

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: 1/31/2024
- 2. Seller: 2610 N 24th St, LLC
- 3. Property address: 2610 N 24th St., Phoenix AZ 85006
- 4. Number of County Assessor Parcel Numbers for the Premises: 1
- 5. Tax Parcel Numbers: 117-08-112c

- | | | |
|--------------------------|-------------------------------------|---|
| YES | NO | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| YES | NO | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Are you aware of whether an application for a Public Report has ever been filed affecting the Premises? If so, when? _____ |

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

- | | | |
|--------------------------|-------------------------------------|--|
| YES | NO | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Access Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Utility Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Reciprocal Easement Agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Restrictions on Legal or Physical Access |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Shared Use Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Shared Fences/Walls |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Shared Driveways |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Shared Signage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Leased Parking |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Grandfathered Uses |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Association Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Other (describe) _____ |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
 24. _____
 25. _____

26. COMPLIANCE WITH LAW/LEGAL MATTERS

27. Are you aware of:

- | | | |
|--------------------------|-------------------------------------|--|
| YES | NO | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Any tenant bankruptcy proceedings? |

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

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 30. Zoning |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Building Code |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Occupational Safety and Health Administration (OSHA) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Utility Service |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 34. Sanitary Health Regulations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 35. Swimming Pools |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 36. Covenants, Conditions and Restrictions (CC&R's) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 37. Americans With Disabilities Act (ADA) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 38. 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. _____
 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | Communications Systems or Cable System Agreements |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other Equipment or Service Contracts or Agreements (describe) _____ |
53. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
 54. Spa service contract w/ Southwest Pools and Spas
 55. Internet contract w/ Cox

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. .
 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 |
| <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. .
 79. .

80. OTHER ISSUES

81. Are you aware of:

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input 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.  1/31/2024

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

Joseph Baker

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

