

**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:	February	
Date of Award:	2/1/2025	Lot Number: 17	
Name: Foye		Buyer	
Membership Price (222)		2,672.52	
Infrastructure Initial Payment (425)		200.00	
Lot Improvement Value (222)		4,826.57	
Sub-Total:		7,699.09	
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	N	1,427.25
County & School Taxes (222)	18.30	N	-1.53
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			0.00
Grand Totals:			8,824.81

1-13-25  
*[Handwritten signature]*  
 GB

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: FOYE, GERALD & JANICE LOT #: 17 DATE: 17 DEC 2024

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 78,68

2. NEW IMPROVEMENTS:

- i. SHED \$ 3,800.34
- ii. CONCRETE \$ \_\_\_\_\_
- iii. GRAVEL \$ 533.17
- iv. FENCE \$ \_\_\_\_\_
- v. PROPANE TANK \$ \_\_\_\_\_
- vi. INSTALLATION OR LABOR \$ 309.86
- vii. LANDSCAPING \$ \_\_\_\_\_
- viii. OTHER \$ 104.52
- TOTAL \$ 4747.89

3. ADJUSTMENTS

\_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 TOTAL ADJ. \$ 0

4. REMOVALS

- i. SHED \$ \_\_\_\_\_
- ii. TREES/SHRUBS \$ \_\_\_\_\_
- iii. OTHER \$ \_\_\_\_\_
- TOTAL \$ 0

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 4747.89 (Lines 2 + 3 + 4)

~~6. TOTAL LOT IMPROVEMENT VALUE C \$ 4826.57 (Lines 1 + 5)~~

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

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EVALUATION COMPLETED BY:  
Walt Conker  
J.M. Barnes

BC  
Frank Carwright

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

## **Evaluation**

**LOT # 17**

**December 18, 2024**

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

This corner lot is located at the East end of the Co-Op on the East side of Private Road 5247, The lot is backed by the Eastern perimeter fence with a county road (CR5229) outside the fence. The lot has one large Oak tree providing ample amounts of shade.

The 'shed' faces West and measures Approx. 10' X 10' (100 Sq.Ft.) This shed consists of one room, conventional wood framing (Factory) with a standing seam metal roof. Shed features an 8'6" x 8' pressure treated wood side porch. Shed sits on pressure treated skids with approved tie-downs.

Interior of shed is unfinished with water and a 20amp electric service installed. Shed has two double-hung windows in the West elevation and a new 5,000 btu window air conditioner. Floor is unfinished plywood. Gable vents North and South. New 42" ceiling fan.

Driveway / parking area is all stone as well as the entirety of the lot.

Pest inspection was last completed 11-18-2024

*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 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

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Current Leaseholder: Foye

LOT#: 17 DATE: 12/12/2024

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-feet 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: 664
- 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: Rocks Condition: Good

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

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: Foye

LOT#: 17 DATE: 12/12/2024

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: 10'x10'
- Covered porch measurements: 8 9.5 feet in length or less? Yes:  No:
- Roof material? Steel Condition? good
- Eaves condition? good Gutters? Yes:  No:  Condition?
- Exterior Wall Material? T1-11 Condition? 
  - Dry Rot, Cracks, paint? Condition? none NA
  - Window and door moldings? Condition? none NA
- Attic Access? Yes:  No:  Type?  Condition?
- Number of windows? 2 Locations: west wall
- Interior Wall Covering Yes:  No:  Material?  Condition?
- Ceiling Covering: Yes:  No:  Material?  Condition?
- Window and screen condition? Window treatments? Yes:  No:  Condition? Good
- Propane appliances in shed (heater, dryer)? Yes:  No:  Condition?
- Heater or air conditioner wall mounted? Yes:  No:  Type:  Condition?
- 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?  Location?
- Shed water discharges into a French drain? Yes:  No: NA
- Personal items removed? Yes:  No:

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

Shed in good condition. Water faucet outside shed.

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: Foye

LOT#: 17 DATE: 12/12/2024

Site layout map on back if required

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

None

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

Trim tree limbs over street. BF

Inspected By Committee Members:

1: Brent Forno Date: 12/12/2024

2: [Signature] Date: 12-12-24 Harly PO Date: 12-12-24

4: W Smith Date: 12-12-24 5: [Signature] Date: 12/12/24

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.