

# 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: attached
- 2. Seller: Cinnabar Gardens LLC
- 3. Property address: 721 & 715 W. Cinnabar Ave.
- 4. Number of County Assessor Parcel Numbers for the Premises: 2
- 5. Tax Parcel Numbers: 158-29-050 & 158-29-049

8.  YES  NO Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales?

9.  YES  NO 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  
 28.  YES  NO Any tenant bankruptcy proceedings?

29. Any violations of laws or regulations of the following:
- 30.  YES  NO Zoning
  - 31.  YES  NO Building Code
  - 32.  YES  NO Occupational Safety and Health Administration (OSHA)
  - 33.  YES  NO Utility Service
  - 34.  YES  NO Sanitary Health Regulations
  - 35.  YES  NO Swimming Pools
  - 36.  YES  NO Covenants, Conditions and Restrictions (CC&R's)
  - 37.  YES  NO Americans With Disabilities Act (ADA)
  - 38.  YES  NO 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. 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 type="checkbox"/> | <input type="checkbox"/> | Tenant Leases or Subleases  |
| <input type="checkbox"/> | <input type="checkbox"/> | Alarm/Security System Agreements                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Property Management Agreements                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | Leased Equipment  |
| <input type="checkbox"/> | <input type="checkbox"/> | Service Agreements such as landscaping, garbage/waste disposal      |
| <input type="checkbox"/> | <input type="checkbox"/> | Water Treatment Agreements  |
| <input type="checkbox"/> | <input type="checkbox"/> | Communications Systems or Cable System Agreements                   |
| <input type="checkbox"/> | <input 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 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 type="checkbox"/> | High voltage distribution towers or lines?  |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | Soils Test Report                            |
| <input type="checkbox"/> | <input type="checkbox"/> | Land Survey                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Flood Plain Report                           |
| <input type="checkbox"/> | <input type="checkbox"/> | Septic/Waste Disposal Reports/Certifications |
| <input type="checkbox"/> | <input type="checkbox"/> | Registrations of Wells                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Environmental Site Assessments or Studies    |
| <input type="checkbox"/> | <input type="checkbox"/> | Title Reports                                |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | Security lighting in parking and/or common areas?  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any recorded and/or unrecorded liens against the Property?   |
| <input type="checkbox"/> | <input type="checkbox"/> | The Property being located in a designated historical district?  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any proposed land use changes relating to the adjacent or nearby Property, such as:<br>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.  4/3/2025

89. <sup>823515885250714</sup> \_\_\_\_\_ MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR  
Eliyahu Ickovic

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. \_\_\_\_\_ MO/DA/YR ^ 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

