

# 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: 5/22/2024
- 2. Seller: Bailey Investing, LLC
- 3. Property address: 2222 E Garfield St., Phoenix AZ 85006
- 4. Number of County Assessor Parcel Numbers for the Premises: 1
- 5. Tax Parcel Numbers: 116-03-014

**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?

**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 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**  
 28.        Any tenant bankruptcy proceedings?

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

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 30. Zoning  |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 retaining to such matters. (Attach additional sheets if necessary).  
 40. ~~See attached documents for full report. In short, inconsistencies within city records resulted~~  
 41. ~~in red tag issues during our renovation. All issues related to zoning and building code~~  
 42. ~~violations were resolved in full. All existing work has been fully inspected and meets all compliance standards. A complete set of certified and approved architectural drawings and corresponding green tag history is available upon request.~~ >>



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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 checked="" type="checkbox"/> | Communications Systems or Cable System Agreements                   |
| <input 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. \_\_\_\_\_
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. \_\_\_\_\_
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 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. Joseph Baker 5/22/2024  
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

90. Joseph Baker  
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

