

Gerchick Real Estate

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Document updated:  
August 2007**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: 2025-11-23
2. Seller: Sanoga Holdings, LLLP by Yannick Dubuc, General Partner
3. Property address: 822 E Carol Ave, Phoenix, AZ 85020
4. Number of County Assessor Parcel Numbers for the Premises: 1
5. Tax Parcel Numbers: 159-37-078

- |    | YES                      | NO                                  |  |
|----|--------------------------|-------------------------------------|--|
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales? |
| 7. |                          |                                     |  |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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                                  |  |
|-----|-------------------------------------|-------------------------------------|--|
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Access Easements                         |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Utility Easements                        |
| 13. | <input checked="" 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                   |
| 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).  
Easement for electric line

24. Easement to City of Phoenix for roadway purposes

**26. COMPLIANCE WITH LAW/LEGAL MATTERS****27. Are you aware of:**

- |     | YES                      | NO                                  |                                    |
|-----|--------------------------|-------------------------------------|------------------------------------|
| 28. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 checked="" type="checkbox"/> | <input 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).  
Neighborhood services - Grass/Trash

41. \_\_\_\_\_
42. \_\_\_\_\_

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Residential Income Property Addendum (1-4 Units) to Residential Seller's  
 Property Disclosure Statement ("SPDS") • Updated: August 2007  
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**Residential Income Property Addendum (1-4 Units) to Residential Seller's Property Disclosure Statement ("SPDS") >>****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. Leases with current tenants \_\_\_\_\_
55. Property Management Agreement with Sundial Real Estate with 30-day notice cancellation clause \_\_\_\_\_

**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).
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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**Residential Income Property Addendum (1-4 Units) to Residential Seller's Property Disclosure Statement ("SPDS") >>****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. Yannick Dubuc 11/23/2025  
 ^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

90. Yannick Dubuc  
 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

