

**Addendum:**

**Response to Patterson View Claim - 218 4th Street Photos Provided at Site Visit**

Cristina Woolrich, 411 Richardson Street, Sausalito, CA

- Carolyn's photo taken from her bedroom on July 2012, just 8 months after she finalized the sale of her house in November of 2011, shows the Jasmine vine above the roofline of my house as it has been for several years. The Princess flower also exceeds the roofline of the house behind it and to the left.
- The Hopseed is established and has grown left to right in spite of being badly vandalized on July 4th, 2012. Several years of growth were taken off the top of the trees and the leaders were taken out of two of the trees right before this photo was taken. There is a police report that documents this event.
- The photo taken on July 2012 from her bedroom also shows the cherry and apple trees in bloom in the summer, far exceeding the height of her railing and the roofline of the house behind them. The photo shows the height of the trees in comparison to the chimney of the house in the foreground.
- Carolyn finalized the purchased of her house in November of 2011 - 8 months before the photo from her bedroom was taken. Previous to that date, Lori and Stan Hales owned 218 4th Street until November of 2011.
- I do not believe Carolyn is acting in good faith. Carolyn has cropped my roof out of all of her photos in this pictorial - her Arborist is showing a cut line based on the roofline of my house and the houses surrounding it, yet none of Carolyn's photos besides the one from her bedroom show the yard in relation to the roofline of my house. Every photo but that one is cropped.
- I do not believe this claim is warranted. Our trees have been groomed annually. There was minimal discussion and no offer of arbitration before filing this claim. There is no real evidence that Carolyn had the unobstructed bay view from a sitting position looking through my yard that she is asking you to restore. Every one of these photos is cropped or the perspective altered except for the one from her bedroom which shows a true picture of my yard in season in relation to her deck just months after the home was purchased.
- When does the clock start on this claim? Zillow, Redfin and Trulia show the house as being sold November 2011. Lori and Stan Hales were the owners of this house until the sale was finalized and recorded. They had no problem with the view. In fact they paid for the October 2011 tree trimming. They took responsibility for exterior maintenance of their home until the sale in November of 2011 and did not have a problem with the view. All three sites estimate Carolyn's house has increased in value since the purchase in November 2011, not decreased by 25% as her real estate agent claims.

# Original View May 9, 2011 – Close-up No Hopseed



Hopseed Bush is visible in the background of this photo - growing behind and beside the trees. There are two large trees that are not here anymore - they were growing in between the hopseed bush. The two trees were growing too large for the space. I took them out once the hopseed grew tall enough to provide replacement privacy screening lost when the large Plum tree was removed.

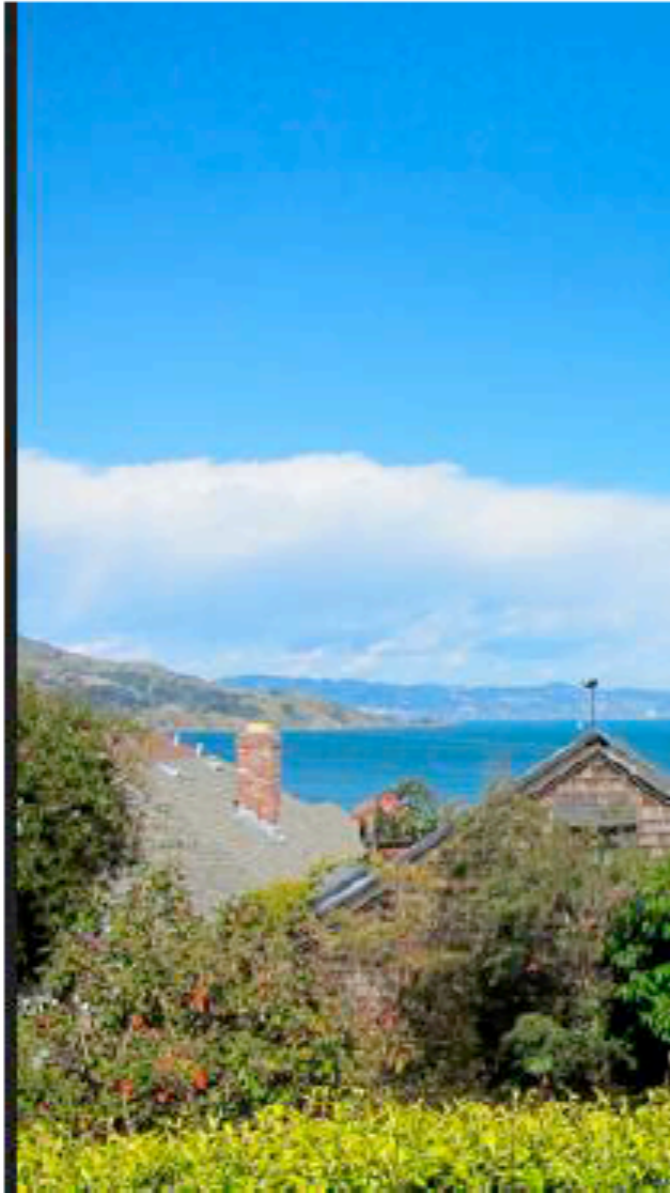


Hopseed Bush growing along fence line left of deck in this photo dated July 2010..see date stamp above.

# Princess and Hopseed

June 2011

July 2013



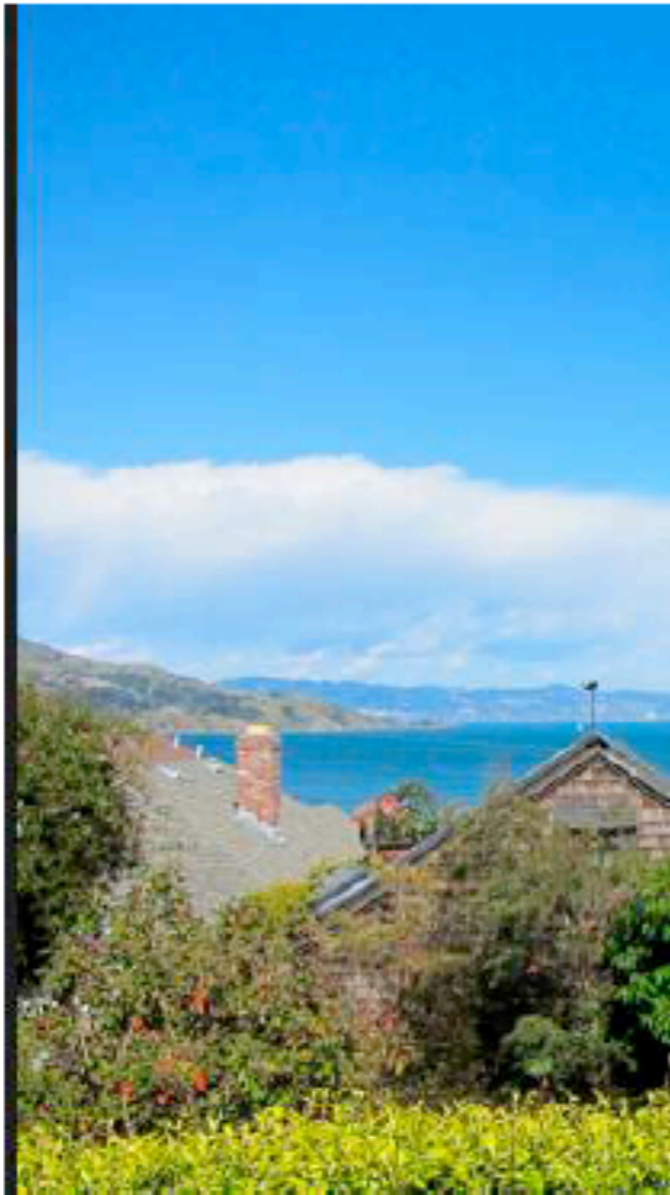
This photo is cropped not to show my fruit trees to the right or the Jasmine compared to the roof line to the left. The fruit trees would be at full bloom that time of year to the right of this cropped photo. Lori and Stan Hales still owned 218 4th Street at the time this photo on the left was taken.

Also the vantage point is different. The photo on the left was taken from a distance standing on the deck. Notice the hedge in the front of the frame. The photo on the right was zoomed in which changes the perspective of the shot. See photo taken from Carolyn's deck the day of the view claim meeting on next page for comparison.

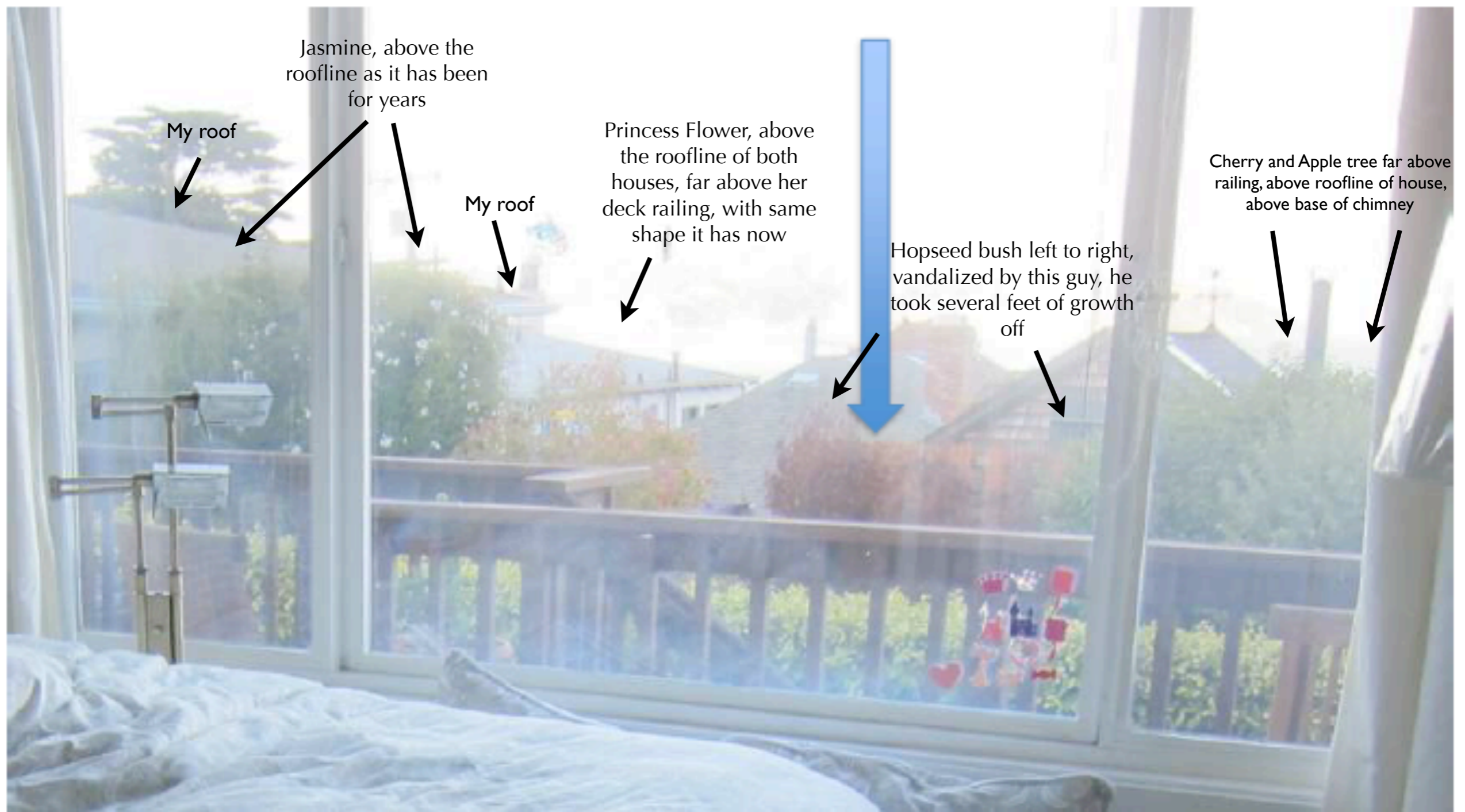
# Princess and Hopseed

June 2011

July 2013



These two photos show a similar perspective from behind the hedge. The photo to the right was taken from the deck the day of the view claim meeting on July 31, 2013.



The hopseed did not just appear in July of 2012. They are below the roofline in July of 2012 because the man in the brown house cut the leaders off of the two hopseed to the right and took the tops off of three bushes reducing years of growth. This vandalism was done on July 4, 2012. There is a police report to support this event. That is why they are so short in this photo, you can clearly see them established left to right.

This photo is interesting to me. It was taken 8 months after Carolyn purchased her house. Notice the height of the Jasmine is above the roofline. The Princess Flower is above the roofline of the house behind it and has the same shape it has now. Also notice the height of the two fruit trees to the right. They are far above the window of the opposite house. They are far above the roof and chimney of the house behind it and far above Carolyn's deck railing. This photo was taken in July 2012 and shows the full scope of the yard.

Carolyn purchased her house in November 2011, just 8 months before these photos were taken. Carolyn did not have an original unobstructed bay view from a seated position on her deck or in her house that looked through my yard to the bay.

## Comparison of Carolyn's photos from 2012 to 2013

### Hopseed Appear July 2012

Below roof line and window of brown house



### View at time of claim: June 2013



Notice these photos taken by Carolyn side by side. One taken a year ago - just 8 months after the sale of her house was finalized. The other taken in July 2013. Granted the perspectives are different- the photo on the right is taken from below her railing looking up and is zoomed in. The photo to the left is taken from a standing position in the room and is zoomed out. From this view, my trees this year are smaller than they were in 2012 - notice their height in relation to the chimney of the house in the foreground.

# Hopseed Appear July 2012

Below roof line and window of brown house



Actual July 31, 2013 view





**Photo taken from Carolyn's deck the day of the meeting on July 31, 2013**



Location: City, State, or ZIP



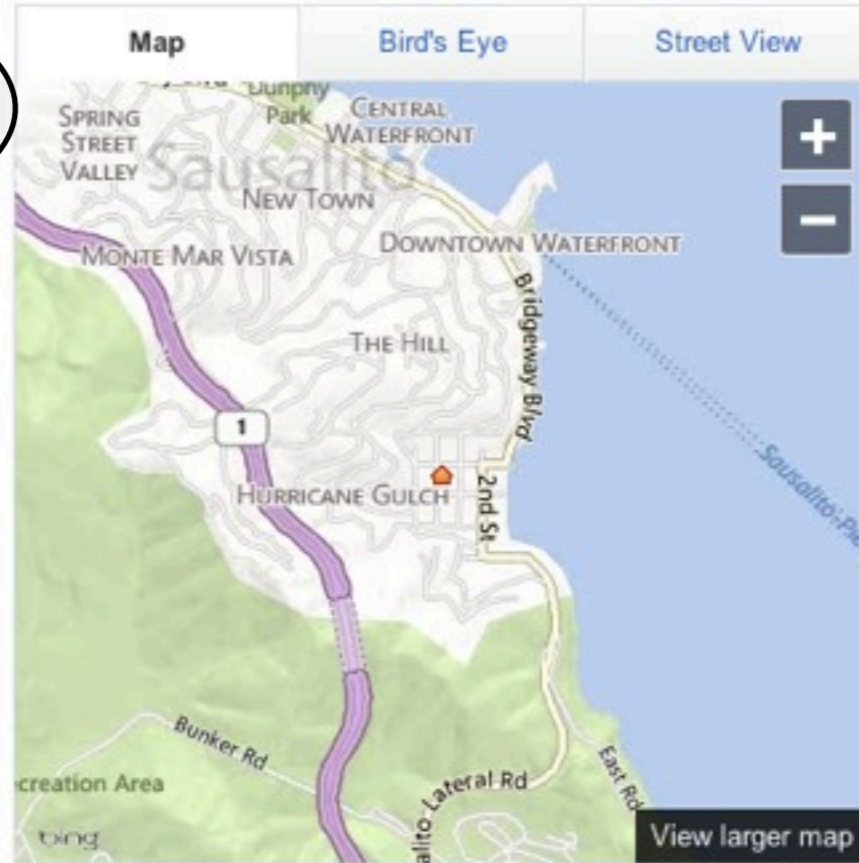
California > Sausalito > 94965 > 218 4th St

### 218 4th St, Sausalito, CA 94965

 Sold on 11/10/11: \$1,000,000  
 Zestimate®: \$1,169,134  
 Est. Mortgage: \$3,919/mo

[See current rates on Zillow](#)  
 A Bad Credit Score is 598, See Yours for \$0

**Bedrooms:** 2 beds  
**Bathrooms:** 2.5 baths  
**Single Family:** 1,525 sq ft  
**Lot:** 2,250 sqft  
**Year Built:** 1926  
**Last Sold:** Nov 2011 for \$1,000,000  
**Heating Type:** [Contact for details](#)



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#### Description

This 1525 square foot single family home has 2 bedrooms and 2.5 bathrooms. It is located at 218 4th St Sausalito, California.

**Cooling**  
Unknown

**Parking**  
Unknown

**Basement Type**  
Unknown

**Fireplace**  
Yes

**Floor Covering**  
Unknown

**Attic**  
Unknown

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# 218 4th St

Sausalito, CA 949652 bed, 2.5 bath 1,525 sqft Single-Family Home

Public Record

**\$1,175,000** Trulia Estimate ?

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↑ Street View

Map



218 4th St, Sausalito, CA 94965

## Property Details

Description provided by Trulia

**218 4th St** This Single-Family Home located at 218 4th Street, Sausalito CA sold on Nov 10, 2011. 218 4th St has 2 beds, 2 ½ baths, and approximately 1,525 square feet. The property has a lot size of 2,250 sqft and was built in 1926. The average listing price for similar homes for sale is \$5,053,586 and the average sales price for similar recently sold homes is \$1,895,450. 218 4th St is in the 94965 ZIP code in Sausalito, CA. The average price per square foot for homes for sale in 94965 is \$636.

### Public Records for 218 4th St

Official property, sales, and tax information from county (public) records as of 09/2012:

- Single Family Residential
- 1,525 sqft
- Parking
- County: Marin
- 2 Bedrooms
- Lot Size: 2,250 sqft
- Parking Spaces: 1
- Tax Rate Code Area: 9-000
- 2½ Bathrooms
- Built In 1926
- 1 Unit

### Property Taxes for 218 4th St

Year	Value	Land		Improvements		Total	Tax
2012	Assessed	\$595,000	+	\$404,000	=	\$999,000	<b>\$12,417</b>

Source: Public Records

### Price History for 218 4th St

[Alert](#)

Date	Event	Price	Source	Agents
11/10/2011	Sold <a href="#">▶ view detail</a>	\$1,000,000	Public records	
07/11/2003	Sold <a href="#">▶ view detail</a>	\$801,000	Public records	



218 4th St

Sausalito, CA 94965

Status: Sold Source: Public Records

\$1,000,000

Last Sold Price

2

Beds

2.5

Baths

1,525 Sq. Ft.

\$656 / Sq. Ft.

Built: 1926 Lot Size: 2,250 Sq. Ft. Sold On: Nov 10, 2011

Overview Property Details Tour Insights Property History Public Records Activity Schools Neigh

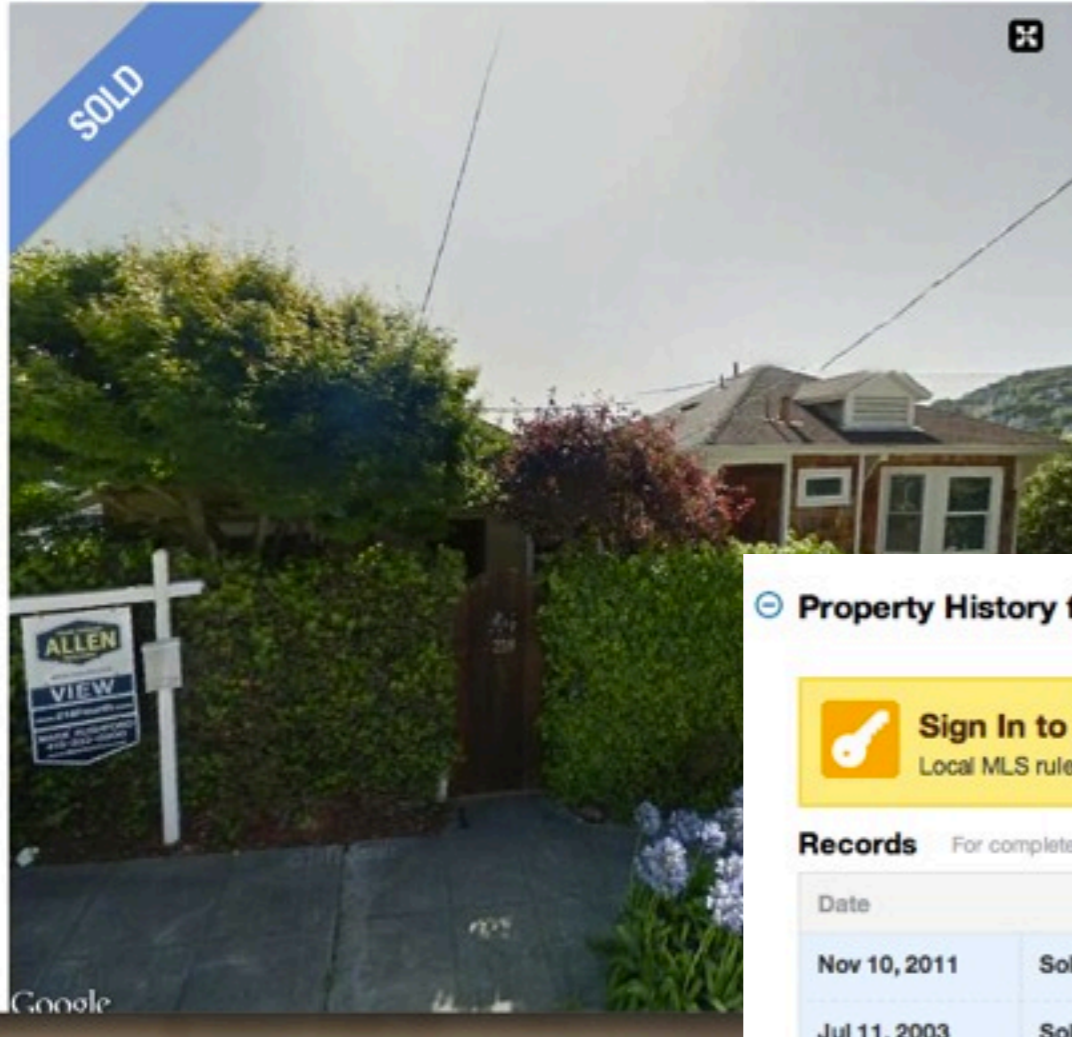
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First name  Last name

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Property History for 218 4th St

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Records For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More.](#)

Date	Event	Price	Appreciation	Source
Nov 10, 2011	Sold (Public Records)	\$1,000,000	2.7%/yr	Public Records
Jul 11, 2003	Sold (Public Records)	\$801,000	—	Public Records
Jun 20, 2003	<a href="#">Delisted</a>	—	—	San Francisco MLS #252060
May 10, 2003	<a href="#">Listed</a>	**	—	San Francisco MLS #252060

\*\* Price available after [signing in](#).

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**\$1,169,134** Est.  
 \$795,011 Low  
 \$1,566,640 High

[How accurate is Zillow?](#)

**\$795,061** Est.  
 \$675,801 Low  
 \$914,320 High