

1 GEORGE G. WEICKHARDT (SBN 58586)  
 WENDY C. KROG (SBN 257010)  
 2 ROPERS, MAJESKI, KOHN & BENTLEY  
 201 Spear Street, Suite 1000  
 3 San Francisco, CA 94105-1667  
 Telephone: (415) 543-4800  
 4 Facsimile: (415) 972-6301  
 Email: gweickhardt@rmkb.com  
 5 wkrog@rmkb.com

6 LEANN PEDERSEN POPE  
 VICTORIA R. COLLADO  
 7 MICHAEL G. SALEMI  
 Burke, Warren, MacKay & Serritella, P.C.  
 8 330 North Wabash, 22nd Floor  
 Chicago, IL 60611  
 9 Telephone: (312) 840-7000  
 Fax: (312) 840-7900  
 10 Email: lpope@burkelaw.com  
 vcollado@burkelaw.com  
 11 msalemi@burkelaw.com  
 Admitted Pro Hac Vice

12 Attorneys for Defendant CHASE BANK USA, N.A.  
 13 formerly known as Chase Manhattan Bank USA, N.A.

14  
 15 **UNITED STATES DISTRICT COURT**  
 16 **NORTHERN DISTRICT OF CALIFORNIA**  
 17 **SAN FRANCISCO DIVISION**

18 MARY JANE YAKAS, *et al.*,  
 19 Plaintiffs,

20 v.

21  
 22 CHASE MANHATTAN BANK USA, N.A., *et*  
*al.*,  
 23 Defendants.

Case No.: 09-cv-02964-WHA

CLASS ACTION

**DECLARATION OF JON WIERKS**

24 I, Jon Wierks, declare as follows:

25 1. I am a senior director of First American CoreLogic, Inc. "CoreLogic." I have  
 26 personal knowledge of the facts set forth in the declaration. I could competently testify to all facts  
 27 set forth herein if called as a witness in this matter. I offer this declaration in connection with the  
 28 above-captioned action.

1           2.       CoreLogic is a leading provider of residential risk management technology and  
2 services. Information regarding CoreLogic and its technology services is available at  
3 <http://www.facorelogic.com>

4           3.       Among the products that CoreLogic offers are Automated Valuation Models  
5 ("AVMs"). An AVM is a computer software program that combines property information with  
6 analytic modeling technology to determine the current market value of a home or other real estate  
7 property.

8           4.       CoreLogic has developed and honed several different proprietary AVMs,  
9 including the CoreLogic ValuePoint 4 AVM.

10          5.       CoreLogic ValuePoint 4 is an AVM with an analytic engine that uses appraisal  
11 emulation, location, conformal mapping, repeat sales indices, heuristic and patented analytical  
12 technology. Materials describing the ValuePoint 4 AVM are attached hereto as Exhibit A.

13          6.       To obtain a value for a specific property, the ValuePoint 4 AVM pulls property  
14 specific information from multiple sources for the subject and comparable properties. The  
15 ValuePoint 4 AVM analytic engine is applied to CoreLogic's database, which contains:

- 16               ·       More than 10,000 government and proprietary data sources, including
- 17               ·       listing price information[;]
- 18               ·       99.7 percent of the U.S. population[;]
- 19               ·       Tax assessor data for more than 3,050 counties[;]
- More than 142 million properties[;]
- More than 500 million historical transactions.

20          The CoreLogic database of information is updated daily. All of the above and referenced  
21 information accurately describes the ValuePoint 4 AVM today and accurately describes the  
22 ValuePoint 4 AVM in 2008.

23          7.       CoreLogic performs extensive testing on its CoreLogic ValuePoint 4 AVM. To  
24 validate accuracy, each night, CoreLogic blind tests ValuePoint 4 AVM values against market data  
25 on actual sales. The actual sales data, received daily, is evaluated against the latest value estimated  
26 by the AVM. As new transactions are recorded, CoreLogic evaluates the purchase price against the  
27 most recent valuation for that property. This is the consummate blind AVM test since all  
28 properties are valued prior to knowing the most recent public recording of the sales transaction.

1 Moreover, rather than "staging" or running "batch" tests, CoreLogic tests the entire market on its  
2 production system, which means that the test results are a true indication of how the models will  
3 perform in production. CoreLogic has performed this nightly testing on its ValuePoint 4 AVM  
4 since January 2007. CoreLogic's testing of its AVMs is described in the CoreLogic document:  
5 "Innovations in AVM Testing" attached hereto as Exhibit B.

6 8. The CoreLogic ValuePoint 4 AVM is not static. New information regarding  
7 property values is constantly added to the CoreLogic database and CoreLogic regularly uses the  
8 results of this testing to retune its AVMs to improve performance. CoreLogic's rigorous testing and  
9 maintenance ensures each AVM stays abreast of current pricing trends.

10 9. CoreLogic provided Chase with a December 1, 2008 ValuePoint 4 AVM value for  
11 property located at 1268 Oak Knoll Drive, Concord (Contra Costa County), California (the "Yakas  
12 Property AVM"). The December 1, 2008 Yakas Property AVM valued the property at \$674,000.  
13 While CoreLogic has maintained some information regarding the December 1, 2008 Yakas  
14 Property AVM, CoreLogic did not maintain a copy of the full December 1, 2008 Yakas Property  
15 AVM.

16 10. The information included in the CoreLogic database varies from property to  
17 property, and from county to county. As stated above, the CoreLogic database includes tax  
18 assessor data for more than 3,050 counties; the information available from tax assessors varies  
19 from county to county. The Value Point 4 model also analyzes information differently depending  
20 on many factors, including the county in which the property is located.

21 11. The CoreLogic database includes tax assessor information from Contra Costa  
22 County, California, and included this information on December 1, 2008. Information from the  
23 Contra Costa County tax assessor includes property specific information such as the number of  
24 bedrooms and square footage. The Yakas Property AVM value of \$674,000 took into account the  
25 number of bedrooms and square feet of the Yakas Property, as reported by the Contra Costa  
26 County tax assessor.

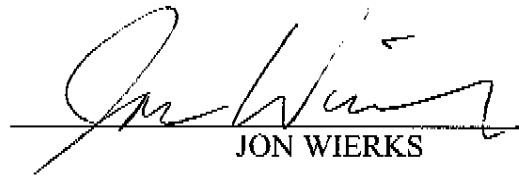
27 12. The CoreLogic database information currently available on the Yakas Property  
28 includes the number of rooms, number of bedrooms, number of bathrooms, living area, presence of

1 a pool, year built, number of stories, last sale price, and last sale date. A Property Detail Report on  
 2 the Yakas Property is attached hereto as Exhibit C. RealQuestProfessional is another  
 3 FirstAmerican CoreLogic service, which provides property characteristic reports drawing from the  
 4 CoreLogic database.

5 I declare under penalty of perjury under the laws of the United States of America that the  
 6 foregoing is true and correct. Executed in Santa Ana, CA on May 19, 2010.

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May 19, 2010

  
 JON WIERKS