

THE REPORT · BY JOTA PROPERTIES CR



Pozos, Santa Ana Finca 1-2.....-000

LISTING EDITION

REPORT ID

TR-0000-0004

PREPARED FOR

The owner, before listing

WORK PERFORMED

12 to 13 October 2026

ISSUED

14 October 2026

SAMPLE TR-0000-0004

VERIFY AT JOTAPROPERTIESCR.COM/VERIFY

01 Scope and limitations

EDITION: **LISTING EDITION** · COMMISSIONED BY THE SELLER · SECTIONS 2, 3, 4, 5, 6 AND 9 INCLUDED · SECTIONS 7 AND 8 NOT INCLUDED

This report states what the public record said about the property named above, on the dates stated in each section. It was commissioned by the owner or the listing agent before the property was offered, and it is intended to be shown to prospective buyers.

THE FEE DOES NOT DEPEND ON THE ANSWER

A Listing Edition costs the same as a buyer-commissioned Records Edition, and the work is identical. THE REPORT is paid for the verification, not for what it finds, takes no commission on any sale, and has no stake in whether this property sells.

This is not a legal opinion and does not replace review by a licensed Costa Rican attorney. It is not a valuation, not an inspection, and not an endorsement of the property. It does not say whether the property is a good buy or suitable for any particular person. Where a section was not purchased or could not be completed, that is stated in the section rather than omitted, and the absence of a finding is not a finding that no issue exists.

Records change. A finding accurate on the date it was pulled may not describe the position today. A buyer relying on this report is free to commission their own verification, and nothing here is intended to discourage that.

ABOUT THE FIGURES IN THIS SAMPLE

Values, dates and names here are illustrative and have been redacted or replaced. An issued report carries the actual values, the statement each one came from, and the date that statement was pulled.

02 How this copy may be used

STATED ON THE FACE OF THE REPORT SO THAT NO RECIPIENT HAS TO ASK

REPORTED

The seller may share this freely. The owner or listing agent who commissioned this report may reproduce and distribute it, complete and unaltered, to any prospective buyer, and may link to it from the listing. No permission is needed for each sharing and THE REPORT is not notified when it is shared.

Any recipient may confirm it independently. This report is published by THE REPORT at a permanent address. Anyone holding a copy may check it against that version using the report ID, at no cost and without contacting the seller or the agent.

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This section exists because a report the seller paid for is worth less to a buyer than one the buyer can verify. Saying so on the report itself is what makes it worth showing.

03 Property identification

IDENTIFIED FROM THE REGISTRY NUMBER SUPPLIED BY THE CLIENT AND CONFIRMED ON **12 OCTOBER 2026**

REPORTED

FINCA / FOLIO REAL

1-2.....-000 (redacted for this sample)

PROVINCE / CANTON / DISTRICT

San José / Santa Ana / Pozos

REGISTERED AREA

Area as recorded on the folio real, stated in m²

HELD BY

A Costa Rican sociedad anónima (name and cédula jurídica redacted)

PLANO CATASTRADO

SJ-..... (redacted)

COMMISSIONED BY

The registered owner, through the listing agent

The property was identified from the registry number held by the owner, which is the ordinary case on the seller side and is faster than the listing-link match a buyer usually starts from.

04 Title and registry standing

SOURCE: **REGISTRO NACIONAL, BIENES INMUEBLES** · CHECKED **12 OCTOBER 2026**

FINDING RECORDED

The registered owner on the date checked, the instrument under which title was acquired, and the date that instrument was recorded.

Charges appearing against the finca on the date checked: one mortgage in first rank in favour of a Costa Rican bank, recorded with its date and principal, and one annotation. Each is reported with the date it was entered and the party recorded.

A FINDING IS NOT A DEFECT

A mortgage on a listed property is ordinary and is usually released at closing. It is reported because it is on the register, not because it is a problem. This report does not characterise findings, and a seller showing this report is showing the record, not a verdict on it.

No usufruct, habitation right or recorded easement appeared against the finca on the date checked. That is stated as nothing appearing on that date, not as a guarantee that nothing exists.

05 Corporate standing

SOURCE: REGISTRO NACIONAL, PERSONAS JURÍDICAS · CHECKED 13 OCTOBER 2026

REPORTED

Title is held by a company. Reported here: the cédula jurídica, the company's status in the register, the legal representatives recorded and the powers held by each, and whether the company is current on its corporate filings and the annual corporate tax.

Whether a representative can sell alone or only jointly is a matter of the powers recorded, and those powers are reproduced as recorded. For a buyer, this is the section that answers whether the person signing can actually sign.

LIMIT OF THIS SECTION

Beneficial ownership is filed in the RTBF register, which is not publicly accessible. This report cannot state who ultimately owns the company behind the title, only what the public corporate record shows.

06 Tax standing

SOURCES: MUNICIPALIDAD DE SANTA ANA, HACIENDA TRIBU-CR · CHECKED 13 OCTOBER 2026

REPORTED

Municipal property tax account for the finca: the periods shown as paid, any period shown outstanding, the amount on the municipal statement, and the date of the statement relied on. All periods were shown paid through the current quarter on the statement dated 13 October 2026.

National obligations recorded against the holding company in TRIBU-CR, including the annual corporate tax and the status of the company's own filings.

WHY A SELLER ORDERS THIS EARLY

Unpaid municipal periods attach to the property rather than to the person who incurred them. A seller who confirms the account is current before listing removes a question a buyer would otherwise raise during diligence, when raising it costs time.

07 HOA or condominium financial health

NOT INCLUDED IN THIS EDITION

NOT INCLUDED

This section is part of the Full Edition. It was not purchased for this engagement, so the condominium's finances were not examined and nothing here should be read as a finding either way.

08 Permit compliance

NOT INCLUDED IN THIS EDITION

NOT INCLUDED

This section is part of the Full Edition. Construction permits, CFIA seal verification, municipal Control Constructivo records and INVU setback alignment were not examined for this engagement. Nothing here states whether a riparian or road setback applies to this parcel.

09 Zone dossier

ZONE DOSSIER FOR THIS SECTOR, LAST REVIEWED **08 OCTOBER 2026** · SOURCES NAMED PER PART BELOW

REPORTED

This section reports the zone the property sits in. It is drawn from a zone dossier THE REPORT maintains and reviews on a stated cycle rather than assembled for this engagement alone, which is why every edition carries it. The review date appears below and in the delivery manifest. Anything established for this lot rather than for the zone is reported in the sections above.

About this zone

SOURCES NAMED INLINE · REVIEWED 07 OCTOBER 2026

Where the sector sits and what it adjoins, the corridor it is reached by, and the physical character of the immediate area: the mix of gated developments and standalone houses, how built-up it is against the outlying towns of the same canton, and the commercial and institutional anchors within a short drive.

The zone is not one place. The districts and sectors within this canton read differently from one another, and they are described separately rather than averaged. A buyer told only the name of the canton has been told very little. Which sector this property sits in, and how it differs from its neighbours, is stated.

What is verifiably there is given with the body or operator named and, where it is recent, the date it opened or came into service. Private hospital campuses, business parks, schools, markets and the day a weekly *feria* runs are facts of the place and are reported as such.

OBSERVED, NOT RECORDED ANYWHERE

Some of what matters about a sector is known rather than published: which streets flood first in a heavy afternoon, where the traffic actually backs up against where a map suggests it should, how a sector has changed over the last two years. Anything in this part that comes from living in the Central Valley rather than from a record carries this label, so it is never read as a sourced finding. It is not a recommendation and the report does not rate the zone.

Water supply and reliability

SOURCES: AYA, SUPPLYING ASADA WHERE APPLICABLE, MUNICIPAL RECORDS · REVIEWED 07 OCTOBER 2026

The body supplying water to this sector is named, whether that is AyA on the national network or a community water association (ASADA) operating under its own statutes. Where an ASADA supplies the sector, its current position on new connections is reported, including any waiting list, since that position is set by its own board and is not published anywhere.

A water availability letter (*carta de disponibilidad de agua*) is issued for a specific address by the supplying body. Whether one has been issued for this address, or whether the supplying body states one can be, is reported above under the property's own records.

Dry-season pressure reductions reported by the supplying body for this sector are stated with the months given.

WHY THIS MATTERS

A lot without a water availability letter cannot obtain a construction permit. Supply to an existing house is a separate question from whether a new connection, or a second one, can be granted.

Access, roads and travel

SOURCES: **MOPT** ROUTE CLASSIFICATION, MUNICIPAL ROAD INVENTORY, DIRECT OBSERVATION · REVIEWED
07 OCTOBER 2026

Route classification for every road serving this sector, stating which are national routes maintained by MOPT and which are cantonal roads maintained by the municipality. The distinction decides who is responsible for repair and how quickly it tends to happen.

Surface condition on the access roads is described plainly: paved, in repair, unpaved, or seasonal. Where a route is the only access to the sector, that is stated, because a single point of access is a different proposition from two.

Travel times to Juan Santamaría airport, to the nearest hospital, and into San José were measured on weekday mornings and are reported with the times and dates they were measured, not as averages.

Traffic and commute. The congestion windows that apply to this corridor are stated with the measured difference between a midday run and a peak-hour run on the same route. A commute that looks short on a map, or driven at midday, can run materially longer at the hour it would actually be made.

Electricity, internet and services

SOURCES: **ICE / CNFL** OR THE LOCAL DISTRIBUTOR, OPERATOR AVAILABILITY AT THE STREET · REVIEWED
07 OCTOBER 2026

The supplying electricity utility for this sector is named, since the distributor differs by canton and so do connection procedures and tariffs.

Fixed internet availability is reported by the technology actually available at the street, fibre, cable or fixed wireless, rather than by an operator's marketing coverage map. Where the sector is served only by fixed wireless or satellite, that is stated.

Distance to the nearest public clinic (EBAIS), private hospital, pharmacy, supermarket and school is given, measured from the property rather than from the district centre.

Zoning, land use and municipal rules

SOURCES: **PLAN REGULADOR** WHERE IN FORCE, MUNICIPAL CONTROL CONSTRUCTIVO · REVIEWED **08 OCTOBER 2026**

Whether this canton has a Plan Regulador in force, what it permits in this sector, and the setback, height and coverage rules that apply here. Where the canton has none in force, that is stated together with the national rules (INVU) that apply in its absence.

LIMIT OF THIS SECTION

A use-of-land certificate (*uso de suelo*) is issued by the municipality for a specific lot. This section describes the rules governing the zone. What this particular lot is permitted to do is established per lot, and is reported above where it was obtained for this engagement.

Terrain, hazard and environmental constraints

SOURCES: **CNE** HAZARD MAPPING, **SENARA** AQUIFER VULNERABILITY, **SETENA** REQUIREMENTS · REVIEWED **08 OCTOBER 2026**

Flood, landslide and seismic fault mapping published for this sector, with the publishing body named and the date of the mapping relied on.

Aquifer protection and recharge-area designations where they apply, since these restrict what can be built and what drainage is permitted irrespective of the Plan Regulador.

Whether an environmental viability study (SETENA) is required for ordinary residential construction here, and the scale of project at which that requirement begins.

Property tax and holding costs

SOURCES: THE MUNICIPALITY FOR THIS CANTON, HACIENDA · REVIEWED 08 OCTOBER 2026

Municipal property tax is levied at the national rate of 0.25% of registered value, so the rate itself is not a local variable. What differs by canton is the declared-value cycle the municipality runs, which sets when an owner is next required to update the declaration.

Municipal service charges applied in this sector, garbage collection, street lighting and any others, are listed as published, with the date of the published schedule relied on.

The threshold for the solidarity tax on high-value homes (*impuesto solidario*) published by Hacienda for the year is stated. Whether it applies to this property at its registered value, and whether the declaration is current, is reported above under tax standing rather than repeated here.

WHY THIS MATTERS

Tax standing says whether what was owed has been paid. This says what owning here costs each year once it is yours, which is a different question and the one a budget depends on.

Current local conditions

POSITION AS AT THE DATE OF THIS REPORT, RESTATED FOR EVERY ENGAGEMENT

Anything live in the sector on the date this report was issued: roadworks and their stated duration, a water or sewer project underway, a zoning or Plan Regulador process in consultation, a municipal works programme, or a development in permitting nearby that would change the immediate surroundings.

Where there is nothing unusual to report, this part says so in those words. It is restated for every engagement rather than left standing from a previous one, because a line that is never refreshed stops meaning anything.

What the public record does not tell you

RECORDED AS OPEN QUESTIONS, NOT AS FINDINGS

Items that came up during the work which no public record answers are recorded here as questions rather than left out. In this sample they include the current new-connection position of a community water association, which its board sets and does not publish, and the condition of a cantonal road in the months after the rainy season, which is observable but recorded nowhere.

Naming these is part of the work. A report that lists only what it could confirm leaves the reader to assume the rest was checked.

10 Findings flag log

EVERY ITEM RECORDED DURING THE WORK, IN THE ORDER FOUND

One mortgage in first rank is recorded against the finca in favour of a Costa Rican bank, with the date and principal as entered.

Section 04 · Recorded 12 October 2026

One annotation appears on the folio real. The register does not state its nature, and the underlying document was not obtained as part of this edition.

Section 04 · Recorded 12 October 2026

Ultimate ownership of the holding company could not be established, as the RTBF register is not publicly accessible. Recorded as an open question, not as a problem.

Section 05 · Recorded 13 October 2026

The log is printed in full on a Listing Edition exactly as it is on a buyer-commissioned report. A seller cannot ask for an item to be removed, and that is the reason the report is worth showing. Where nothing is recorded, this section says so rather than being left blank.

11 Delivery manifest

EVERY SOURCE CONSULTED FOR THIS REPORT, WHETHER OR NOT IT RETURNED ANYTHING

SOURCE	WHAT WAS REQUESTED	DATE	RESULT
Registro Nacional, Bienes Inmuebles	Folio real, charges and annotations	12 Oct 2026	Returned
Registro Nacional, catastral map	Plano match to registry record	12 Oct 2026	Returned
Registro Nacional, Personas Jurídicas	Corporate status and representation	13 Oct 2026	Returned
Municipalidad de Santa Ana	Property tax account statement	13 Oct 2026	Returned
Hacienda, TRIBU-CR	National tax obligations	13 Oct 2026	Returned
RTBF beneficial ownership register	Ultimate ownership	13 Oct 2026	Not publicly accessible

Zone dossier, Pozos, Santa Ana	Maintained zone content for this sector	08 Oct 2026	Last reviewed, carried in full
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A source that returned nothing, or that was not accessible, is listed anyway. What was not available is part of what this report tells you.

About this sample

This is a redacted sample, published so that anyone can see the format and the standard of evidence before commissioning anything. It is not an issued report, it describes no real engagement, and the figures in it are illustrative.

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