

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN SHELL HEAP TRUSTEES, SHELL HEAP NOMINEE TRUSTEES (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 87 PEABODY DRIVE, NORTHEAST HARBOR, ME 04662

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>see addendum #1</u>	Seller SHELL HEAP TRUSTEES	Date
Buyer	Date	<u>see addendum #1</u>	Seller SHELL HEAP NOMINEE TRUSTEES	Date
Buyer	Date		Seller	Date
Buyer	Date		Seller	Date
Agent	Date		Agent MEGAN ADLER MOORE, MIA THOMPSON	Date

DocuSigned by: Megan Adler Moore 1E34108C1D783405
DocuSigned by: Mia Thompson B9E8C92D349B4D1
5/18/2025



**SIGNATORY PAGE
LEAD PAINT ADDENDUM
DATED 5/17/2025**

THE SELLERS FOR 87 PEABODY DRIVE, NORTHEAST HARBOR
(BOOK 2796, PAGES 388-390 & BOOK 2201, PAGE 110) ARE AS FOLLOWS:

FROM THE SHELL HEAP TRUST:

<small>Signed by:</small>  <small>3ED03DC16168403...</small>	5/18/2025
VERLINDA P. MOORE, TRUSTEE	DATE

<small>DocuSigned by:</small>  <small>8EBEC67A7D95440...</small>	5/18/2025
VIRGINIA S. PEABODY, TRUSTEE	DATE

<small>Signed by:</small>  <small>4870AFA16B174F3...</small>	5/18/2025
WHITNEY L. BUCKLEY, TRUSTEE	DATE

FROM THE SHELL HEAP NOMINEE TRUST:

<small>DocuSigned by:</small>  <small>8C79099EB3C649A...</small>	5/21/2025
GEORGE S. PEABODY, TRUSTEE	DATE

<small>Signed by:</small>  <small>CCE468D304EE46D...</small>	5/21/2025
CAREY E. PEABODY, TRUSTEE	DATE

<small>DocuSigned by:</small>  <small>4A4D2A4F1568484...</small>	5/22/2025
DAVID W. SWETZOFF, TRUSTEE	DATE

<small>Signed by:</small>  <small>72FB0F1955AB449...</small>	5/22/2025
MARTHA W. SWETZOFF, TRUSTEE	DATE