

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: _____
2. Seller: Montrose Investments, LLC
3. Property address: 1022 S Dorsey Ln, Tempe, AZ 85281-7392
4. Number of County Assessor Parcel Numbers for the Premises: _____
5. Tax Parcel Numbers: _____

- | | | | |
|----|--------------------------|-------------------------------------|--|
| 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 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | Other (describe) _____ |

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

24. SHARED DRIVEWAY BACK OF DORSEY
25. PARKING LOT IS SHARED

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 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).

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 | |
|-----|-------------------------------------|-------------------------------------|---|
| 45. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tenant Leases or Subleases |
| 46. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Alarm/Security System Agreements |
| 47. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Property Management Agreements |
| 48. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leased Equipment |
| 49. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Service Agreements such as landscaping, garbage/waste disposal |
| 50. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Treatment Agreements |
| 51. | <input type="checkbox"/> | <input type="checkbox"/> | Communications Systems or Cable System Agreements |
| 52. | <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. OF THE 4 TENANTS 1 TENANT HAS A LEASE THAT ENDS 8/31/19.
 55. OWNER HAS A PROPERTY MGMT AGREEMENT WITH SUNDIAL REAL ESTATE. SERVICE AGREEMENT FOR GARBAGE + WASTE DISPOSAL + LANDSCAPING.

56. ENVIRONMENTAL FACTORS

57. Are you aware of any of the following environmental factors affecting the property?

- | | YES | NO | |
|-----|--------------------------|-------------------------------------|---|
| 58. | <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? |
| 61. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | High voltage distribution towers or lines? |
| 62. | <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).

64. _____
 65. _____
 66. _____

67. REPORTS/STUDIES

68. Do you have any of the following items concerning the Property?

- | | YES | NO | |
|-----|--------------------------|-------------------------------------|--|
| 69. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Soils Test Report |
| 70. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land Survey |
| 71. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Flood Plain Report |
| 72. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic/Waste Disposal Reports/Certifications |
| 73. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Registrations of Wells |
| 74. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Environmental Site Assessments or Studies |
| 75. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Title Reports |
| 76. | <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 | |
|-----|-------------------------------------|-------------------------------------|---|
| 82. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Security lighting in parking and/or common areas? |
| 83. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any recorded and/or unrecorded liens against the Property? |
| 84. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Property being located in a designated historical district? |
| 85. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any proposed land use changes relating to the adjacent or nearby Property, such as: |
| 86. | | | 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. [Signature] 7/24/19
^ SELLER'S SIGNATURE MO/DAYR ^ SELLER'S SIGNATURE MO/DAYR

90. Montrose Investments, LLC _____
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

91. REVIEWED AND UPDATED (INITIALS): [Initials] _____ DATE: 7/24/19
SELLER SELLER MO/DAYR

92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:

93. _____
^ BUYER'S SIGNATURE MO/DAYR ^ BUYER'S SIGNATURE MO/DAYR

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/DAYR

