

# 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: East Virginia Ave LLC , East Virginia Ave LLC
- 3 Property address 1747 E Virginia Ave, Phoenix, AZ 85006-1425
- 4. Number of County Assessor Parcel Numbers for the Premises: 117-05-070-A
- 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 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  
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                                  |   |
|----|-------------------------------------|-------------------------------------|---|
| 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 type="checkbox"/>            | <input checked="" 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 checked="" 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 All units leased and managed by property management company.

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).

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).

80 **OTHER ISSUES**

81. Are you aware of:

- |    | YES                      | NO                                  |   |
|----|--------------------------|-------------------------------------|---|
| 82 | <input type="checkbox"/> | <input checked="" 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 Kate Reagan 8/22/19 [Signature] 08/22/19  
^ SELLER'S SIGNATURE MO/DA/YR SELLER'S SIGNATURE MO/DA/YR

90 East Virginia Ave LLC East Virginia Ave 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

