



Lead Paint Addendum

Lead Paint Addendum to contract between **Scott Montgomery, Wisper Montgomery** as Sellers and **Cornerstone Relocation Group, LLC** as Purchaser relating to premises known and located at **414 N. Maria Avenue, Redondo Beach, California 90277** (The "Premises").

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real estate property on which a residential dwelling was built before 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, a 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 know lead based paint hazards. A risk assessment or inspection for possible lead based paint hazards is recommended before purchase.

- a) Regarding the presence of lead-based paint and/or lead-based hazards (Check (i), (ii) or (iii) below):
- i) There are known lead-based paint and/or lead-based paint hazards present in the premises. If checked, the following explanation is provided:
 - ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the premises.
 - iii) Home was built after 1978 therefore this Addendum is not applicable.
- b) Regarding records and reports available to the Seller (Check (i) or (ii) below):
- i) The Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the premises. If checked, the following documents were provided:
 - ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the premises.

Purchaser's Acknowledgement

By Purchaser's execution below, Purchaser acknowledges that:

- c) Purchaser has read the Lead Warning Statement above and understands its contents, and has received copies of all reports referenced in (B) (i) above.
- d) Purchaser has either:
 - i) 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
 - ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certificate of Accuracy

Each of the parties has reviewed the information above and certifies, to the best of his/her knowledge, that the information he/she has provided is true and accurate. Each of the parties has duly executed and delivered this Addendum simultaneously with or prior to the execution and delivery of the above-referenced contact.

Scott Montgomery 2/11/19
 SELLER'S Signature Date
 Scott Montgomery
 Printed Name

Wisper Montgomery 2-11-19
 SELLER'S Signature Date
 Wisper Montgomery
 Printed Name

BUYER'S Signature Date
 Printed Name

BUYER'S Signature Date
 Printed Name