



**RECEIPT FOR REPORTS No. 1**  
(C.A.R. Form RFR, Revised 6/25)

In accordance with the terms and conditions of the Purchase Agreement OR  Other \_\_\_\_\_  
dated \_\_\_\_\_, on property known  
as 118 Chapala Street, Santa Barbara, CA 93101 ("Property"),  
between \_\_\_\_\_ ("Buyer")  
and Joy D Kelly Power of Appointment Trust ("Seller").

- REPORTS PROVIDED TO BUYER:** Buyer is being provided with the following reports, documents, inspections reports, disclosures, proposals, estimates or invoices ("Reports") checked in **paragraphs 4 and 5.**
- REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
- BUYER'S OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.

**4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:**

<u>Report, Document or Disclosure</u>	<u>Ordered by</u>	<u>Prepared By</u>	<u>Dated</u>	<u>Via Link</u>
A. <input checked="" type="checkbox"/> Wood Destroying Pest Inspection	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>Jhonny's Pest Inspection</u>	<u>11/19/2025</u>	<input type="checkbox"/>
B. <input checked="" type="checkbox"/> Home Inspection Report	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>Steadfast Home Inspection</u>	<u>11/20/2025</u>	<input type="checkbox"/>
C. <input checked="" type="checkbox"/> Title: Preliminary Report	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>First American Title Co.</u>	<u>10/29/2025</u>	<input type="checkbox"/>
D. <input type="checkbox"/> Roof Inspection	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
E. <input checked="" type="checkbox"/> Sewer Lateral Report	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>Drain Masters</u>	<u>11/20/2025</u>	<input type="checkbox"/>
F. <input checked="" type="checkbox"/> Natural Hazard Disclosure Report	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>First American NHD</u>	<u>11/05/2025</u>	<input type="checkbox"/>
G. <input type="checkbox"/> Domestic Well Test	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
H. <input type="checkbox"/> Septic/Private Sewage Inspection	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
I. <input type="checkbox"/> HVAC Inspection	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
J. <input type="checkbox"/> Government Inspection or Report	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
K. <input type="checkbox"/> Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
L. <input type="checkbox"/> Contractual Condominium/Planned Development Disclosures	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
M. <input type="checkbox"/> Lease Documents	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
N. <input type="checkbox"/> Tenant Estoppel Certificates	<input type="checkbox"/> B <input type="checkbox"/> S	_____	_____	<input type="checkbox"/>
O. <input checked="" type="checkbox"/> <u>City of Santa Barbara Street Files</u>	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>City of Santa Barbara -Street Files</u>	_____	<input type="checkbox"/>
P. <input checked="" type="checkbox"/> <u>Historical Significance Report</u>	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>City of Santa Barbara</u>	<u>11/25/2025</u>	<input type="checkbox"/>
Q. <input checked="" type="checkbox"/> <u>Plotted Easements</u>	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>First American Title Co.</u>	<u>10/29/2025</u>	<input type="checkbox"/>
R. <input checked="" type="checkbox"/> <u>Seller Disclosures (see attached list)</u>	<input type="checkbox"/> B <input checked="" type="checkbox"/> S	<u>Seller</u>	_____	<input type="checkbox"/>



**RECEIPT FOR REPORTS (RFR PAGE 1 OF 2)**

5. **LIST OF REPORTS FROM PREVIOUS TRANSACTIONS:** The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure  
From Previous Transactions**

**Prepared By**

**Dated Via Link**

A.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
B.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
C.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
D.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
E.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
F.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
G.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
H.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
I.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
J.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>
K.	<input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>

Seller is not aware of any other reports in Seller's possession or control.

Seller \_\_\_\_\_ **Joy D Kelly Power of Appointment Trust** Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

6. **REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

- A.  All Reports Delivered via link.
- B.  \_\_\_\_\_
- C.  \_\_\_\_\_

7. **ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

8. **REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

**Buyer acknowledges receipt of the report(s), document(s), inspection report(s), disclosure(s), proposal(s), estimate(s), or invoice(s) ("Reports") checked above. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.**

**By signing below, Buyer acknowledges that they have received a copy of this Receipt for Reports, and they have read and understand its terms.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

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## **118 Chapala Street - LIST OF DISCLOSURES & RECEIPTS**

- Market Conditions Advisory
- Disclosure Information Advisory
- Real Estate Transfer Disclosure Statement (TDS)
- Seller Property Questionnaire (SPQ) & Additional Answer Sheet
- 2 Invoices from Agave Paint (Inv #580 & 584)
- 1 Invoice from Efficient Roofing Inc.
- Statewide Buyer and Seller Advisory
- Environmental Hazards Book Receipt
- Broker Compensation Advisory
- Square Footage and Lot Size Disclosure and Advisory
- Lead Based Paint and Lead Based Paint Hazards Disclosure, Acknowledge & Addendum
- Water Conserving Plumbing Fixtures & Carbon Monoxide Detector Notice
- NHD Statement and Acknowledgement of Receipt
- Residential Earthquake Risk Disclosure Statement
- Water Heater and Smoke Alarm Statement of Compliance
- Wildfire Disaster Advisory