

**RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS)
TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")**



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.



- 1. This is an Addendum to the SPDS dated: 4/8/17
- 2. Seller: CAROL AZ LLC
- 3. Property address: 811 E Carol Ave, Phoenix, AZ 85020-2192
- 4. Number of County Assessor Parcel Numbers for the Premises: _____
- 5. Tax Parcel Numbers: _____

6. 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?

7. 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"/> | Access Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reciprocal Easement Agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Restrictions on Legal or Physical Access |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Use Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Fences/Walls |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Driveways |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Signage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leased Parking |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grandfathered Uses |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Association Agreements |
| <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).
 24. _____
 25. _____

26. **COMPLIANCE WITH LAW/LEGAL MATTERS**

27. Are you aware of:

28. YES NO Any tenant bankruptcy proceedings?

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

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Zoning |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building Code |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupational Safety and Health Administration (OSHA) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Service |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sanitary Health Regulations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Swimming Pools |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Covenants, Conditions and Restrictions (CC&R's) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Americans With Disabilities Act (ADA) |
| <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).
 40. _____
 41. _____
 42. _____



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 checked="" 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 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. PHOENIX CITY SERVICES PROVIDES WATER/SEWER/TWASA PICKUP

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).

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).

80. OTHER ISSUES

81. Are you aware of:

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input 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? |



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. Mani Patel, MANAGER 4/8/17
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

90. CAROL AZ LLC
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



RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) *(To be completed by Seller)*

Document updated:
February 2017



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MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. *By signing on page 7, you acknowledge that the failure to disclose known material information about the Property may result in liability.*

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, surveys, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

- 1. As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto, plus fixtures and personal property described in the Contract.

3. **PROPERTY ADDRESS:** 811 E Carol Ave Phoenix AZ 85020-2192
(STREET ADDRESS) (CITY) (STATE) (ZIP)

4. Does the property include any leased land? Yes No

5. Explain: _____

6. Is the Property located in an unincorporated area of the county? Yes No If yes, and five or fewer parcels of land other than subdivided land

7. are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.

8. **LEGAL OWNER(S) OF PROPERTY:** _____ Date Purchased: _____

9. The Property is currently: Owner-occupied Leased Estate Foreclosure Vacant If vacant, how long? _____

10. If a rental property, how long? 2012 Expiration date of current lease: SEE LEASES (Attach a copy of the lease if available.)

11. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: SEE LEASES

12. _____

13. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?

14. Yes No If yes, consult a tax advisor; mandatory withholding may apply.

15. Is the Property located in a community defined by the fair housing laws as housing for older persons? Yes No

16. Explain: _____

17. Approximate year built: _____. If Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.

18. **NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov.**

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Initials>

BUYER	BUYER



Residential Seller's Property Disclosure Statement (SPDS) >>

21. YES NO Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____
22. _____
23. YES NO Are you aware if there are any association(s) governing the Property?
24. If yes, provide contact(s) information: Name: _____ Phone #: _____
25. Name: _____ Phone #: _____
26. If yes, are there any fees? How much? \$ _____ How often? _____
27. How much? \$ _____ How often? _____
28. YES NO Are you aware of any association fees payable upon transfer of the Property? Explain: _____
29. _____
30. YES NO Are you aware of any proposed or existing association assessment(s)? Explain: _____
31. _____
32. YES NO Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
33. Explain: _____
34. YES NO Are you aware of any of the following recorded against the Property? (Check all that apply):
35. Judgment liens Tax liens Other non-consensual liens
36. Explain: _____
37. YES NO Are you aware of any assessments affecting this Property? (Check all that apply):
38. Paving Sewer Water Electric Other
39. Explain: _____
40. YES NO Are you aware of any title issues affecting this Property? (Check all that apply):
41. Recorded easements Use restrictions Lot line disputes Encroachments
42. Unrecorded easements Use permits Other _____
43. Explain: _____
44. YES NO Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
45. If yes, provide the name of the CFD: _____
46. _____
47. YES NO Are you aware of any public or private use paths or roadways on or across the Property?
48. Explain: _____
49. YES NO Are you aware of any problems with legal or physical access to the Property? Explain: _____
50. The road/street access to the Property is maintained by the County City Homeowners' Association Privately
51. YES NO If privately maintained, is there a recorded road maintenance agreement? Explain: _____
52. YES NO Are you aware of any violation(s) of any of the following? (Check all that apply):
53. Zoning Building Codes Utility Service Sanitary health regulations
54. Covenants, Conditions, Restrictions (CC&R's) Other _____ (Attach a copy of notice(s) of violation if available.)
55. Explain: _____
56. _____
57. YES NO Are you aware of any homeowner's insurance claims having been filed against the Property?
58. Explain: _____
59. _____
60. **NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner's insurance within 60 days after the effective date. Contact your insurance company.**
61. _____

BUILDING AND SAFETY INFORMATION

62. YES NO **ROOF / STRUCTURAL:**
63. **NOTICE TO BUYER: Contact a professional to verify the condition of the roof.**
64. YES NO Are you aware of any past or present roof leaks? Explain: _____
65. _____
66. YES NO Are you aware of any other past or present roof problems? Explain: _____
67. **PREVIOUS OWNER STATED NEW ROOF IN 2011** >>

Initials>

BUYER	BUYER
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Residential Seller's Property Disclosure Statement (SPDS) >>

68. YES NO Are you aware of any roof repairs? Explain: _____

69. Is there a roof warranty? (Attach a copy of warranty if available.)

70. If yes, is the roof warranty transferable? Cost to transfer UNKNOWN

71. Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____

72. Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: _____

73. Are you aware of any chimney or fireplace problems, if applicable? Explain: _____

74. Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
 Flood Fire Wind Expansive soil(s) Water Hail Other _____

75. Explain: _____

76. **WOOD INFESTATION:**

77. Are you aware of any of the following:

78. Past presence of termites or other wood destroying organisms on the Property?

79. Current presence of termites or other wood destroying organisms on the Property?

80. Past or present damage to the Property by termites or other wood destroying organisms?
Explain: _____

81. Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?
If yes, date last treatment was performed: _____

82. Name of treatment provider(s): _____

83. Is there a treatment warranty? (Attach a copy of warranty if available.)

84. If yes, is the treatment warranty transferable?

85. **NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history. www.sb.state.az.us**

86. **HEATING & COOLING:**

87. Heating: Type(s) _____

88. Approximate Age(s) _____

89. Cooling: Type(s) _____

90. Approximate Age(s) _____

91. Are you aware of any past or present problems with the heating or cooling system(s)?
Explain: UNITS 2 + 3 HAVE NEW HVAC UNITS 2017 + 2014

92. **PLUMBING:**

93. Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
If yes, identify: _____

94. Are you aware of any past or present plumbing problems? Explain: CLOGGED DRAINS A FEW TIMES - FULLY REPAIRED

95. Are you aware of any water pressure problems? Explain: _____

96. Type of water heater(s): Gas Electric Solar Approx. age(s): _____

97. Are you aware of any past or present water heater problems? Explain: NEW WATER HEATER IN UNIT 3 (3) 2016

98. Is there a landscape watering system? If yes, type: automatic timer manual both

99. If yes, are you aware of any past or present problems with the landscape watering system?
Explain: _____

100. Are there any water treatment systems? (Check all that apply):
 water filtration reverse osmosis water softener Other _____

101. Is water treatment system(s) owned leased (Attach a copy of lease if available.)

102. Are you aware of any past or present problems with the water treatment system(s)?
Explain: _____

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BUYER	BUYER



Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

119. **SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:**
120. Does the Property contain any of the following? (Check all that apply):
121. Swimming pool Spa Hot tub Sauna Water feature
122. If yes, are either of the following heated? Swimming pool Spa If yes, type of heat: _____
123. Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
124. Explain: _____
125. **ELECTRICAL AND OTHER RELATED SYSTEMS:**
126. Are you aware of any past or present problems with the electrical system? Explain: _____
127. _____
128. Is there a security system? If yes, is it (Check all that apply):
129. Leased (Attach copy of lease if available.) Owned Monitored Other _____
130. Are you aware of any past or present problems with the security system? Explain: _____
131. _____
132. Does the Property contain any of the following systems or detectors?(Check all that apply):
133. Smoke/fire detection Fire suppression (sprinklers) Carbon monoxide detector
134. If yes, are you aware of any past or present problems with the above systems? Explain: _____
135. _____
136. **MISCELLANEOUS:**
137. Are you aware of any animals/pets that have resided in the Property? If yes, what kind: _____
138. _____
139. Are you aware of or have you observed any of the following on the Property? (Check all that apply):
140. Scorpions Rabid animals Bee swarms Rodents Reptiles Bed Bugs Other: _____
141. Explain: BED BUG TREATMENT A FEW YEARS AGO
142. Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____
143. Name of service provider(s): _____ Date of last service: _____
144. Are you aware of any work done on the Property, such as building, plumbing, electrical or other improvements or alterations or room conversions? (If no, skip to line 156.)
145. Explain: Licensed Contractor installed plumbing + venting for stackable washer dryers in all 4 units; 220 volt (?) electrical in 3 units; security lighting on structure perimeter on motion detector + timer
146. _____
147. _____
148. _____
149. Were permits for the work required? Explain: _____
150. If yes, were permits for the work obtained? Explain: _____
151. Was the work performed by a person licensed to perform the work? Explain: SEE 144
152. Was approval for the work required by any association governing the property? Explain: _____
153. If yes, was approval granted by the association? Explain: _____
154. Was the work completed? Explain: _____
155. Are there any security bars or other obstructions to door or window openings? Explain: POSSIBLY DOORS - NOT SURE
156. Are you aware of any past or present problems with any built-in appliances? Explain: 1 TRAY DWE UNIT HAD REPLACE OR REPAIR OF DISHWASHER
157. Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)
158. Explain: _____
159. _____
160. _____
161. _____

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Initials>

BUYER	BUYER



Residential Seller's Property Disclosure Statement (SPDS) >>

UTILITIES

162. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

- | YES | NO | PROVIDER |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electricity: |
| <input type="checkbox"/> | <input type="checkbox"/> | Fuel: <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <u>UNKNOWN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Cable / Satellite: <u>UNKNOWN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Internet: <u>UNKNOWN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Telephone: <u>UNKNOWN</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Garbage Collection: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fire: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Irrigation: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water Source: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private water co. <input type="checkbox"/> Hauled water. |
| 173. | <input type="checkbox"/> | <input type="checkbox"/> Private well <input type="checkbox"/> Shared well If water source is a private or shared well, complete and attach |
| 174. | | Domestic Water Well/Water Use Addendum. |

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

178. Are you aware of any past or present drinking water problems? Explain: _____
179. _____
180. U.S. Postal Service delivery is available at: Property Cluster Mailbox Post Office Other UNSURE
181. Are there any alternate power systems serving the Property? (If no, skip to line 190.)
182. If yes, indicate type (Check all that apply):
183. Solar Wind Generator Other _____
184. Are you aware of any past or present problems with the alternate power system(s)? Explain: _____
185. _____
186. Are any alternate power systems serving the Property leased? Explain: _____
187. _____
188. If yes, provide name and phone number of the leasing company (Attach copy of lease if available): _____
189. _____

ENVIRONMENTAL INFORMATION

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 190. Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply): |
| <input type="checkbox"/> | <input type="checkbox"/> | 191. <input type="checkbox"/> Soil settlement/expansion <input type="checkbox"/> Drainage/grade <input type="checkbox"/> Erosion <input type="checkbox"/> Fissures <input type="checkbox"/> Dampness/moisture <input type="checkbox"/> Other |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 192. Explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 193. Are you aware of any past or present issues or problems in close proximity to the Property related to any of |
| <input type="checkbox"/> | <input type="checkbox"/> | 194. the following? (Check all that apply): |
| <input type="checkbox"/> | <input type="checkbox"/> | 195. <input type="checkbox"/> Soil settlement/expansion <input type="checkbox"/> Drainage/grade <input type="checkbox"/> Erosion <input type="checkbox"/> Fissures <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 196. Explain: _____ |

NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at www.azre.gov.

199. Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
200. Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal
201. Odors Nuisances Sand/gravel operations Other _____
202. Explain: _____
203. Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of,
204. or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?

NOTICE TO BUYER: The Arizona Board of Technical Registration (BTR) maintains a list of unremediated sites at www.azbtr.gov. To determine if the property was once on the list but has been remediated, contact the BTR.

Initials>

BUYER	BUYER



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207. YES NO
208. Are you aware if the Property is located in the vicinity of a public or private airport? Explain:

NOTICE TO SELLER AND BUYER: Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record a document at the County Recorder's Office disclosing if the Property is under restricted air space and to maintain the State Land Department Military Airport Map on its website at www.azre.gov.

214. Is the Property located in the vicinity of a military airport or ancillary military facility? Explain:
215. Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
216. Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical storage
217. Explain:
218. Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
219. Superfund / WQARF / CERCLA Wetlands area Natural Area Open Spaces
220. Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
221. If yes, describe location:
222. Are you aware if any portion of the Property is in a flood plain/way? Explain:
223.
224.

NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property.

239. Are you aware of any portion of the Property ever having been flooded? Explain:
240.
241. Are you aware of any water damage or water leaks of any kind on the Property? Explain:
242.
243. Are you aware of any past or present mold growth on the Property? If yes, explain:
244.

SEWER/WASTEWATER TREATMENT

245. YES NO
246. Is the entire Property connected to a sewer?
247. If no, is a portion of the Property connected to a sewer? Explain:
248. If the entire Property or a portion of the Property is connected to a sewer, has a professional verified the sewer connection?
249. If yes, how and when:

NOTICE TO BUYER: Contact a professional to conduct a sewer verification test.

250. Type of sewer: Public Private Planned and approved sewer system, but not connected
251. Name of Provider:
252.

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Residential Seller's Property Disclosure Statement (SPDS) >>

- 253. YES NO Are you aware of any past or present problems with the sewer? Explain:
254. YES NO Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 267.)
255. If yes, the Facility is: Conventional septic system Alternative system; type:
256. If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
257. If yes, name of contractor: Phone #:
258. Approximate year Facility installed: (Attach copy of permit if available.)
259. Are you aware of any repairs or alterations made to this Facility since original installation?
260. Explain:
261.
262. Approximate date of last Facility inspection and/or pumping of septic tank:
263. Are you aware of any past or present problems with the Facility? Explain:
264.

NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality requires a Pre-Transfer Inspection of On-Site Wastewater Treatment Facilities on re-sale properties.

OTHER CONDITIONS AND FACTORS

- 267. What other material (important) information are you aware of concerning the Property that might affect the buyer's decision-making
268. process, the value of the Property, or its use? Explain: NEW ROOF IN 2011 PER PREVIOUS OWNER
269.

ADDITIONAL EXPLANATIONS

- 270.
271.
272.
273.
274.
275.
276.
277.
278.
279.

280. SELLER CERTIFICATION: Seller certifies that the information contained herein is true and complete to the best of Seller's
281. knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller
282. to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges
283. receipt of Residential Seller Disclosure Advisory titled When in Doubt - Disclose.

284. [Signature] MANAGER 4/8/17
SELLER'S SIGNATURE MO/DA/YR SELLER'S SIGNATURE MO/DA/YR
CAROL AZ LLC

285. Reviewed and updated: Initials: SELLER / SELLER MO/DA/YR

286. BUYER'S ACKNOWLEDGMENT: Buyer acknowledges that the information contained herein is based only on the Seller's actual
287. knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts in
288. regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to
289. consider obtaining a home warranty protection plan.

290. NOTICE: Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1) the site
291. of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, diagnosed as
292. having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender.

293. By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer
294. shall deliver to Seller written notice of the items disapproved as provided in the Contract.

295. BUYER'S SIGNATURE MO/DA/YR BUYER'S SIGNATURE MO/DA/YR

Initials> BUYER BUYER

