

# 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: 4/14/2025
- 2. Seller: Desert Sun Capital, LLC
- 3. Property address: 2122 W Augusta Ave, Phoenix, AZ 85021
- 4. Number of County Assessor Parcel Numbers for the Premises: 1
- 5. Tax Parcel Numbers: 157-21-016C

**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      N/A          |
| <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).  
 N/A  
 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 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  
 40. N/A 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 checked="" type="checkbox"/> | <input 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. Tenant Leases, Property Management, Landscaping, Garbage  
 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  
 64. pertaining to such matters. (Attach additional sheets if necessary).  
 65. N/A  
 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:<br>86. <u>new developments, zoning changes, or land trades?</u> |

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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. ELIJAH BROWN 4/14/2025  
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

90. ELIJAH BROWN  
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

