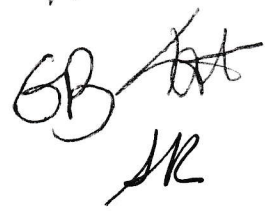


LOTS TRANSFER WORKSHEET - BUYER - AWL

	AWL payment due:		December
Date of Award:	12/1/2024	Lot Number:	119
Name: Barnett			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			17,409.73
Sub-Total:			20,282.25
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	Y	129.75
County & School Taxes (222)	61.98	N	-56.82
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			0.00
Grand Totals:			20,055.18

11-25-24

 GB
 MR

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

(Page 1 of 2)

EVALUATION FORM

SELLER: BARNETT

LOT #: 119

DATE: 12 Nov, 2024

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 17,409.73

2. NEW IMPROVEMENTS:

- i. SHED \$ _____
- ii. CONCRETE \$ _____
- iii. GRAVEL \$ _____
- iv. FENCE \$ _____
- v. PROPANE TANK \$ _____
- vi. INSTALLATION
OR LABOR \$ _____
- vii. LANDSCAPING \$ _____
- viii. OTHER \$ _____
- TOTAL \$ _____

3. ADJUSTMENTS

_____ \$ _____

_____ \$ _____

TOTAL ADJ. \$ _____

4. REMOVALS

- i. SHED \$ _____
- ii. TREES/SHRUBS \$ _____
- iii. OTHER \$ _____
- TOTAL \$ _____

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ _____ (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 17,409.73 (Lines 1 + 5)

7. PROPANE TANK SIZE: N/A GALLONS

Percentage (%) in Tank: _____ X _____ = \$ _____

(Current Price per Gallon) (Propane Value)

NOTES: AS IS

EVALUATION COMPLETED BY:

[Signature] W. CONFER

[Signature] M. Smith 11-12-24

[Signature]

[Signature] 11-12-24

THIS LOT IS BEING PURCHASED AS IS.

WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

Evaluation

LOT # 119

November 12, 2024

The evaluation was done by the Lonestar Corral Co-Op Evaluations Committee.

The lot is located at the East side of Private Road 5241, The 'shed' faces West and measures Approx. 12' X 24' This maximum sized shed has an enclosed concrete patio/front porch measuring 8' X 24" and additional concrete walkways. Driveway/parking pad is entirely concrete in the parking areas. Privacy hedge on East edge of lot.

Pest inspection was completed 7-29-24.

The shed has a serviceable metal roof in good condition. Sided with painted T-111 sheathing. Locking storm/screen door on South end of porch. Porch has vinyl lattice in window openings.

Shed is wood framed sitting on a concrete slab. Shed features a large interior main room finished in painted drywall with drywall ceiling in fair condition. Flooring is wall-to-wall carpet. A large sink and cabinet are located along the East wall. Three large windows are located south and East featuring mini-blinds. Main room has a ceiling fan.

A small utility room is situated to the North end of the shed with a hand sink, washer hook-ups and a storage/coat closet. One large window.

A large sliding glass door separates the main room from the porch.

Room two is a work room with work bench, peg board, single window and attic access panel. Interior of main room is in need of painting and minor drywall finish.

Pest inspection was last completed 9-19-2024

The lot inspections are done by amateur volunteers on the "Lot Improvement Committee." They endeavor to do their best, but on occasion, things needing repairs are missed. If for no other reason, we strongly recommend that prospective buyers visit the park and inspect the property. There are pictures of the lot and shed available that we suggest you take advantage of at the bare minimum. Lot is being sold "As Is".

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 1 of 3

Current Leaseholder: BARNETT

LOT#: 119 DATE: 10/2/24

1. Lot

- Utility pedestal: worker accessible? Yes: No:
 - Tampered with? Yes: No:
 - Breakers and receptacles in good condition? Yes: No:
 - Do all receptacles have power? Yes: No:
- Park water supply line and hose bibbs in good condition? Yes: No:
- Fifty-foot fire hose with nozzle connected to water valve with back flow preventer? Yes: No:
- Propane tank? Yes: No: Approved inspection should already be completed
 - Tank ad line condition? _____
 - Propane tank capacity: _____
 - Propane amount left in tank: _____
- Lot Perimeter Fence? Yes: No: Material: _____
 - Condition? _____
 - Higher than four feet? Yes: No:
 - Item(s) attached to street perimeter fence? Yes: No:
- Trees/Shrubs/Plants? Yes: No:
 - Minimum five feet from lot lines and leach field to center of plants? Yes: No:
 - Do trees and/or plants interfere with traffic (visibility, height)? Yes: No:
 - Do trees and/or plants interfere with neighbor's lot use? Yes: No:
- Leach field has a four-foot barrier from street? Yes: No:
 - Leach field unobstructed (four-foot wide and 30 feet long)? Yes: No:
- Concrete parking pad? Yes: No: Concrete or stone walkways or patios? Yes: No:
- Total area of non-permeable ground coverage, including shed and original parking pad: 1627
- Permanent structure behind the RV parking pad? Yes: No:
- Clothesline? Yes: No: Retractable/fold up type? Yes: No:
- Antenna? Yes: No: Material: _____ Condition: _____
- Lot Dividers? Yes: No: Material: _____ Condition: _____

Comments (overall condition, extra features, added value):

PEST INSPECTION 7/29/24

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 2 of 3

Current Leaseholder: BARNETT

LOT#: 119 DATE: 10/7/24

2. Shed: Yes: No:

- Setback at least 30 feet from street? Yes: No:
- Minimum 3 feet from lot lines? Yes: No:
- Foundation: Slab Skids:
 - Skids: Tied down with mobile home anchors? Yes: No:
- Pressure treated lumber? Yes: No:
- Side facing street maximum 24 feet in length? Yes: No:
- Shed exterior measurements, not including porch: 12x24
- Covered porch measurements: 8x24 9.5 feet in length or less? Yes: No:
- Roof material? METAL Condition? GOOD
- Eaves condition? GOOD Gutters? Yes: No: Condition? GOOD
- Exterior Wall Material? 7-11 Condition? DRY WALL - NEEDS PAINTING
 - Dry Rot, Cracks, paint? Condition? DRY ROT AT PORCH WALL - SHED WALL COULD BE
 - Window and door moldings? Condition? GOOD
- Attic Access? Yes: No: Type? ACCESS HOLES Condition? GOOD
- Number of windows? 4 Locations: E, W, S WALLS
- Interior Wall Covering Yes: No: Material? DRY WALL Condition? GOOD FAIR
- Ceiling Covering: Yes: No: Material? DRY WALL Condition? GOOD
- Window and screen condition? Window treatments? Yes: No: Condition? GOOD
- Propane appliances in shed (heater, dryer)? Yes: No: Condition? GOOD
- Heater or air conditioner wall mounted? Yes: No: Type: HEATER Condition? GOOD
- LP appliances have shut-off valves? Yes: No:
- Other appliances removed? Yes: No:
- Single 20-amp electrical service? Yes: No: NA:
 - Electrical service underground? Yes: No:
 - Electrical outlets, switches, lights, etc. working? Yes: No:
- Water supplied to shed? Yes: No: Supplied by hose from Bibb? Yes: No:
- Sinks, Faucets? Yes: No: Condition? GOOD Location? MAIN ROOM SIDE ROOM
- Shed water discharges into a French drain? Yes: No:
- Personal items removed? Yes: No:

Comments (shed overall condition, extra features, added value):

SOME DRY WALL TAPE DAMAGED - COULD USE REPAIRING
OUTSIDE WALL NEEDS REPAIRING SOON

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 3 of 3

Current Leaseholder: BARNETT

LOT#: 119 DATE: 10/1/24

Site layout map on back if required

11. Maintenance, neglected, damaged items requiring correction before transfer:

~~DRY ROT NEEDS FIXING - AT WINDOW AND CONNECTIONS OF SHED TO PORCH~~

Repaired water damaged wood and failed caulking in areas on form
 Brad Fumo 11/8/2024

12. Bylaws/Standing Rules Violations to be noted and handled before transfer:

Inspected By Committee Members:

1: Gayley Date: 10/19/24

2: [Signature] Date: 10/19/24 3: Brad Fumo Date: _____

4: [Signature] Date: 10/19/24 5: [Signature] Date: 10-19-24

Disclaimer

This report was prepared by SKP Members, not professional real estate inspectors, therefore no warranties or guarantees are expressed or implied. This report is submitted as a record of our "good faith" observations of this shed and lot. It is not a substitute for the Prospective Member's personal inspection and evaluation of the shed and lot and is offered only to help a Prospective Member decide whether they wish to proceed. All measurements and observations are approximate. Prospective Member should personally visit this lot to determine its condition and suitability.