

## **EXHIBIT E – SELLER DISCLOSURE SCHEDULE**

Seller provides the following disclosures pursuant to Article VII of the Purchase and Sale Agreement. These disclosures are true, correct, and complete to Seller's actual knowledge and shall be updated through Closing. Seller shall promptly supplement these disclosures in writing if any information becomes inaccurate prior to Closing.

For purposes of this Disclosure Schedule, "actual knowledge" means the present, conscious awareness of the individuals with primary responsibility for managing the Property and this transaction, without duty of independent investigation.

### 1. Litigation

- None
- Describe:

### 2. Code Enforcement Actions / Violations

- None
- Describe:

### 3. Environmental Conditions / Reports / Storage Tanks

- None
- Describe all known contamination, spills, environmental notices, underground or aboveground tanks, asbestos, remediation, or agency correspondence:

### 4. Leases, Occupancy Rights, or Claims of Possession

- None
- Describe (all such rights must be terminated prior to Closing):

### 5. Easements, Encroachments, Access Issues, or Unrecorded Agreements

- None
- Describe all recorded or unrecorded arrangements, access rights, or usage agreements:

### 6. OFAC / Anti-Terrorism / E-Verify Compliance (§448.095, Fla. Stat.)

- Seller confirms compliance.
- Exceptions (describe):

7. Ethics / Gifts (Ch. 112, Fla. Stat.)

None

Describe any contacts with City officials subject to Florida ethics laws:

8. Special Assessments / Pending Capital Improvements

None

Describe:

9. Other Material Facts Affecting Value or Intended Public Use

None

Describe:

10. Pending or Threatened Condemnation or Right-of-Way Actions

None

Describe any notices of intent, proposed takings, right-of-way impacts, or government communications:

EXECUTED by Seller this \_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Seller certifies under penalty of perjury that the foregoing disclosures are true, correct, and complete to Seller's actual knowledge.

**WARREN PROPERTIES HOLDINGS LLC**

a Florida corporation.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**PUBLIC RECORDS NOTICE**

**IF SELLER HAS QUESTIONS ABOUT CHAPTER 119, CONTACT THE CITY  
CLERK AT (352) 483-5430 OR [cityclerk@eustis.org](mailto:cityclerk@eustis.org).**