1,616	0.23	1957	38	Pending	56
49	509 OLD FARM CT, DANVILLE	1.63	2,698,000	10/19/2022	5/3.0	2,974	0.39	1977	33	Pending	56
50	14 HAGEN OAKS CT, ALAMO, CA	1.43	2,395,000	10/05/2022	4/2.1	2,260	0.60	1976	47		54
51	275 LAUREL DR, DANVILLE, CA	1.56	1,898,000	08/11/2022	5/2.0	3,122	0.42	1977	102	Pending	53
52	34 DARTMOUTH PL, DANVILLE	1.72	2,650,000	07/12/2022	4/3.1	3,203	0.31	1963	132		53
53	71 INCLINE GREEN LN, ALAMO	2.07	3,547,999	07/19/2022	3/4.1	3,465	0.62	1991	125		53
54	240 BOLLA AVE, ALAMO, CA	2.04	3,399,000	07/27/2022	4/3.1	3,626	0.37	1973	117		52
55	25 WILDWOOD CT, DANVILLE, CA	1.97	2,499,000	04/27/2022	4/2.1	3,188	0.39	1964	208		51
56	121 AMIGO RD, DANVILLE, CA	0.95	4,995,000	08/25/2022	4/5.1	4,221	0.32	2022	88	Flip	50
57	38 HAGEN OAKS CT, ALAMO, CA	1.34	1,498,000	11/11/2022	4/2.1	2,266	0.96	1974	10		50
58	2354 ALAMEDA DIABLO, DIABLO	1.91	3,850,000	09/07/2022	5/3.0	3,458	3.10	1980	75		50
59	616 TIMPANOGOS LN, DANVILLE	0.71	3,199,000	06/22/2022	4/2.1	3,752	0.93	1980	152		49
60	550 EDINBURGH CIR, DANVILLE	1.43	2,330,000	05/09/2022	4/3.0	2,939	0.23	1989	196		49