

Gerchick Real Estate

Page 1 of 3
Document updated:
August 2007**RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS)
TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")**

 ARIZONA association of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS.	<i>The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.</i>	 
--	---	---

1. This is an Addendum to the SPDS dated: 1/8/2026
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 | |
| ☐ | ☒ | 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 | |
| ☐ | ☒ | 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 | |
| ☐ | ☒ | Access Easements |
| ☐ | ☒ | Utility Easements |
| ☐ | ☒ | Reciprocal Easement Agreement |
| ☐ | ☒ | Restrictions on Legal or Physical Access |
| ☐ | ☒ | Shared Use Agreements |
| ☐ | ☒ | Shared Fences/Walls |
| ☐ | ☒ | Shared Driveways |
| ☐ | ☒ | Shared Signage |
| ☐ | ☒ | Leased Parking |
| ☐ | ☒ | Grandfathered Uses |
| ☐ | ☒ | Association Agreements N/A |
| ☐ | ☒ | Other (describe) _____ |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

24. N/A
25. _____

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

- | | | |
|--------------------------|-------------------------------------|------------------------------------|
| YES | NO | |
| ☐ | ☒ | Any tenant bankruptcy proceedings? |

29. Any violations of laws or regulations of the following:

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Zoning |
| ☐ | ☒ | Building Code |
| ☐ | ☒ | Occupational Safety and Health Administration (OSHA) |
| ☐ | ☒ | Utility Service |
| ☐ | ☒ | Sanitary Health Regulations |
| ☐ | ☒ | Swimming Pools |
| ☐ | ☒ | Covenants, Conditions and Restrictions (CC&R's) |
| ☐ | ☒ | Americans With Disabilities Act (ADA) |
| ☐ | ☒ | 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).

40. N/A
41. _____
42. _____

>>

Residential Income Property Addendum (1-4 Units) to Residential Seller's
Property Disclosure Statement ("SPDS") • Updated: August 2007
Copyright © 2007 Arizona Association of REALTORS®. All rights reserved.



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 | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | Tenant Leases or Subleases |
| ☐ | ☒ | Alarm/Security System Agreements |
| ☒ | ☐ | Property Management Agreements |
| ☐ | ☒ | Leased Equipment |
| ☐ | ☒ | Service Agreements such as landscaping, garbage/waste disposal |
| ☐ | ☒ | Water Treatment Agreements |
| ☐ | ☒ | Communications Systems or Cable System Agreements |
| ☐ | ☒ | 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 Agreement

55.

56. ENVIRONMENTAL FACTORS**57. Are you aware of any of the following environmental factors affecting the property?**

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | 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? |
| ☐ | ☒ | High voltage distribution towers or lines? |
| ☐ | ☒ | 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. N/A

66.

67. REPORTS/STUDIES**68. Do you have any of the following items concerning the Property?**

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Soils Test Report |
| ☐ | ☒ | Land Survey |
| ☐ | ☒ | Flood Plain Report |
| ☐ | ☒ | Septic/Waste Disposal Reports/Certifications |
| ☐ | ☒ | Registrations of Wells |
| ☐ | ☒ | Environmental Site Assessments or Studies |
| ☐ | ☒ | Title Reports |
| ☐ | ☒ | Other <u>N/A</u> |

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 | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Security lighting in parking and/or common areas? |
| ☐ | ☒ | Any recorded and/or unrecorded liens against the Property? |
| ☐ | ☒ | The Property being located in a designated historical district? |
| ☐ | ☒ | Any proposed land use changes relating to the adjacent or nearby Property, such as: |
| ☐ | ☒ | new developments, zoning changes, or land trades? |

>>



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. ELIJAH BROWN 1/8/2026
 ^ 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

