Order Form

General

File No.: Baldy Vista
Loan Type: N/A
Case No: 6051970
Job Type: Full Appraisal
Client File No.: 6051970
Property Type: SFR with ADU
Tracking No.:
Form Type: GPAR
Filename: C:\Program Files (x86)\ACI32\REPORTS\Glendora\Baldy Vista.aci

Property Information

Address: 451 N Baldy Vista Ave
City: Glendora County: Los Angeles St: CA Zip: 91741
Location: Map No: N/A Census: 4008.01
Legal: TRACT # 19570 LOT 1
Sale Price: N/A ☐ Refinance Loan Amt.: N/A Date of Sale: NA
Rooms: 12 Bedrooms: 5 Baths: 5.1 Appraised Value: $1,875,000

Borrower First: N/A Last: N/A Owner: John C and Anne L Anderson

Client Information ☒ Ordered By ☒ Bill To ☒ Send To

Client: Bijan Dastmalchian
Branch:
Address: 451 N Baldy Vista Ave
City: Glendora State: CA Zip: 91741
Phone: Fax:
Contact:
Misc:

Client Information ☐ Bill To ☐ Send To

Client:
Branch:
Address:
City: State: Zip:
Phone: Fax:
Contact:
Misc:

Status:

Dates

Ordered:	August 8, 2026
Due:	
Assigned:	
Inspected:	August 10, 2026
Reviewed:	
Signed:	August 10, 2026
Fax/EDI:	
Delivered:	
Invoiced:	August 10, 2026
User Defined:	
Cancelled:	
Paid:	August 10, 2026

Billing Information

Invoice No.: 0138766365
Fee: $650.00
Tax: $0.00
Total Amount: $650.00
Payment 1: $650.00
Check #: Date:
Payment 2:
Check #: Date:
Due: $0.00

Appraiser/Broker Information

Name: Sonia Azizyan Supervisor:
Cert #: State: Cert #: State:
License #: 3015021 State: CA License #: State:
Exp. Date: 05/11/2028 Exp. Date:

Primary Contact Information

Primary Contact: Home Phone:
Best time to call: Work Phone:

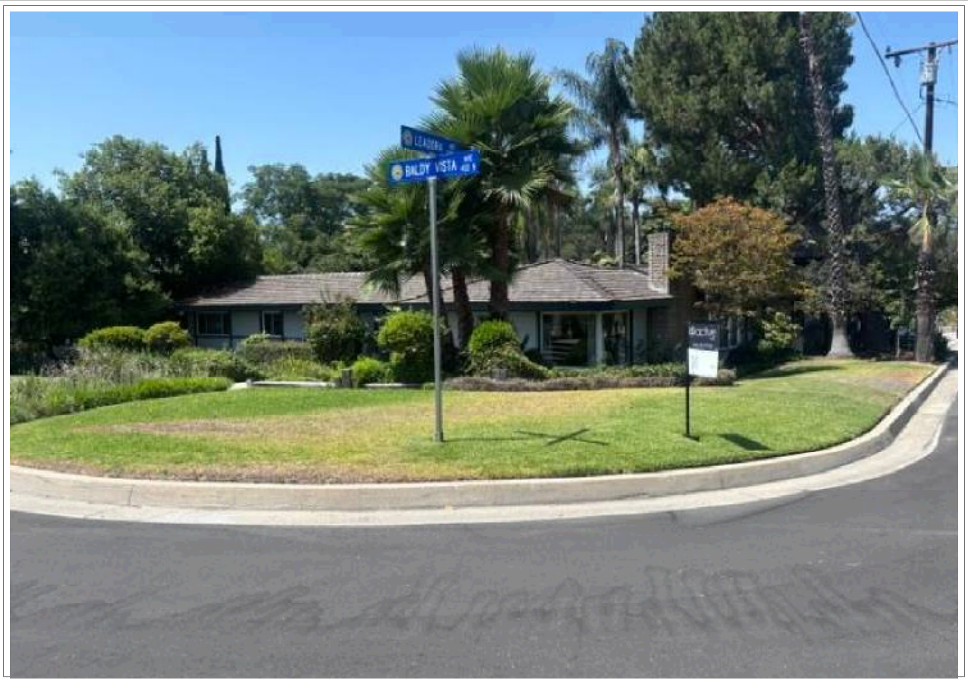
Secondary Contact Information

Secondary Contact: Home Phone:
Best time to call: Work Phone:

Special Instructions

Comments

APPRAISAL OF



LOCATED AT:

451 N Baldy Vista Ave
Glendora, CA 91741

CLIENT:

Bijan Dastmalchian
451 N Baldy Vista Ave
Glendora, CA, 91741

AS OF:

August 10, 2026

BY:

Sonia Azizyan
1 Day Appraisal

August 10, 2026

Bijan Dastmalchian
451 N Baldy Vista Ave
Glendora, CA, 91741

File Number: Baldy Vista

In accordance with your request, I have appraised the real property at:

451 N Baldy Vista Ave
Glendora, CA 91741

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of August 10, 2026 is:

$1,875,000
One Million Eight Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sonia Azizyan
1 Day Appraisal

323-440-2447

Residential Appraisal Report

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User Bijan Dastmalchian | E-mail N/A
Client Address 451 N Baldy Vista Ave | City Glendora | State CA | Zip 91741
Additional Intended User(s) N/A
Intended Use Pre Sale

SUBJECT

Property Address 451 N Baldy Vista Ave | City Glendora | State CA | Zip 91741
Owner of Public Record John C and Anne L Anderson | County Los Angeles
Legal Description TRACT # 19570 LOT 1
Assessor's Parcel # 8625-023-001 | Tax Year 2025 | R.E. Taxes $ 15,101.00
Neighborhood Name 19570 | Map Reference N/A | Census Tract 4008.01
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date | Price | Source(s) Realist
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) Per public records, the Subject has no known 36-month prior transfer history. 955 N Easley Canyon Rd transferred on 10/28/2025 for $0 (Affidavit - Doc #747847). 856 E Palm transferred on 12/31/2025 for $1,200,000 (Grant Deed - Doc #949429). It also transferred on 12/31/2025 for $0 (Affidavit - Doc #949428). 267 N Baldy Vista has no known 12-month prior transfer history. 1103 W Danton has no known 12-month prior transfer history. 526 Francesca has no known 12-month prior transfer history.

Offerings, options and contracts as of the effective date of the appraisal N/A

NEIGHBORHOOD

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location [ ] Urban [X] Suburban [ ] Rural	Property Values [ ] Increasing [X] Stable [ ] Declining	PRICE $(000) / AGE (yrs)	One-Unit 70 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply	600 Low 2	2-4 Unit 10 %
Growth [ ] Rapid [X] Stable [ ] Slow	Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	2,500 High 80	Multi-Family 10 %
Neighborhood Boundaries See Attached Addendum		1,454 Pred. 45	Commercial 5 %
			Other 5 %

Neighborhood Description The subject property is located within residential neighborhood with similar properties. The neighborhood is supported by nearby shopping, schools, employment centers, and public services, with transportation corridors and commuter routes. No adverse external influences observed at the time.

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions See Plat Map | Area 20082 SqFt | Shape Rectangle | View Residential
Specific Zoning Classification See Attached Addendur | Zoning Description Single Family Residence Legal
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

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	[ ]	[ ]

Site Comments No adverse environmental conditions, land use issues, or seasonal factors were observed that would impact the marketability or value of the subject property as of the effective date of the appraisal. It is assumed that the only existing easements affecting the subject site are typical utility easements unless otherwise noted.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials	INTERIOR materials
Units [ ] One [X] One w/Acc. unit [ ]	[X] Concrete Slab [ ] Crawl Space	Foundation Walls Concrete	Floors Wood/Tile/Vinyl
# of Stories	[ ] Full Basement [ ] Partial Basement	Exterior Walls Stucco	Walls Drywall
Type [ ] Det. [X] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Shingle	Trim/Finish Wood
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Vinyl	Bath Floor Tile/Vinyl
Design (Style) Conventional	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Vinyl Slider	Bath Wainscot Tile
Year Built 1961		Storm Sash/Insulated Yes	Car Storage [ ] None
Effective Age (Yrs) 32		Screens Yes	[ ] Driveway # of Cars
Attic [ ] None	Heating [ ] FWA [ ] HW [ ] Radiant	Amenities [ ] WoodStove(s) #	Driveway Surface
[ ] Drop Stair [ ] Stairs	[X] Other Central Fuel N. Gas	[X] Fireplace(s) # 4 [X] Fence	[X] Garage # of Cars 4
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[ ] Patio/Deck [ ] Porch Covered	[ ] Carport # of Cars
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[X] Pool [ ] Other	[X] Att. [ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [X] Other (describe) Fan/Hood
Finished area **above** grade contains: 12 Rooms 5 Bedrooms 5.1 Bath(s) 5,390 Square Feet of Gross Living Area Above Grade
Additional Features N/A

Comments on the Improvements The overall property condition appears normal. Physical depreciation was determined by the age-life method. Neither interior nor exterior were in need of repairs and no functional inadequacies were noted. No deferred maintenance need at time of inspection.

Residential Appraisal Report

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	451 N Baldy Vista Ave Glendora	955 N Easley Canyon Rd Glendora, CA 91741		856 E Palm Glendora, CA 91741		267 N Baldy Vista Glendora, CA 91741	
Proximity to Subject		1.74 miles NE		2.12 miles NE		0.33 miles SW	
Sale Price	$ N/A		$ 1,930,000		$ 1,710,000		$ 2,138,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 450.20 sq. ft.		$ 577.51 sq. ft.		$ 480.34 sq. ft.	
Data Source(s)		CRMLS #AR25164117DOM 67		CRMLS #CV26082030DOM 16		CRMLS #WS26009654DOM 18	
Verification Source(s)		Doc #747848Realist		Doc #464088Realist		Doc #100134Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions	NA	ArmLth Conv0		ArmLth Conv34200		ArmLth Cash0	
Date of Sale/Time	NA	10/28/2025		06/25/2026		02/11/2026	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	20082 SqFt	59741 SqFt	-198,300	14392 SqFt	28,500	20007 SqFt	400
View	Residential	Mtn	-75,000	Hills		Residential	
Design (Style)	2 Story/ADU	2StoryContemp/ADU		1StoryContemp/Guest Hs		1StoryContemp	-250,000
Quality of Construction	Normal	Normal		Normal		Normal	
Actual Age	65 Years	48 Years		61 Years		8 Years	
Condition	Normal	Normal		Normal/Updated	-100,000	Updated	-150,000
Above Grade	Total / Bdrms. / Baths	Total / Bdrms. / Baths		Total / Bdrms. / Baths		Total / Bdrms. / Baths	10,000
Room Count	12 / 5 / 5.1	10 / 5 / 4.0	15,000	9 / 5 / 3.1	20,000	9 / 4 / 5.0	5,000
Gross Living Area 80.00	5,390 sq. ft.	4,287 sq. ft.	88,240	2,961 sq. ft.	194,320	4,451 sq. ft.	75,120
Basement & Finished Rooms Below Grade		0sf		0sf		0sf	
Functional Utility	Acceptable	Acceptable		Acceptable		Acceptable	
Heating/Cooling	Central C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None	None		Windows		None	
Garage/Carport	4 Car Garage	3 Garage	5,000	5 Garage	-5,000	2 Garage	5,000
Porch/Patio/Deck	None	Pat		Pat		None	
Fireplaces	4 F/P	1 F/P	7,500	1 F/P	7,500	1 F/P	7,500
Pool Features	Pool	PoolSpa		NoneSpa		None	
Net Adjustment (Total)		☐ + ☒ -	$ 157,560	☒ + ☐ -	$ 145,320	☐ + ☒ -	$ 296,980
Adjusted Sale Price of Comparables		Net Adj. -8.2% Gross Adj. 20.2%	$ 1,772,440	Net Adj. 8.5% Gross Adj. 20.8%	$ 1,855,320	Net Adj. -13.9% Gross Adj. 23.5%	$ 1,841,020

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH TO VALUE

Site Value Comments Land value percentage to market value is typical for the area and based on the abstraction method due to the lack of recent land sales.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data N/A

Quality rating from cost service N/A Effective date of cost data N/A

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

N/A

OPINION OF SITE VALUE	= $
Dwelling 5,390 Sq. Ft. @ $	= $
Sq. Ft. @ $	= $
Improvements	
Garage/Carport 987 Sq. Ft. @ $	= $
Total Estimate of Cost-New	= $
Less 75 Physical / Functional / External	
Depreciation $0	= $ ( )
Depreciated Cost of Improvements	= $
"As-is" Value of Site Improvements	= $
INDICATED VALUE BY COST APPROACH	= $

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ NA X Gross Rent Multiplier = $ N/A Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The income approach is excluded, as the area is primarily owner occupied.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,875,000 **Cost Approach (if developed) $** N/A **Income Approach (if developed) $** N/A

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 ☐ subject to the following:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 1,875,000 **as of** 08/10/2026 **, which is the effective date of this appraisal.**

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	451 N Baldy Vista Ave Glendora	1103 W Danton Glendora, CA 91741		526 Francesca Glendora, CA 91741			
Proximity to Subject		0.16 miles SW		0.78 miles NE		0.78 MI E	
Sale Price	$ N/A		$ 2,500,000		$ 2,085,000		$ 0
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 542.77 sq. ft.		$ 445.89 sq. ft.		$ 0.00 sq. ft.	
Data Source(s)		CRMLS #CV26079375DOM 7		CRMLS #WS26098340DOM 20		MLS	
Verification Source(s)		Doc #367421Realist		Doc #450565Realist		Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions	NA	ArmLth Conv0		ArmLth Cash0		Conv/Financing None Noted	
Date of Sale/Time	NA	05/19/2026		06/22/2026		2025	
Location	N;Res;	N;Res;		N;Res;		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	20082 SqFt	20702 SqFt	-3,100	18304 SqFt	8,900		
View	Residential	MtnRes	-100,000	Residential		Residential	
Design (Style)	2 Story/ADU	0StoryRanch	-250,000	2StoryContemp	-250,000	Coventional	
Quality of Construction	Normal	Normal		Normal		Average	
Actual Age	65 Years	67 Years		10 Years		19- Years	
Condition	Normal	Updated	-150,000	Normal/Updated	-75,000	Average	
Above Grade	Total / Bdrms. / Baths	Total / Bdrms. / Baths	10,000	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Room Count	12 / 5 / 5.1	11 / 4 / 4.2	5,000	10 / 5 / 5.0	5,000		
Gross Living Area 80.00	5,390 sq. ft.	4,606 sq. ft.	62,720	4,676 sq. ft.	57,120	sq. ft.	
Basement & Finished Rooms Below Grade		0sf		0sf		None None	
Functional Utility	Acceptable	Acceptable		Acceptable		Highest/Best Use	
Heating/Cooling	Central C/Air	FWA C/Air		FWA C/Air		Central	
Energy Efficient Items	None	Windows		Windows		None	
Garage/Carport	4 Car Garage	3 Garage	5,000	3 Garage	5,000	2 Car Garage	
Porch/Patio/Deck	None	CovPatPorch		None		Porch	
Fireplaces	4 F/P	1 F/P	7,500	1 F/P	7,500	1 F/P	
Pool Features	Pool	PoolSpa		None	100,000	Fence	
Net Adjustment (Total)		☐ + ☒ -	$ 412,880	☐ + ☒ -	$ 141,480	☒ + ☐ -	$ 0
Adjusted Sale Price of Comparables		Net Adj. -16.5% Gross Adj. 23.7%	$ 2,087,120	Net Adj. -6.8% Gross Adj. 24.4%	$ 1,943,520	Net Adj. 0.0% Gross Adj. 0.0%	$ 0

Summary of Sales Comparison Approach See Attached Addendum

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. The appraiser's 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.

7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.

9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] **Market Value** [ ] **Other Value:**

Source of Definition:

ADDRESS OF THE PROPERTY APPRAISED:
451 N Baldy Vista Ave
Glendora, CA 91741
EFFECTIVE DATE OF THE APPRAISAL: 08/10/2026
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 1,875,000

APPRAISER	**SUPERVISORY APPRAISER**
Signature: [signature]	Signature:
Name: Sonia Azizyan	Name:
State Certification #	State Certification #
or License # 3015021	or License #
or Other (describe): State #:	State:
State: CA	Expiration Date of Certification or License:
Expiration Date of Certification or License: 05/11/2028	Date of Signature:
Date of Signature and Report: August 10, 2026	Date of Property Viewing:
Date of Property Viewing: August 10, 2026	Degree of property viewing:
Degree of property viewing: [X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view	[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741

ADU / Guest House Match Pair and Grouped Sales Analysis
The subject property includes an accessory dwelling unit (ADU). Comparable Sale No. 1 also contains an ADU, while Comparable Sale No. 2 contains a guest house. Comparable Sales Nos. 3, 4, and 5 are conventional single-family residences without an identified ADU or guest house.

The available comparable sales were analyzed using a grouped sales/match-pair analysis to evaluate the market reaction to the additional dwelling component. Comparable Sales Nos. 1 and 2, which contain an ADU or guest house, have adjusted sale prices of $1,819,940 and $1,932,820, respectively. The mean and median adjusted sale price for this group is $1,876,380.

Comparable Sales Nos. 3, 4, and 5, which are conventional single-family residences without an ADU or guest house, have adjusted sale prices of $2,213,520, $2,559,620, and $2,151,020, respectively. The mean adjusted sale price for this group is approximately $2,308,053, with a median of $2,213,520.

The resulting difference between the two groups is approximately $431,673 based on the mean and approximately $337,140 based on the median. Therefore, the available adjusted-sale data indicates a price differential ranging from approximately $337,000 to $432,000 between the two groups. The unadjusted sale prices provide similar supporting evidence: the two ADU/guest-house sales have an average sale price of approximately $1,820,000, while the three conventional SFR sales have an average sale price of approximately $2,241,000, representing an unadjusted group difference of approximately $421,000.

The appraiser does not attribute the entire difference between the groups solely to the presence or absence of an ADU. The comparable properties also differ in gross living area, site size, view, design, garage capacity, pool/spa features, age, and other characteristics. Accordingly, the observed group differences were considered as supporting market evidence rather than as a direct dollar-for-dollar extraction of the contributory value of the ADU.

Based on the available market data, the analysis indicates that conventional single-family residences without an ADU or guest house demonstrate greater market appeal to typical purchasers in this market than the SFR/ADU configuration. Although an ADU can provide additional utility, rental potential, and multigenerational living accommodations, the available sales do not indicate that the market necessarily recognizes the ADU at its full cost or as a dollar-for-dollar positive contribution to value. Instead, the comparable sales indicate a preference for the conventional SFR configuration among the competitive properties analyzed.

After consideration of the mean and median group differences, the unadjusted sale-price differences, the adjusted sale-price differences, and the physical differences among the comparable properties, the appraiser reconciled the market evidence to a $250,000 negative adjustment for the presence of the ADU when comparing the subject with conventional SFR sales without an ADU.

The $250,000 adjustment is considered reasonable and conservative relative to the observed group differences. Specifically, the $250,000 adjustment represents approximately 74% of the $337,140 median difference between the groups and approximately 58% of the $431,673 mean difference. Therefore, the adjustment is below both the median and mean observed group differentials and is not based on simply applying the entire difference between the two groups.

Accordingly, Comparable Sales Nos. 3, 4, and 5 are each adjusted -$250,000 for the difference in property configuration and market appeal associated with the subject's ADU. Comparable Sale No. 1, which also contains an ADU, receives no adjustment for this characteristic. Comparable Sale No. 2, which contains a guest house, also receives no adjustment for this characteristic, as it represents a similar additional-dwelling component and provides relevant evidence of the market reaction to such a configuration.

The appraiser recognizes that the adjustment is not derived from a perfectly matched paired sale in which the ADU is the sole variable. Rather, the $250,000 adjustment represents the appraiser's reconciliation of the available grouped sales and market evidence. The adjustment is intended to reflect the typical purchaser's reaction to the difference in property configuration and market appeal, rather than construction cost, replacement cost, or a predetermined percentage.

Adjustment Direction and Disclosure
The negative adjustment is applied to the comparable sales because the conventional SFR comparables are considered superior to the subject with respect to this specific characteristic based on the observed market preference. The adjustment does not indicate that an ADU has no value. Rather, it reflects the conclusion that, within the competitive market represented by these sales, the typical purchaser demonstrates greater preference for a conventional single-family residence without an additional dwelling component.

The appraiser has given greater consideration to Comparable Sales Nos. 1 and 2 because they contain an ADU or guest house and therefore provide the most direct evidence regarding the market acceptance and reaction to an additional dwelling component. Comparable Sales Nos. 3, 4, and 5 provide secondary evidence of the pricing and market appeal of conventional SFR properties without an additional dwelling component.

The adjustment is considered a market-based reconciliation supported by the available comparable sales. It is not intended to represent the cost of constructing, removing, or modifying the ADU. The appraiser's analysis recognizes that no single comparable sale isolates the ADU variable; therefore, the adjustment is based on the overall pattern observed in the available market data and the appraiser's judgment regarding typical purchaser behavior.

Neighborhood Boundaries

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741

The subject neighborhood's boundaries are as follows: NORTH by Glendora Ridge Mtwy, SOUTH by Freeway 210, EAST by Valley Center Avenue, and WEST by Todd Ave.

Neighborhood Market Conditions
Generally marketing conditions within the neighborhood are stable, typical financing exists, predominantly consisting of conventional fixed and ARM's. Marketing time is approximately 0-3 months. Marketing analysis of comparative properties indicate that property values are stable; according to market data properties are selling within about 10% of listing price with some properties selling at or below asking price. Concessions such as seller paying buyer's non recurring closing costs are not uncommon. Supply and demand appear to be in balance. No other adverse market conditions noted.

Neighborhood consists of one and two story single family homes, showing similar age and quality. There were no adversities noted. "Other" in the Present Land Use % section refers to all land not used for 1-4 units, Multi-Family or Commercial Use, such as Industrial, Farm/Agricultural, Vacant, Undeveloped Land, etc.

Specific Zoning Classification
GDE7-20,000/GDE7-20, 000

Highest and Best Use
The appraiser has analyzed the subject property using the four criteria for determining highest and best use as follows:

1. Legally Permissible: The appraiser reviewed applicable zoning regulations, deed restrictions, and other legal considerations to confirm that the current use complies with all relevant laws and ordinances.
2. Physically Possible: The appraiser evaluated the physical characteristics of the property, including size, shape, topography, and accessibility, and determined that the current use is physically possible.
3. Financially Feasible: The appraiser analyzed market conditions and concluded that the current use generates a positive economic return, making it financially feasible.
4. Maximally Productive: Among all legally permissible, physically possible, and financially feasible uses, the current use represents the most productive and highest value use of the property.

Based on this analysis, the highest and best use of the subject property is concluded to be its current use as improved. Any changes in legal, physical, or market conditions may necessitate a reevaluation of this conclusion.

Flood Data:
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.

Environmental Conditions:
The value estimate contained herein is based on the assumption that property is not negatively affected by the existence of hazardous substances detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental conditions which would adversely the subject property unless otherwise stated in this report. It is possible that tests and inspections made by a qualified expert would reveal the existence of hazardous materials of detrimental environmental conditions on or around the subject property that would negatively affect the subject.

Drainage:
Elevation of the dwelling above road grade promotes surface drainage, which appeared acceptable at the time of inspection. However, seasonal variations may occur, and subsurface drainage conditions are unknown.

Settlement:
It is assumed within this report there were no structural defects hidden by floor or wall coverings or any hidden or unapparent conditions that would have an impact on the value or marketability of the subject property. The appraiser does not profess to have the skill or expertise needed to make such inspections.
Subject property and neighborhood have not been affected, due to disasters regarding wildfires, mudslides, etc.

Sales Comparison Adjustments:
All line adjustments are based on either cost new minus depreciation, paired sales analysis, market data, historical data, conversation with knowledgeable local broker, and/or the appraisers knowledge of the subject's market area. Condition and Quality of construction ratings are based on exterior inspection, MLS description(including photos), conversation with list agent and/or other data sources. Site improvements (mainly hardscape) were accounted for in the overall Quality of Construction rating. Subject and all comps are located within the same or similar, competing market area. All adjustments were made based upon paired sales analysis. Therefore, adjustments that were made reflect the reaction of typical buyers and sellers in the subject market area. MLS was consulted for specific details regarding the comparables used, including appeal, design, and amenities.

Adjustments calculated at:

Adjustments: Adjustments rounded to the nearest $100.

Age: No adjustments made for actual age. Rather, market data supports that the typical buyer is willing to pay a premium for properties of superior overall condition, and therefore having a lower effective age. Therefore, comparables are instead adjustedfor their difference in overall condition (effective age) to that of the subject.

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741

Sale or Financing Concessions: Negative adjustments warranted.

Time: None, adjustments weren't deemed necessary.

Bathrooms: Calculated at $10,000 per full bathrooms & $5,000 per 1/2 bathroom.

Bedrooms: Calculated at $10,000 per room.

Fireplace: Calculated at $2,500 per instance.

Garage: Calculated at $5,000 per space for garage.

GLA: Market analysis indicated an adjustment of $80 per sf for GLA differences exceeding 100sf.

Site: Market analysis indicated an adjustment of $5.00 per square foot. Subjects lot is100% useable. Any lots not adjusted were determined to have basically the same utility and did not require any adjustments since the minimal differences would not significantly impact value or buying decisions for a typical buyer in today's market.

Pool/Spa: Calculated at $100,000

FWA/CAC: Calculated at $5,000

Porch/Patio/Deck: Only the most significant differences between comparable sales have been considered.

View: All comparable sales offers similar residential views with no adjustments warranted.

Location: All comparable sales offers similar locations with no adjustments warranted.

Design: It was necessary to utilize comps of various style/design. Analysis of the market does not indicate any measurable value differentials between styles. No adjustments warranted.

Condition: Condition adjustments are based on appraisers inspection of subject property and information gathered from Realist/MLS on comparable properties. Adjustments will vary in appraisers estimate to equalize/balance comparable sale properties to subject property condition.

Comments on Sales Comparison

Market Data Sales Comparison Comments:
The market data adjustments are based upon the market, and as such, may differ from actual cost. They are derived from a modified "matched pairs" analysis, as well as, the attributable market difference ascertained by depreciated replacement cost/contributory value, discussions with local realtors who specialize in the area and this type of property, and your appraiser's experience and knowledge of the subjects specific marketplace including bench-marking. All of the comparables are considered to be competing properties within the same market area and were selected to "range-in" the subject's estimated value. An extensive search was made for the best available similar properties to best represent the subject's more probable market value at the time of the appraisal. Special care and consideration was given in selecting comparables with the most similar physical and locational characteristics to the subject. The comparables utilized in this report are considered to be the best available data. No better data was found to exist it cannot be emphasized enough that the comparables selected and utilized are considered to be the best available at this time.
The comparables were either adjusted upwards or downwards for inferior or superior features, in comparison to the subject (as shown in the Sales Comparison Grid). They range-in (or bracket) the subject, and produce close indicated values implying accuracy and reliability.

Comparable Selection:
The appraiser’s comparable search parameters began with an MLS, Realist, and public records search for comparable properties sold within the prior six (6) months and located within a one-mile radius of the subject property. The sales selected were considered the best available and most relevant at the time of the appraisal. Comparable sales may be located in a different municipality than the subject property while remaining within the one-mile search radius, which is typical in markets where city boundaries do not necessarily reflect neighborhood or market area boundaries. In instances where comparable sales older than six (6) months and/or located beyond a one-mile radius were utilized, such sales were included due to limited recent comparable sales activity within the subject’s market area. Comparable sales located beyond one mile may be situated either within the subject’s city or in a neighboring city, depending on market relevance and availability. Sales were selected based on their proximity to the subject, similarity in design, gross living area, condition, and overall market appeal. Comparable sales were chosen to reflect recent, arm’s-length transactions that represent the subject’s competitive market area and bracket key features where possible. Appropriate adjustments may be applied when necessary to account for differences in location, market area, physical characteristics, and other relevant factors.

Some or all comparable photographs may have been obtained from MLS/Realist/Public records sources.
MLS/Realist/Public records photographs are considered a more reliable representation of the comparable properties’ condition and design (style) at the time of sale.
The separation of comparable properties from the subject property by major streets, highways, or similar boundaries is not considered to have a significant adverse influence on marketability or value within the subject’s competitive market area, based on market data and public records sources, including MLS/Realist/Public records.

ADDENDUM

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741

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, statement of assumptions and limiting conditions, and certifications. The appraiser must, at minimum: 1. Perform a complete visual inspection of the interior and exterior areas of the subject property, 2. Inspect the neighborhood 3. Research, verify, and analyze data from reliable public and/or private sources, and 4. Report his or her analysis, opinions and conclusions in this appraisal report.

The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawlspaces or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.

Clarification of the Term “Complete Visual Inspection”: This report states that the appraiser performed a “complete visual inspection” of the subject property. It should be understood that this inspection was conducted within the context of the intended use and intended user identified in this report. The appraiser’s inspection was performed solely for valuation purposes and was limited to observations necessary to develop an opinion of value. The inspection is intended only to assist the client in the evaluation of the property and should not be considered a substitute for inspections or evaluations by licensed professionals in areas requiring specialized expertise.

Please see the building sketch attached to this report. All measurements are as accurate as possible, but not guaranteed.

Extraordinary assumption and limiting condition:
I am not a licensed building contractor nor professional building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any of the client(s) have questions or concerns regarding the mechanical or structural physical problems, condition, infestation, contamination, or other issues regarding the subject property, an expert in the field of specialty should be consulted.

Extraordinary Assumption:
An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.
Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Hypothetical Condition:
A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.
Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. The use of hypothetical condition may affect assignment results.

Reconciliation:
The comparables selected are considered to be the most reliable indicators of market value and the best available at the time of inspection.

Final Reconciliation:
The Sales Comparison Approach was given the greatest weight in the final value conclusion due to the quality and quantity of available market data, making it the most reliable indicator of value. The Cost Approach was considered a strong supporting approach. The Income Approach was not developed, as it was not applicable to the subject property.

Extra Comments

Digital Signature

Comments on the digital signature
Our appraisals are digitally signed. This digital signature requires a security password known only by me, Sonia Azizyan. Copies of the digitally signed appraisal may be delivered electronically; however, no changes can be made by anyone other than me, to any portion of the appraisal, once it has been digitally signed. The digital signature used on the appraisal is an accurate representation of my signature.

Thank you,

Sonia Azizyan

ADDENDUM

Client: Bijan Dastmalchian		File No.: Baldy Vista	
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970	
City: Glendora	State: CA		Zip: 91741

CA License #3015021

6051970
File No. Baldy Vista

USPAP ADDENDUM

Borrower: N/A N/A
Property Address: 451 N Baldy Vista Ave
City: Glendora County: Los Angeles State: CA Zip Code: 91741
Lender/Client: Bijan Dastmalchian

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:

- [X] 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 report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- [X] A reasonable exposure time for the subject property is 90 day(s).

APPRAISER:

Signature: [signature]
Name: Sonia Azizyan
Date Signed: August 10, 2026
State Certification #:
or State License #: 3015021
or Other (describe): State #:
State: CA
Expiration Date of Certification or License: 05/11/2028
Effective Date of Appraisal: August 10, 2026

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
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

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, 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 considers his 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 LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. 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 the appraisal report whether 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.

4. 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.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. 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 completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 451 N Baldy Vista Ave, Glendora, CA 91741

APPRAISER:	**SUPERVISORY APPRAISER (only if required)**
Signature:	Signature:
Name: Sonia Azizyan	Name:
Date Signed: August 10, 2026	Date Signed:
State Certification #:	State Certification #:
or State License #: 3015021	or State License #:
State: CA	State:
Expiration Date of Certification or License: 05/11/2028	Expiration Date of Certification or License:
	☐ Did ☐ Did Not Inspect Property

1 Day Appraisal

DIMENSION LIST ADDENDUM

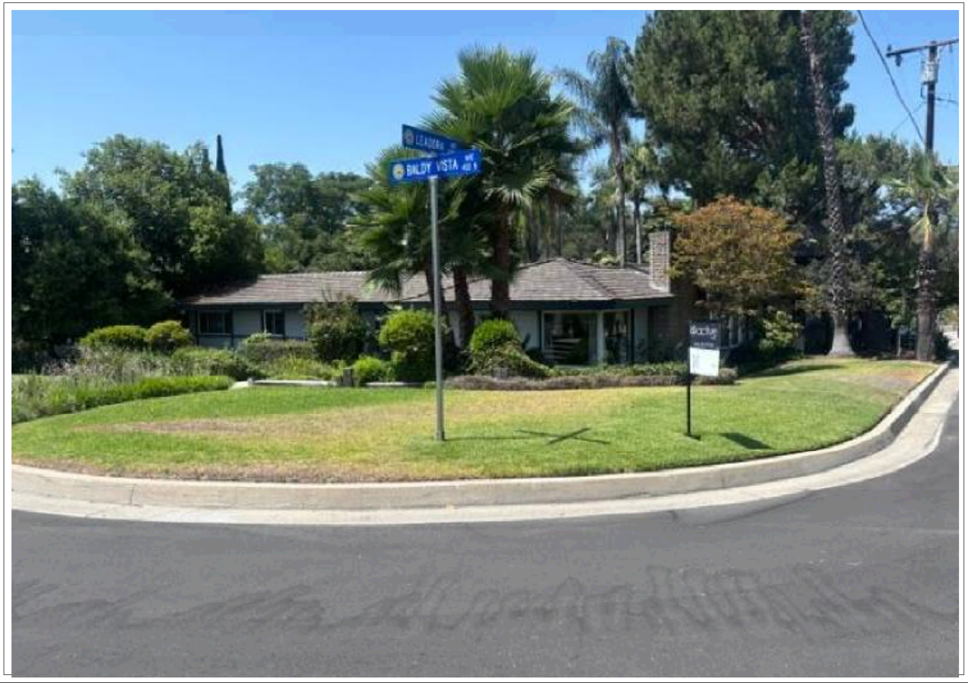
Client: Bijan Dastmalchian		File No.: Baldy Vista	
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970	
City: Glendora	State: CA		Zip: 91741

GROSS BUILDING AREA (GBA)	5,390		
GROSS LIVING AREA (GLA)	5,390		
Area(s)	Area	% of GLA	% of GBA
Living	5,390		100.00
Level 1	4,270	79.22	79.22
Level 2	1,121	20.80	20.80
Level 3	0	0.00	0.00
Other	306	5.68	5.68
Basement (GBA ☐)	0		
Garage (GBA ☐)	987		
☐			

Area Measurements							Area Type					
Measurements				**Factor**		**Total**	**Level 1**	**Level 2**	**Level 3**	**Other**	**Bsmt.**	**Garage**
24.00	x	21.00	x	1.00	=	504.00	X					
38.60	x	19.00	x	1.00	=	733.40	X					
4.00	x	0.20	x	1.00	=	0.80	X					
19.00	x	51.50	x	1.00	=	978.50	X					
21.70	x	11.00	x	1.00	=	238.70	X					
11.00	x	0.50	x	1.00	=	5.50	X					
29.50	x	15.00	x	1.00	=	442.50	X					
22.50	x	24.00	x	1.00	=	540.00	X					
6.00	x	10.00	x	1.00	=	60.00	X					
36.50	x	21.00	x	1.00	=	766.50	X					
21.00	x	46.50	x	1.00	=	976.50		X				
24.00	x	6.00	x	1.00	=	144.00		X				
21.00	x	47.00	x	1.00	=	987.00						X

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741



FRONT VIEW OF SUBJECT PROPERTY

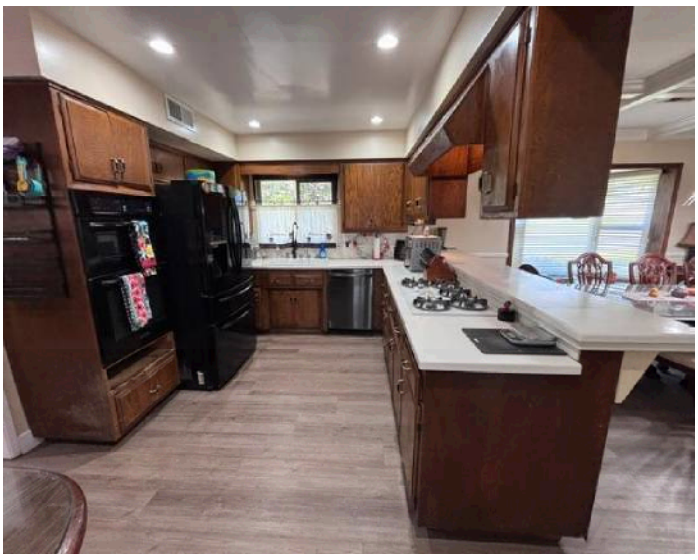
Appraised Date: August 10, 2026
Appraised Value: $ 1,875,000

REAR VIEW OF SUBJECT PROPERTY

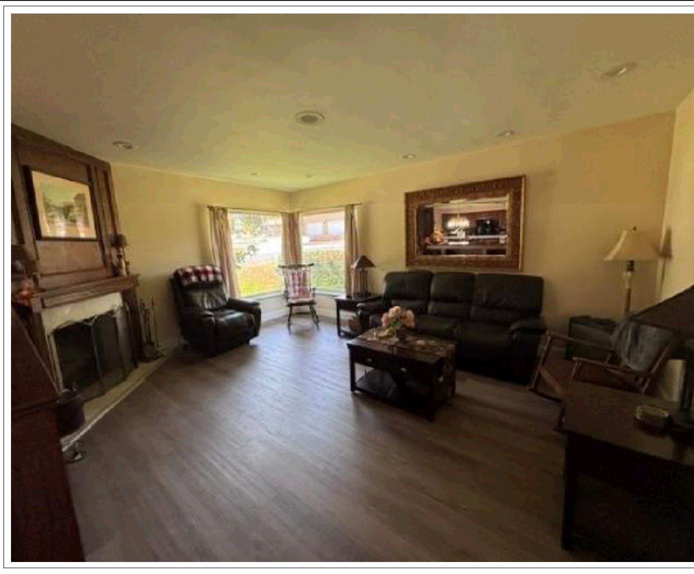
STREET SCENE

Subject Photos

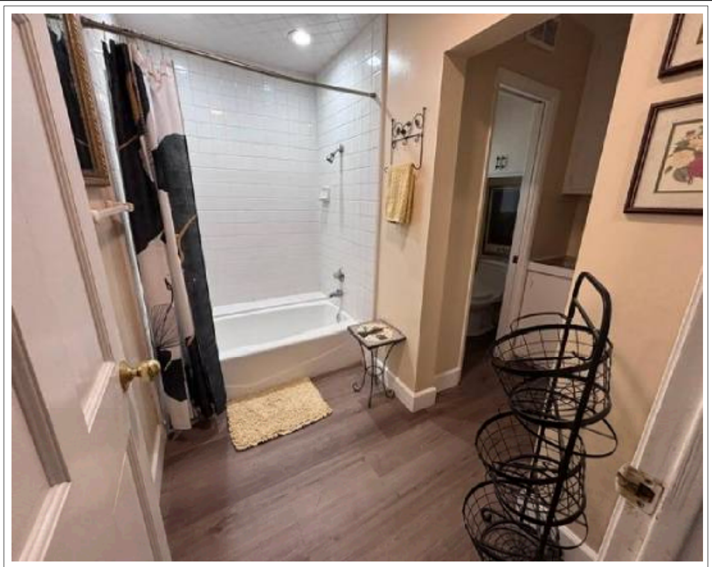
Client: Bijan Dastmalchian		File No.: Baldy Vista	
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970	
City: Glendora	State: CA		Zip: 91741



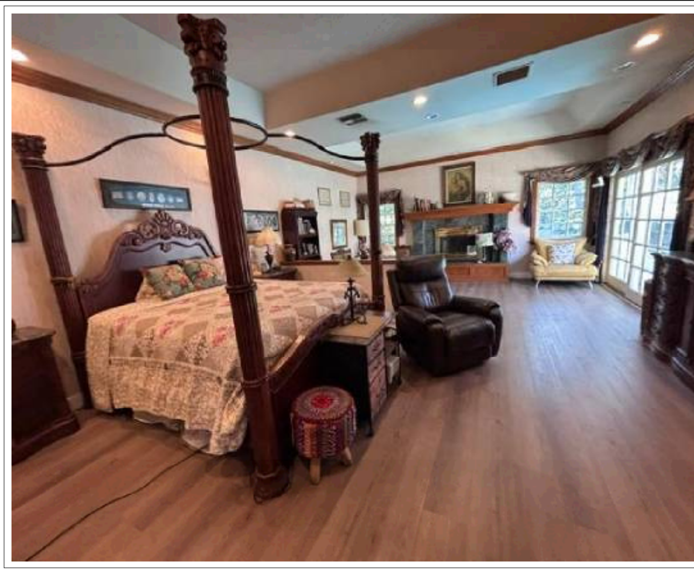
Kitchen



Living Room



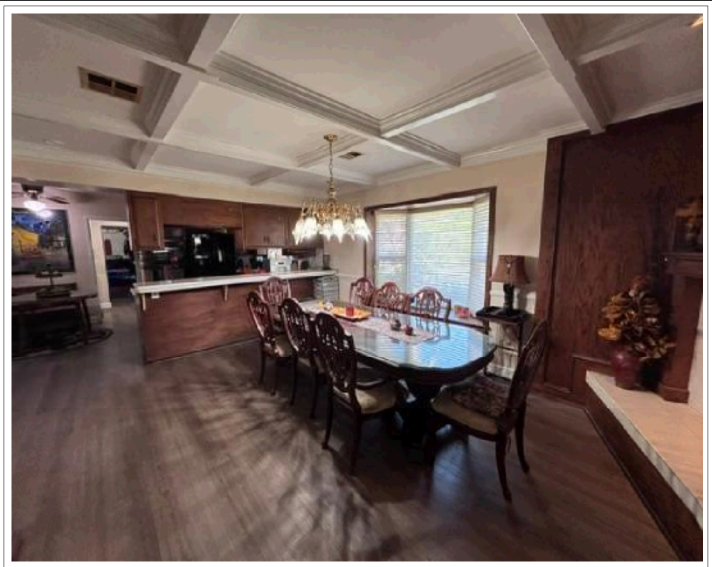
Bathroom

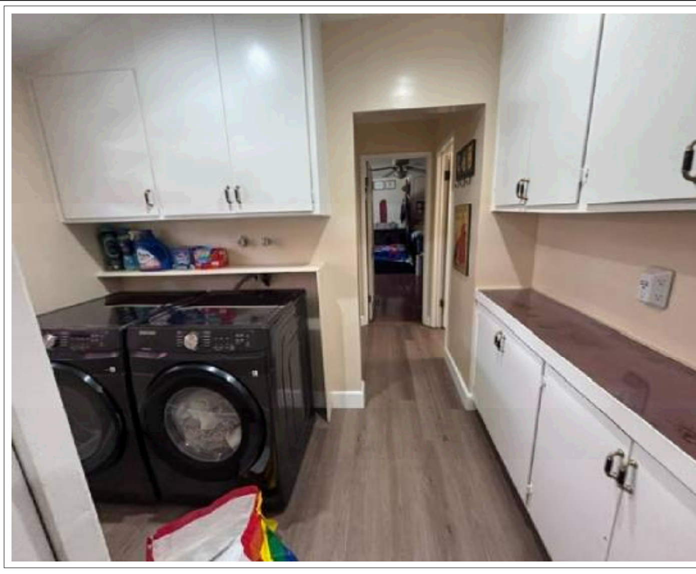


Bedroom

Subject Photos

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741





Subject Photos

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Property Address: 451 N Baldy Vista Ave		Case No.: 6051970	
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Subject Photos

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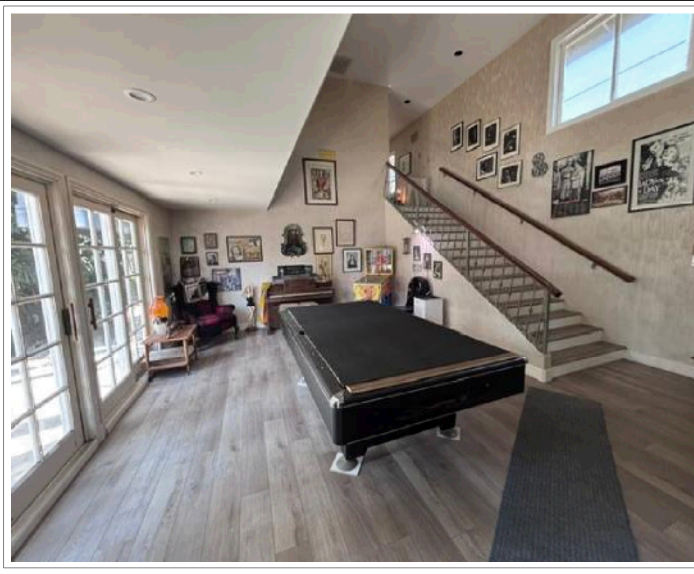
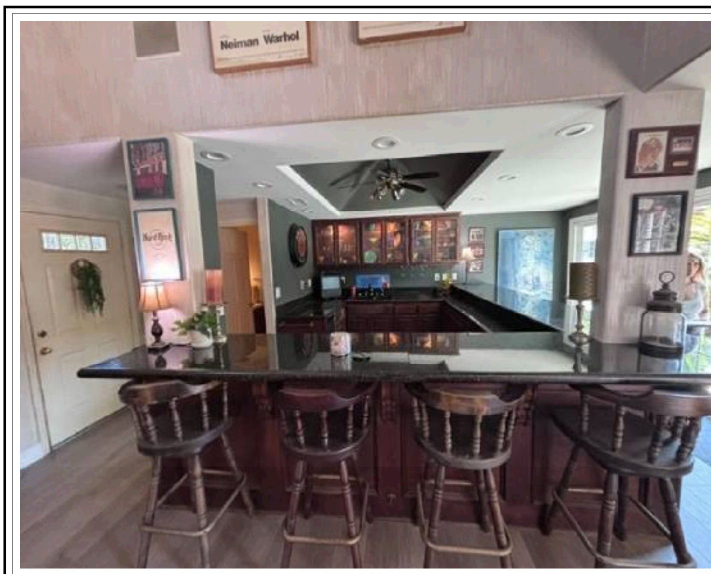
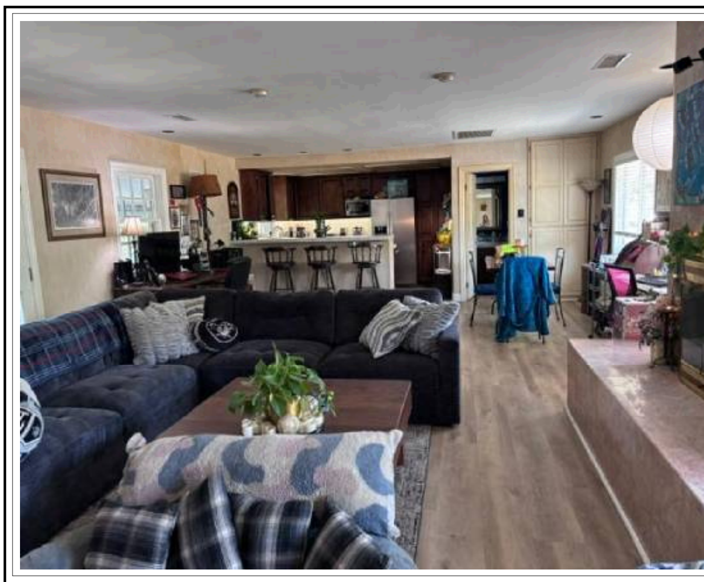
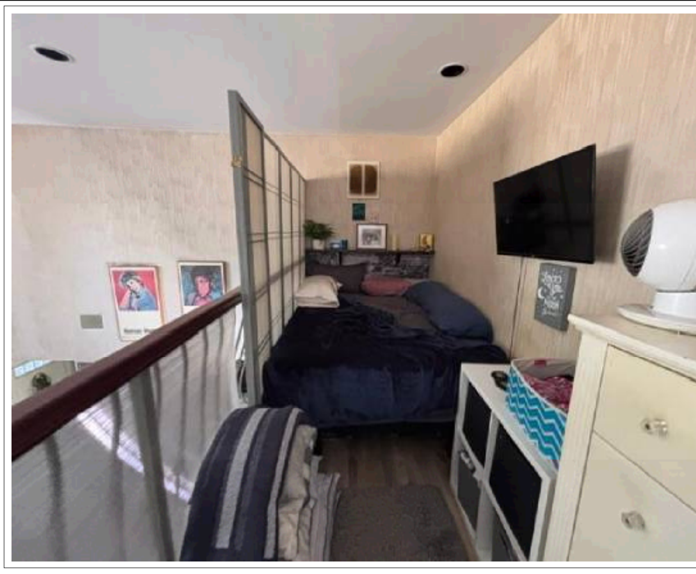






Subject Photos

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Bijan Dastmalchian		File No.: Baldy Vista	
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970	
City: Glendora	State: CA		Zip: 91741

COMPARABLE SALE #1

955 N Easley Canyon Rd
Glendora, CA 91741
Sale Date: 10/28/2025
Sale Price: $ 1,930,000

COMPARABLE SALE #2

856 E Palm
Glendora, CA 91741
Sale Date: 06/25/2026
Sale Price: $ 1,710,000

COMPARABLE SALE #3

267 N Baldy Vista
Glendora, CA 91741
Sale Date: 02/11/2026
Sale Price: $ 2,138,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Bijan Dastmalchian		File No.: Baldy Vista	
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970	
City: Glendora	State: CA		Zip: 91741

COMPARABLE SALE #4

1103 W Danton
Glendora, CA 91741
Sale Date: 05/19/2026
Sale Price: $ 2,500,000

COMPARABLE SALE #5

526 Francesca
Glendora, CA 91741
Sale Date: 06/22/2026
Sale Price: $ 2,085,000

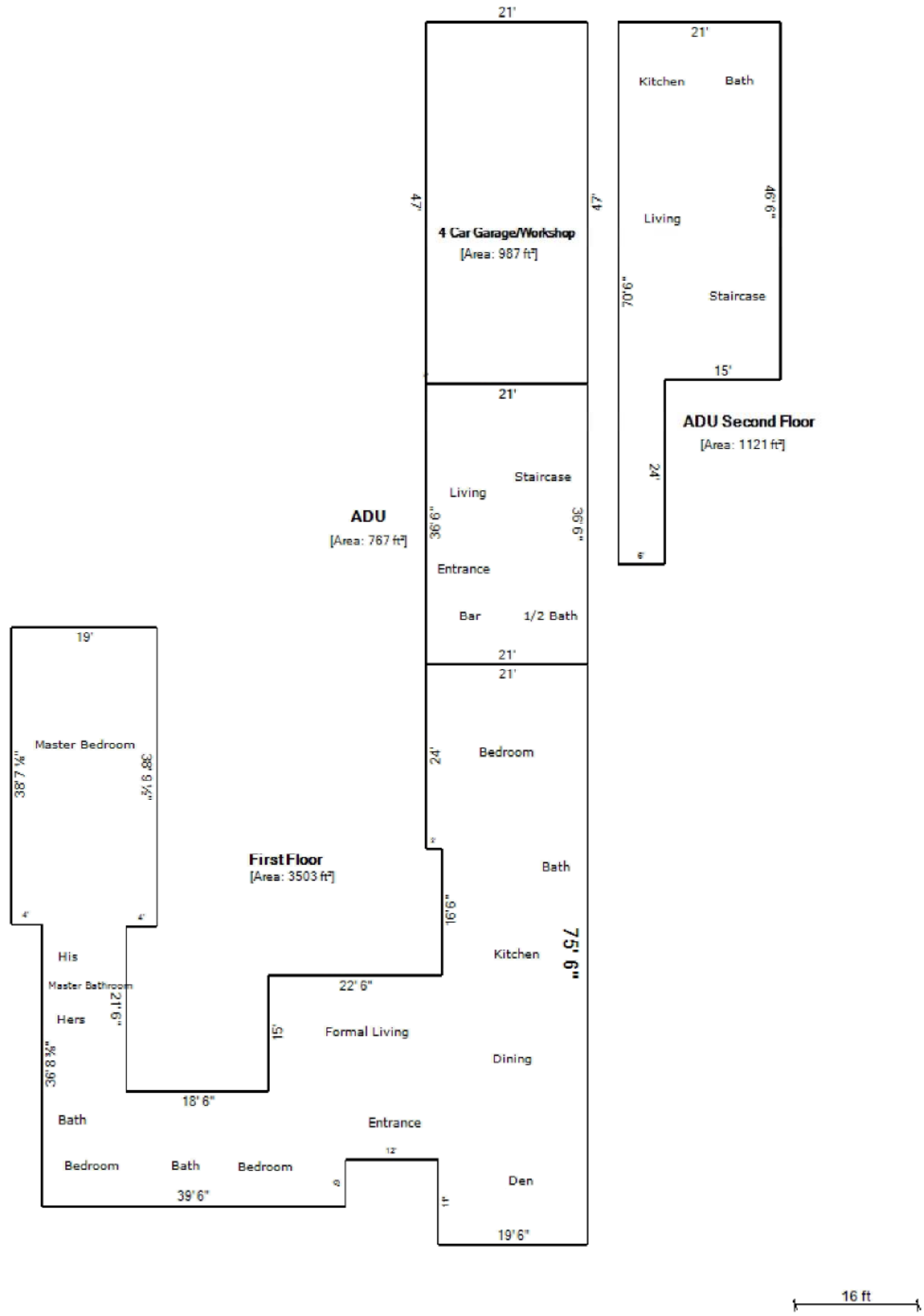
COMPARABLE SALE #6

Sale Date: 2025
Sale Price: $ 0

FLOORPLAN SKETCH

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741

Sketch



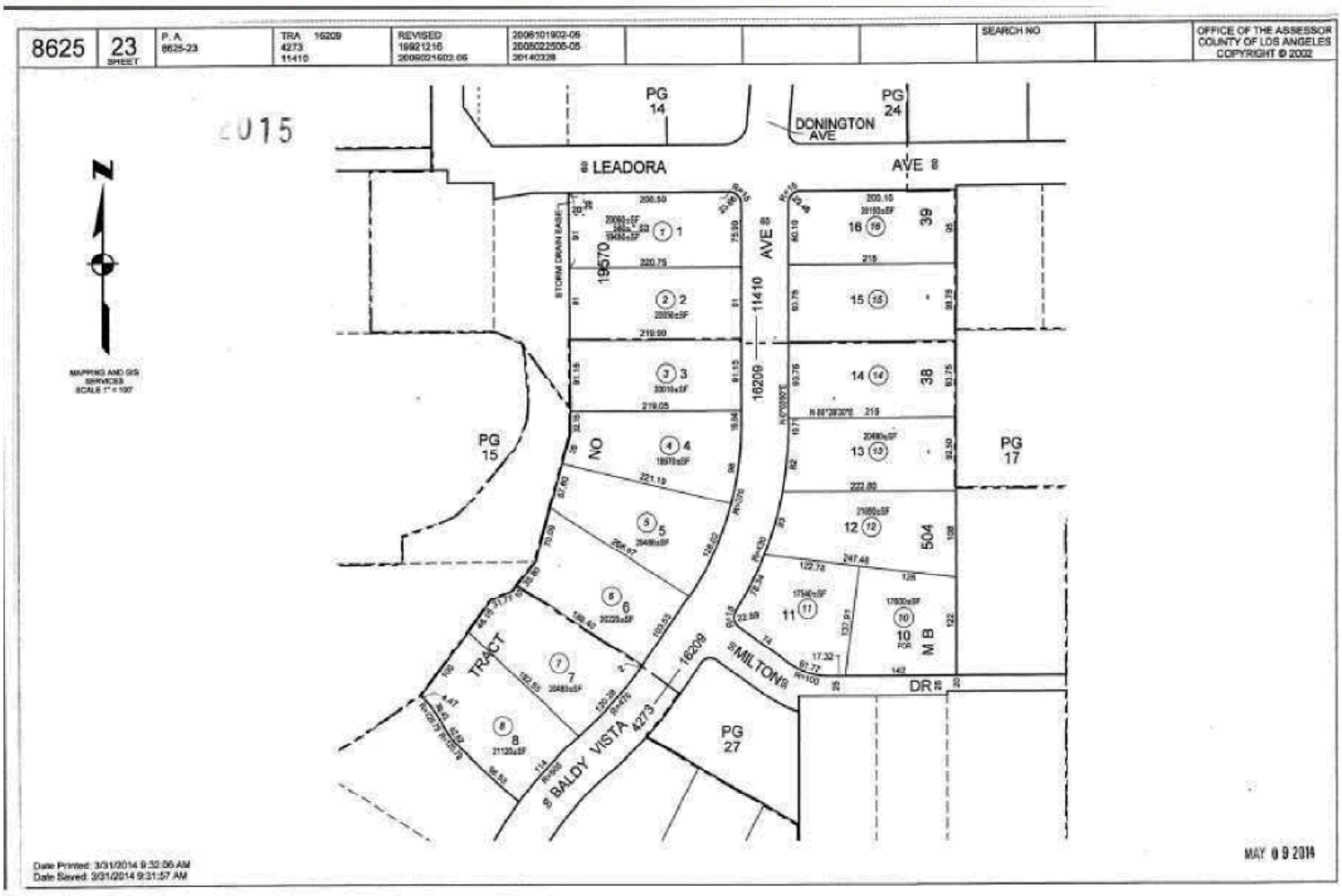
Living Area	
First Floor	3503.4 ft²
ADU	766.5 ft²
ADU Second Floor	1120.5 ft²
Nonliving Area	
4 Car Garage/Workshop	987 ft²
Total Living Area (rounded):	**5390 ft²**

Area Calculation				
First Floor				**x 1.00 = 3503.4 ft²**
☐	24' x	21' x	1.00 =	504 ft²
☐	38' 7 ⅛" x	19' x	1.00 =	733.4 ft²
☐	4' x	0' 2 ⅜" x	1.00 =	0.80 ft²
☐	19' x	51' 6" x	1.00 =	978.5 ft²
☐	21' 8 ⅜" x	11' x	1.00 =	238.7 ft²
☐	11' x	0' 6" x	1.00 =	5.5 ft²
☐	29' 6" x	15' x	1.00 =	442.5 ft²
☐	22' 6" x	24' x	1.00 =	540 ft²
☐	6' x	10' x	1.00 =	60 ft²
ADU				**x 1.00 = 766.5 ft²**
☐	36' 6" x	21' x	1.00 =	766.5 ft²
ADU Second Floor				**x 1.00 = 1120.5 ft²**
☐	21' x	46' 6" x	1.00 =	976.5 ft²
☐	24' x	6' x	1.00 =	144 ft²

PLAT MAP

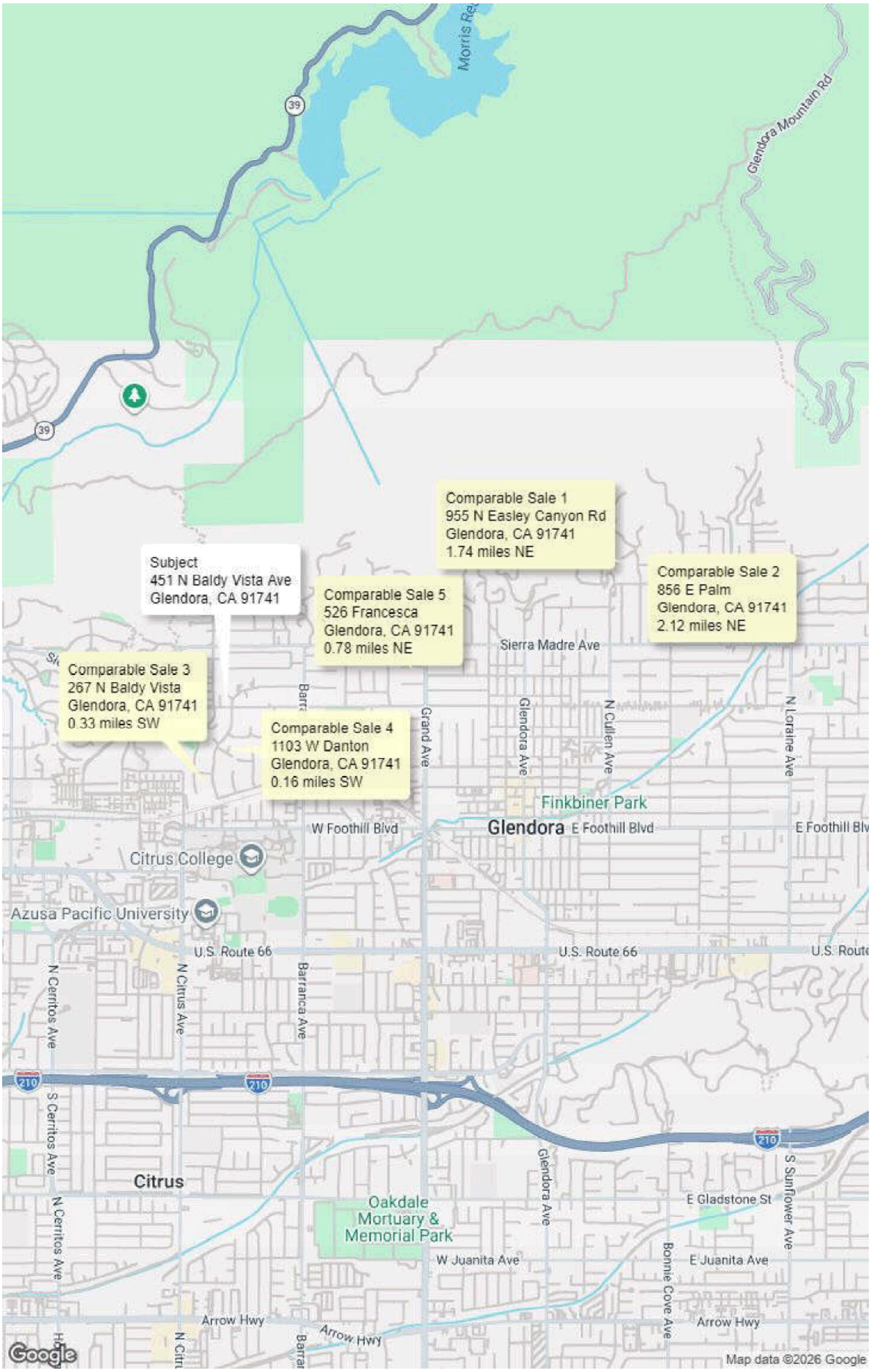
Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741

451 N BALDY VISTA AVE, GLENDORA, CA 91741-1866



LOCATION MAP

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741



********* INVOICE *********

File Number: Baldy Vista August 10, 2026

Bijan Dastmalchian
451 N Baldy Vista Ave
Glendora, CA 91741

Invoice # : 0138766365
Order Date : August 8, 2026
Reference/Case # : 6051970
PO Number :

451 N Baldy Vista Ave
Glendora, CA 91741

Full Appraisal	$	650.00
	$	
Invoice Total	$	650.00
State Sales Tax @	$	0.00
Deposit	($	650.00)
Deposit	($	)
Amount Due	$	0.00

Terms: Appraisal ordered by client. Terms: Net due ASAP.

Please Make Check Payable To:

1 Day Appraisal
320 W. Madison Ave #C
Montebello, CA 90640

Fed. I.D. #: On file

Client: Bijan Dastmalchian		File No.: Baldy Vista
Property Address: 451 N Baldy Vista Ave		Case No.: 6051970
City: Glendora	State: CA	Zip: 91741

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Sonia Azizyan

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:

"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: 3015021

Effective Date: May 12, 2026
Date Expires: May 11, 2028

Angela Jemmott, Bureau Chief, BREA

3086828

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