

# 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: February 7th, 2025
- 2. Seller: JRG Lear Holdings, LLLP
- 3. Property address: 5112 N 28th drive, Phonenix AZ 85017
- 4. Number of County Assessor Parcel Numbers for the Premises: 1
- 5. Tax Parcel Numbers: 153-28-003D

**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"/> | 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 checked="" type="checkbox"/> | Shared Fences/Walls                      |
| <input type="checkbox"/> | <input checked="" 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                   |
| <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. \_\_\_\_\_  
 25. \_\_\_\_\_

## 26. COMPLIANCE WITH LAW/LEGAL MATTERS

27. **Are you aware of:**

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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).  
 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 checked="" type="checkbox"/> | <input 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) _____ |
53. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).  
 54. Property is managed by Valley Income Properties  
 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 checked="" type="checkbox"/> | <input 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. Russ Lear 2/7/2025

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

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

