LOTS TRANSFER	WORKSHE	ET - BUYER -	AWL
	AWL payment due:		February
Date of Award:	2/1/2025	Lot Number:	118
Name: Tillman/Koon			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			14,449.27
Sub-Total:			17,321.79
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Υ	-500.00
Maintenance Fee: (423)	1,557.00	N	1,427.25
County & School Taxes (222)	64.42	N	-5.37
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			150.66
Grand Totals:			18,594.33

10,094.33 G 1/1/1/25 M 6/6 Hat

### ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

(Page 1 of 2)

		EVALUATION FORM		
SELLER	: Koon/11/man	LOT#:	DATE: 1-17-2025	
1.	/ VALUE CARRIED FORWARD FROM ARC	CHIVE: A\$ 1449,27		
2.	NEW IMPROVEMENTS:	i		
_,	i. SHED \$_			
	ii. CONCRETE \$_			
	iii. GRAVEL \$			
	iv. FENCE \$			
	v. PROPANE TANK \$			
	vi. INSTALLATION			
	OR LABOR \$_			
	vii. LANDSCAPING \$_			
	viii. OTHER \$			
	TOTAL \$_			
3.	ADJUSTMENTS			
	<u> </u>			
•	\$ TOTAL ADJ. \$ _	0		
4.	REMOVALS			
	i. SHED \$_			
	ii. TREES/SHRUBS \$			
	iii. OTHER \$_	3		
	TOTAL \$_			
5,	LOT IMPROVEMENT ~ SUBTOTAL	В\$	(Lines 2 + 3 + 4)	
	TOTAL LOT BADDOVEN SENSON	cs 14,449.27		
6.	TOTAL LOT IMPROVEMENT VALUE	cs 14,449.21	(Lines 1 + 5)	
7.	PROPANE TANK SIZE: 150	20 Att GALLONS	1 con	
	Percentage (%) in Tank:		150.66	
		(Current Price per Gallon)	(Propane Value)	٠- ٦
MOTEC			,	`
NOTES:	Control of the Contro			
	$\wedge$			
EVALU.	ATION COMPLETED BY:	<u> </u>		
l	USCH WBCONFER	Xn/h.		
,	/ V. C: 14	702	20st.	
	Vnusuly	- ( July )	- Felippe	

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

Evaluation

LOT # 118

January 17, 2025

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

This lot is located on the West end of the Co-Op on the East side of Private Road 5241 and faces West. The lot has a wide open and roomy feel. A has a large stone RV area and parking area. Lot features one large Yucca plant in the front yard.

This wood sided 'shed' measures the maximum size 24' x 12' (288 sq.ft.) The shed is conventional wood framing on skids with approved tie-downs. Structure has a newer metal roof in very good shape. There are two gable vents installed.

150 gallon propane tank – inspected 1-7-2025 Pest Inspection completed 1-13-2025

An open western style porch measuring 8' x 24' features a roll-up sunshade. There are two exterior doors accessing interior spaces from the front porch.

Area #1 is a 11'4" x 14'11" "Living" area, Attic access, thru-the-wall AC in East wall and shelving in the North East Corner. Area #1 has Double Hung windows in the West and South walls. Mini blinds and existing window valances. Floor finish is vinyl tile.

Area #2 is a 8' x 11'4" finished work area with paneled walls, thru-the wall AC in North wall and a small D/H window. Floor is interlocking rubber tile. 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. This well-maintained structure was recently painted inside and out.

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 JAN 14	2020
	Current Leaseholder: Tillman / Koon	100 AB 160 CH
	LOT#: 118 DATE: 1/14/2025	
t		
•	Utility pedestal: worker accessible? Yes:No: O    Tampered with? Yes:No: O    Breakers and receptacles in good condition? Yes:No: O    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:	
•	o Tank ad line condition?	L,
•	O Condition? O Higher than four feet? Yes: No:	
•	Leach field has a four-foot barrier from street? Yes: No: No: No: 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: Yes Permanent structure behind the RV parking pad? Yes: No: No: Clothesline? Yes: No:	FJ.
•	Antenna? Yes: No: Material: Condition:	
•	Lot Dividers? Yes: No: Material: Wood + Concrete Condition: Good.	
Comme	ents (overall condition, extra features, added value):  + + propane inspection complete.	

# **LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

Current Leaseholder: Till wan Loon  LOT#: 18 DATE: 1/14/2025  d: Yes: No:  Setback at least 30 feet from street? Yes: No:  Minimum 3 feet from lot lines? Yes: No:  Foundation: Slab Skids:  O 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: 172x 24  Covered porch measurements: 8x 24 9.5 feet in length or less? Yes: No:  Roof material? Metal Condition? Gead.  Exterior Wall Material? Whele Std. 144 Condition?  Window and door moldings? Condition? Gead  Attic Access? Yes: No: Type? Hing. Defal Condition?  Attic Access? Yes: No: Type? Hing. Defal Condition?  Interior Wall Covering Yes: No: Material? Chip Defal Condition?  Ceiling Covering: Yes: No: Material? Chip Defal Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Heater or air conditioner wall mounted? Yes: No: Type: Propane appliances have shut-off valves? Yes: No: No: Single 20-amp electrical service? Yes: No: No: Single 20-amp electrical service? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Sinks, Faucets? Yes: No: Condition?  Shed water discharges into a Frenchdrain? Yes: Mo: Location?  Shed water discharges into a Frenchdrain? Yes: Mo: Condition?  Shed water discharges into a Frenchdrain? Yes: Mo: Condition?  Shed water discharges into a Frenchdrain? Yes: Mo: Condition?  Shed water discharges into a Frenchdrain? Yes: Mo: Condition?  Shed water discharges into a Frenchdrain? Yes: Mo: Condition?  Shed water discharges into a Frenchdrain? Yes: Mo: Condition?	
Setback at least 30 feet from street? Yes: No:  Minimum 3 feet from lot lines? Yes: No:  Foundation: Slab Skids: O Skids: Teo down with mobile frome anchors? Yes: No:  Pressure treated lumber? Yes: No:  Side facing street maximum 24 feet in length? Yes: No:  Shed exterior measurements, not including porch: 12 x 24  Covered porch measurements: 8 x 24 9.5 feet in length or less? Yes: No:  Roof material? Med Gid Ac Condition?  Eaves condition? God.  Exterior Wall Material? When Gid Ac Condition?  Dry Ror, Cracks, paint? Condition? God.  Window and door moldings? Condition? God.  Number of windows? Locations: West South hap the Interior Wall Covering Yes: No: Material? Chip by Art Condition?  Ceiling Covering: Yes: No: Material? Chip by Art Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances have shut-off valves? Yes: No: Supplied by hose from Bibb? Yes: No: O Electrical service nucleary one? Yes: No: Supplied by hose from Bibb? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Single Shed water discharges into a French drain? Yes: No: Condition?  Personal items removed? Yes: No: Condition?  Personal items removed? Yes: No: Comments (shed overall condition, extra features, added value):	Current Leaseholder: Tillman/Koon
Setback at least 30 feet from street? Yes: No:  Minimum 3 feet from lot lines? Yes: No:  Foundation: Slab Skids: O Skids: Teo down with mobile frome anchors? Yes: No:  Pressure treated lumber? Yes: No:  Side facing street maximum 24 feet in length? Yes: No:  Shed exterior measurements, not including porch: 12 x 24  Covered porch measurements: 8 x 24 9.5 feet in length or less? Yes: No:  Roof material? Med Gid Ac Condition?  Eaves condition? God.  Exterior Wall Material? When Gid Ac Condition?  Dry Ror, Cracks, paint? Condition? God.  Window and door moldings? Condition? God.  Number of windows? Locations: West South hap the Interior Wall Covering Yes: No: Material? Chip by Art Condition?  Ceiling Covering: Yes: No: Material? Chip by Art Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances have shut-off valves? Yes: No: Supplied by hose from Bibb? Yes: No: O Electrical service nucleary one? Yes: No: Supplied by hose from Bibb? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Single 20-amp electrical service? Yes: No: Supplied by hose from Bibb? Yes: No: Single Shed water discharges into a French drain? Yes: No: Condition?  Personal items removed? Yes: No: Condition?  Personal items removed? Yes: No: Comments (shed overall condition, extra features, added value):	/ LOT#: 1/8 DATE: 1/14/2025
Setback at least 30 feet from street? Yes: No:  Minimum 3 feet from lot lines? Yes: No:  Foundation: Slab Skids:  O 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: 172 x 244  Covered porch measurements: S x 24 9.5 feet in length or less? Yes: No:  Roof material? Poed Gutters? Yes: No: Condition?  Eaves condition? Gold Gutters? Yes: No: Condition?  Exterior Wall Material? Moed Gold Ag Condition? Gold Own Material? Condition? Gold Own Material? Moed Gold Ag Condition?  Attic Access? Yes: No: Type? Morgad panel Condition? Gold Own Material? Chip blard Condition? World Condition	
Minimum 3 feet from lot lines? Yes: No:  Foundation: Slab Skids:  O 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: 12 x 2-4  Covered porch measurements: 8 x 2-4 9.5 feet in length or less? Yes: No:  Roof material? Metal Condition? Good.  Eaves condition? Good.  Eaves condition? Good.  Exterior Wall Material? William Stid 140 Condition? Good.  Attic Access? Yes: No: Type? Hinged panel Condition?  Attic Access? Yes: No: Material? Chip beard Condition?  Number of windows? Locations: Weby South hot May 1 hot Material? Chip beard Condition?  Ceiling Covering: Yes: No: Material? Chip beard Condition? Good.  Window and screen condition? Window treatments? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Heater or air conditioner wall mounted? Yes: No: Type: Mirc on Electrical service winderground? Yes: No: No:  O 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?  Sinks, Faucets? Yes: No: Condition? Location?  Sinks, Faucets? Yes: No: Condition? Location?  Sinks removed? Yes: No: Condition? Location?	ed: Yes: V No: No:
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Pressure treated lumber? Yes: No: Side facing street maximum 24 feet in length? Yes: No: Shed exterior measurements, not including porch: Covered porch measurements: Not 24 9.5 feet in length or less? Yes: No: Roof material? Not 1 Condition? Eaves condition? Cood. Eaves condition? Cood.  Exterior Wall Material? Was 2 day Condition? Window and door moldings? Condition?  Attic Access? Yes: No: Type? Hinged panel Condition? Number of windows? Locations: West 2 gall have Condition?  Number of windows? Locations: West 2 gall have Condition?  Ceiling Covering: Yes: No: Material? Chip beard Condition? Window and screen condition? Window treatments? Yes: No: Condition? Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances have shut-off valves? Yes: No: Type: Pirclard Condition?  Prapaliances removed? Yes: No: No: NA: O Electrical service underground? Yes: No: O Electrical service underground? Yes: No: Single 20-amp electrical service underground? Yes: No: Single 20-amp electrical service underground? Yes: No: O Electrical service underground? Yes: No: Supplied by hose from Bibb? Yes: No: Sinks, Faucets? Yes: No: Condition? Location?  Shed water discharges into a French drain? Yes: No: Comments (shed overall condition, extra features, added value):	/
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Covered porch measurements:	
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Exterior Wall Material? Wash Grding Condition? Good  Dry Rot, Cracks, paint? Condition? Good  Number of windows? Jocations: Good  Number of windows? Jocations: West Good  Interior Wall Covering Yes: No: Material? Chip bland Condition? Good  Window and screen condition? Window treatments? Yes: No: Condition?  Window and screen condition? Window treatments? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Heater or air conditioner wall mounted? Yes: No: Type: Air Condition? World  Death Conditions of Conditions of Condition? World  Window and screen conditions will mounted? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Propane appliances have shut-off valves? Yes: No: No: No: No: No: No: No: No: No: No	
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O Window and door moldings? Condition?  Attic Access? Yes: No: Type? Hingel panel Condition?  Number of windows? Locations: West South horth  Interior Wall Covering Yes: No: Material? Chip bourd Condition?  Ceiling Covering: Yes: No: Material? Chip bourd Condition?  Window and screen condition? Window treatments? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Heater or air conditioner wall mounted? Yes: No: Type: Air Condition?  LP appliances have shut-off valves? Yes: No:  Other appliances removed? Yes: No:  Single 20-amp electrical service? 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?  Shed water discharges into a French drain? Yes: No:  Personal items removed? Yes: No:  Comments (shed overall condition, extra features, added value):	
Attic Access? Yes: No: Type? Hingel panel Condition? Good Number of windows? 3 Locations: West Gowth horth  Interior Wall Covering Yes: No: Material? Chip board Condition? Good  Ceiling Covering: Yes: No: Material? Chip board Condition? Good  Window and screen condition? Window treatments? Yes: No: Condition?  Propane appliances in shed (heater, dryer)? Yes: No: Condition?  Heater or air conditioner wall mounted? Yes: No: Type: Air Condition? Works  LP appliances have shut-off valves? Yes: No: Type: Air Condition? Works  Other appliances removed? Yes: No: No: NA:  O Electrical service underground? Yes: No: 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: No: Comments (shed overall condition, extra features, added value):	
Number of windows?	
<ul> <li>Ceiling Covering: Yes: No: Material? Chip Doct d Condition? Good</li> <li>Window and screen condition? Window treatments? Yes: No: Condition?</li> <li>Propane appliances in shed (heater, dryer)? Yes: No: Condition?</li> <li>Heater or air conditioner wall mounted? Yes: 2 No: Type: Mic Condition? Works</li> <li>LP appliances have shut-off valves? Yes: No: Type: Mic Condition? Works</li> <li>Other appliances removed? Yes: No: No: NA: O Electrical service underground? Yes: No: O Electrical outlets, switches, lights, etc. working? Yes: No: O Electrical outlets, switches, lights, etc. working? Yes: No: Condition? Location?</li> <li>Sinks, Faucets? Yes: No: Condition? Location?</li> <li>Shed water discharges into a French drain? Yes: No: Comments (shed overall condition, extra features, added value):</li> </ul>	• Number of windows? 3 Locations: 1 West 1 South 1 north
<ul> <li>Window and screen condition? Window treatments? Yes:No:Condition?</li></ul>	• Interior Wall Covering Yes: No: Material? Chip board Condition? God
<ul> <li>Propane appliances in shed (heater, dryer)? Yes: No: Condition?</li> <li>Heater or air conditioner wall mounted? Yes: No: Type: Condition?</li> <li>LP appliances have shut-off valves? Yes: No:</li> <li>Other appliances removed? Yes: No:</li> <li>Single 20-amp electrical service? Yes: No:</li> <li>O Electrical service underground? Yes: No:</li> <li>O Electrical outlets, switches, lights, etc. working? Yes: No:</li> <li>Water supplied to shed? Yes: No: Supplied by hose from Bibb? Yes: No:</li> <li>Sinks, Faucets? Yes: No: Condition? Location?</li> <li>Shed water discharges into a French drain? Yes: No:</li> <li>Personal items removed? Yes: No:</li> </ul> Comments (shed overall condition, extra features, added value):	<ul> <li>Ceiling Covering: Yes: No: Material? Chep bbard Condition? good</li> </ul>
<ul> <li>Heater or air conditioner wall mounted? Yes:</li></ul>	■ Window and screen condition? Window treatments? Yes:No: Condition?
<ul> <li>LP appliances have shut-off valves? Yes:</li></ul>	
Other appliances removed? Yes:No:No:NA: No: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: If O:    Personal items removed? Yes: No:    Comments (shed overall condition, extra features, added value):	
O Electrical service underground? Yes: No: O 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: Inc  • Personal items removed? Yes: No:  Comments (shed overall condition, extra features, added value):	
O 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: If O:  • Personal items removed? Yes: No:  Comments (shed overall condition, extra features, added value):	<del></del>
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:Personal items removed? Yes:No:  Personal items removed? Yes:No:	/
Sinks, Faucets? Yes: No: Condition? Location?  Shed water discharges into a French drain? Yes: No:  Personal items removed? Yes: No:  Comments (shed overall condition, extra features, added value):	
Shed water discharges into a French drain? Yes:  Personal items removed? Yes:  No:  Comments (shed overall condition, extra features, added value):	
Personal items removed? Yes: No:  Comments (shed overall condition, extra features, added value):	
Comments (shed overall condition, extra features, added value):	
Good and to shed	- 1 C1301Rd 1CC113 1C110 VCd : 1 C3 / 140
Good condition shed.	
	Good condition shed

#### LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 3 of 3

Current Leaseholder: Tillnan

	Site layout in	ap on back it required	
11. Maintenance, neglected. damage		g correction before transfer:	
12. Bylaws/Standing Rules Violations None		handled before transfer:	
Brad Formo Harley Pritt Steve mattendle Inspected By Committee Members:		1: Bral Forme	Date: 1/14/2028
2: Harly Por	Date://4/		
4:	Date:	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.