

LOTS TRANSFER WORKSHEET - BUYER - AWL

		AWL payment due:	January
Date of Award:		1/1/2025	Lot Number: 114
Name: Huber			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			13,609.83
Sub-Total:			16,482.35
		Amount	Paid (Y or N)
			Prorated Amount
AWL Deposit (111)		500.00	Y
Maintenance Fee: (423)		1,557.00	N
County & School Taxes (222)		61.98	N
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			0.00
Grand Totals:			17,739.35

12-30-24
 OB - [Signature]
 JRC

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: HUBER JACK LOT #: 114 DATE: 12-26-2024

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 13,609.83

2. NEW IMPROVEMENTS:

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

3. ADJUSTMENTS

_____ \$ _____

_____ \$ _____

TOTAL ADJ. \$ Ø

4. REMOVALS

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

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

6. TOTAL LOT IMPROVEMENT VALUE C \$ 13,609.83 (Lines 1 + 5)

7. PROPANE TANK SIZE: _____ GALLONS
Percentage (%) in Tank: _____ X _____ = \$ _____
(Current Price per Gallon) (Propane Value)

NOTES: _____

EVALUATION COMPLETED BY:

WBC WBCONFER
F. CARTWRIGHT

J.M. BARNES

THIS LOT IS BEING PURCHASED AS IS.
WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

Evaluation

LOT # 114

December 29, 2024

This evaluation was done by volunteers of the Lonestar Corral Co-Op Evaluations Committee.

This corner lot is located on the West end of the Co-Op on the West side of Private Road 5242 and faces East. The lot has a wide open and roomy feel. A small concrete landing pad and stone RV parking area. Lot features one tree and a raised bed planting area.

The vinyl sided 'shed' measures the maximum size 24' x 12' (288 sq.ft.) This shed is conventional wood framing on a concrete slab with a new Asphalt shingle roof. There are two new ventilation turbines installed.

Area #1 is enclosed porch measuring 8' x 24' featuring overhead storage shelving and a Thru-the-wall AC Unit in the North Elevation. Pull down stairway access to the attic area.

Area #2 is a 11'4" x 16'6" main area with paneled walls, drywall ceiling and acrylic tile floor. Room has a window AC unit and ceiling fan/light combo, one additional window in the South wall. Mini-blinds are installed on each window

Area #3 is a 6'6" x 5'6" interior closet off of area #2 with ample shelving and hanging rods.

Area #4 is a 5'6" x 6'6" windowless work/storage room directly off the enclosed porch.

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 personally. 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: Huber

LOT#: 114 DATE: 12/18/2024

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: 1289 sq ft.
- 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: Landscape timbers Condition: Fair.

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

Tree at SW corner of lot close to lot but more than
5' away from rear utility corridor.

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 2 of 3

Current Leaseholder: Huber

LOT#: 114 DATE: 12/18/2024

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: 8' x 24' 9.5 feet in length or less? Yes: No:
- Roof material? Shingles Condition? New
- Eaves condition? Good Gutters? Yes: No: Condition?
- Exterior Wall Material? Vinyl siding Condition? Good
 - Dry Rot, Cracks, paint? Condition?
 - Window and door moldings? Condition?
- Attic Access? Yes: No: Type? pull down ladder Condition? Good
- Number of windows? 2 Locations: West + South walls of shed.
- Interior Wall Covering Yes: No: Material? Paneling Condition? Fair
- Ceiling Covering: Yes: No: Material? Sheetrock Condition? Fair
- Window and screen condition? Window treatments? Yes: No: Condition? Fair
- Propane appliances in shed (heater, dryer)? Yes: No: Condition?
- Heater or air conditioner wall mounted? Yes: No: Type? Air Cond. Condition? Fair
- LP appliances have shut-off valves? Yes: N/A
- 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? Location?
- Shed water discharges into a French drain? Yes: N/A No:
- Personal items removed? Yes: No:

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

Exterior shed condition - Good

Interior shed condition - Fair

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: Huber

LOT#: 114 DATE: 12/18/2024

Site layout map on back if required

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

Remove insulation in outside porch wall possible mold BF

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

Trim tree that overhangs Lot 122 BF

Inspected By Committee Members:

1: Broad Formo Date: 12/18/2024

2: [Signature] Date: 12/18/2024 3: [Signature] Date: 12/18/24

4: [Signature] Date: 12/18/2024 5: _____ Date: _____

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.