

RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS) TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")



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- 1. This is an Addendum to the SPDS dated: 11/20/2020
- 2. Seller: Crown Equity Investments, LLC.
- 3. Property address: 305 E Roeser Rd., #B Phoenix AZ 85040
- 4. Number of County Assessor Parcel Numbers for the Premises: 1
- 5. Tax Parcel Numbers: 113-42-050-B

YES NO
 6. Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales?
 7.

YES NO
 8. Are you aware of whether an application for a Public Report has ever been filed affecting the Premises?
 9. If so, when? _____

10. Are you aware of any of the following affecting access or use of the Property?

- | YES | NO | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Access Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reciprocal Easement Agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Restrictions on Legal or Physical Access |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Use Agreements |
| <input type="checkbox"/> | <input type="checkbox"/> | Shared Fences/Walls |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Shared Driveways |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Signage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leased Parking |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grandfathered Uses |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Association Agreements n/a |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other (describe) _____ |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
 24. access easement for use of shared driveway entrance for 305 E Roeser Rd. A, B, C, & D properties
 25. _____

26. COMPLIANCE WITH LAW/LEGAL MATTERS

27. Are you aware of:

YES NO
 28. Any tenant bankruptcy proceedings?

29. Any violations of laws or regulations of the following:

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Zoning |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building Code |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupational Safety and Health Administration (OSHA) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Service |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sanitary Health Regulations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Swimming Pools |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Covenants, Conditions and Restrictions (CC&R's) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Americans With Disabilities Act (ADA) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever received any notice of non-compliance of any type relating to the Premises? |

39. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).
 40. n/a

41. _____
 42. _____

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43. CONTRACTUAL OBLIGATIONS

44. Are you aware of any of the following contractual obligations affecting the property?

- | YES | NO | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tenant Leases or Subleases |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Alarm/Security System Agreements |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Property Management Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leased Equipment |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Service Agreements such as landscaping, garbage/waste disposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Treatment Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Communications Systems or Cable System Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Equipment or Service Contracts or Agreements (describe) <u>n/a</u> |
53. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
54. Property management agreement in place for current owner only
55. _____

56. ENVIRONMENTAL FACTORS

57. Are you aware of any of the following environmental factors affecting the property?

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hazards or hazardous materials on the Property, such as asbestos; chemicals used in the manufacture of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, now or in the past? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | High voltage distribution towers or lines? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drywell (drainage)? If yes, Registration # _____ |
63. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).
64. n/a
65. _____
66. _____

67. REPORTS/STUDIES

68. Do you have any of the following items concerning the Property?

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Soils Test Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land Survey |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Flood Plain Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic/Waste Disposal Reports/Certifications |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Registrations of Wells |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Environmental Site Assessments or Studies |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Title Reports <u>n/a</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |
77. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
78. n/a
79. _____

80. OTHER ISSUES

81. Are you aware of:

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Security lighting in parking and/or common areas? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any recorded and/or unrecorded liens against the Property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Property being located in a designated historical district? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades? |

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87. SELLER CERTIFICATION:

88. Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed.

89. Dan Portillo 11/20/2020

[^] SELLER'S SIGNATURE MO/DA/YR [^] SELLER'S SIGNATURE MO/DA/YR

Dan Portillo

90. _____
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

91. REVIEWED AND UPDATED (INITIALS): _____ DATE: _____
SELLER SELLER MO/DA/YR

92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:

93. _____
[^] BUYER'S SIGNATURE MO/DA/YR [^] BUYER'S SIGNATURE MO/DA/YR

94. _____
BUYER'S NAME PRINTED BUYER'S NAME PRINTED

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
(Added February 2012) MO/DA/YR

