

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: 157-21-016D

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? If so, when? _____

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

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

- | | | | |
|-----|--------------------------|-------------------------------------|---|
| 30. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Zoning |
| 31. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building Code |
| 32. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupational Safety and Health Administration (OSHA) |
| 33. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Service |
| 34. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sanitary Health Regulations |
| 35. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Swimming Pools |
| 36. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Covenants, Conditions and Restrictions (CC&R's) |
| 37. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Americans With Disabilities Act (ADA) |
| 38. | <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).
 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 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:
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

