

Peartree HOA

June 17, 2026

c/o Delana Lopez

Lordon Management

1275 Center Ct Dr. Covina

California 91724

(626) 967-7921

Unit Address 538 Derby Road, San Dimas, CA 91723

Dear Board Members and banking institution,

This letter confirming that the required inspections of the balconies and associated exterior elevated elements (EEEs) at Peartree HOA, located in San Dimas, California, (Reference contract address 1025 Kent Drive, San Dimas, CA 91773) have been completed in accordance with the requirements of California SB326.

As part of this work, 32 units (64 balconies), their respective railings, and 15 common stairways and landings were inspected. No units were found to pose immediate danger to occupants. However, several units were found to need immediate repair or maintenance. Detailed notes and findings for each unit are provided in the full inspection report.

Based on the completion of these inspections and the issuance of recommendations to the HOA, *the property is considered in compliance with the inspection requirements of California SB326.*

Please note that compliance with SB 326 is limited to completing the required inspections and issuing an inspection report, ONLY. Any repairs or maintenance of exterior elevated elements (EEEs), as described in SB 326, are the responsibility of the HOA to schedule following completion of its reserve studies.

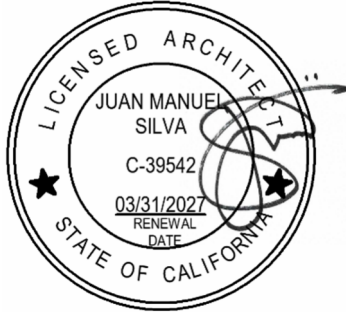
Additionally, SB 326 requires inspection of only a statistically representative sample of EEEs. An HOA may, at its discretion, elect to inspect all EEEs for convenience, even if this exceeds the minimum sample size.

Regarding Unit 538 Derby Road: No balcony is present; therefore, there was no EEE to inspect, and the unit did not qualify for inspection.

SB 326 compliance is determined at the community level. As a whole, the HOA complex is in compliance with SB 326

The report represents the results of my field investigation, professional judgment, and recommendations pertaining to the condition of the exterior elevated elements. Should you have any questions regarding the report or require additional information, please feel free to contact me.

Respectfully submitted,



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