

LOTS TRANSFER WORKSHEET - BUYER - AWL

	AWL payment due:	February	
Date of Award:	2/1/2025	Lot Number: 78	
Name: Postel		Buyer	
Membership Price (222)		2,672.52	
Infrastructure Initial Payment (425)		200.00	
Lot Improvement Value (222)		12,980.63	
Sub-Total:		15,853.15	
	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)	66.26	N	-5.52
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			234.36
Grand Totals:			17,209.24

1/31/25 BB

cg
[Signature]

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: PASTEL LOT #: 78 DATE: 1-29-2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 8,916.30

2. NEW IMPROVEMENTS:

- i. SHED (NEW DOOR) \$ 2,237.00
- ii. CONCRETE \$ _____
- iii. GRAVEL \$ _____
- iv. FENCE \$ _____
- v. PROPANE TANK \$ _____
- vi. INSTALLATION OR LABOR \$ _____
- vii. LANDSCAPING \$ _____
- viii. OTHER (ROOF) \$ 1,355.00 (VS SHINGLES)
- TOTAL \$ _____

3. ADJUSTMENTS

- CARPET + PADDING \$ 138.00
- BASE A PAINT \$ 334.25
- TOTAL ADJ. \$ 472.33

4. REMOVALS

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

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 4,064.33 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 12,980.63 (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 GALLONS
Percentage (%) in Tank: 70 X 2.79 = \$ 1234.36
(Current Price per Gallon) (Propane Value)

NOTES: 2013 - INTERUM APPRAISAL, 2015 - NEW ENTRANCE DOOR
2018 - REPLACEMENT ROOF (METAL)

EVALUATION COMPLETED BY:

[Signature] WB CONFER
[Signature] J.M. BARNES

[Signature] F. CANNON

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

Evaluation

LOT # 78

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 West side of Private Road 5244 and faces East. The lot has a wide open and roomy feel. Lot features a large stone RV area and accessory parking area. "Shed" has been recently been updated with new exterior paint, Wall to wall carpet and has two, large Double D/H windows with mini blinds and curtains.

This wood sided 'shed' measures the maximum size 12' x 24' (288 sq.ft.) The shed is conventional wood framing on a concrete slab. Structure has a newer metal roof in very good condition. There are two gable vents installed.

Existing 120 gallon propane tank in front yard. Propane and pest inspections are up to date.

An open western style porch measuring 8' x 24'. There is one exterior door accessing interior spaces from the front porch. One exterior door to work shop in North elevation.

Area #1 is a 11'4" x 17'5" main area, attic access, ceiling fan, thru-the-wall AC in West wall and shelving/cabinetry in the Northwest corner. Area #1 has new wall to wall carpet with padding.

Area #2 is a 5'6" x 11'5" windowless, unfinished work area with exterior door and access door into Room #1, a shelf and clothes bar.

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: Postel **JAN 14 2025**

LOT#: 78 DATE: 1/14/2025

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 425
 - Tank ad line condition? _____
 - Propane tank capacity: ~~150~~ gal: 120 ~~150~~
 - Propane amount left in tank: 70%
- Lot Perimeter Fence? Yes: No: Material? _____
 - Condition? N/A
 - Higher than four feet? Yes: No: N/A
 - 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: 980
- 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: Rocky Condition: Good

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

Pest & propane inspections complete.

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 2 of 3

Current Leaseholder: Postel

LOT#: 78 DATE: 1/14/2025

JAN 14 2025

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: NA No:
- Pressure treated lumber? Yes: No: NA
- Side facing street maximum 24 feet in length? Yes: No:
- Shed exterior measurements, not including porch: 12x24
- Covered porch measurements: 8'x24' 9.5 feet in length or less? Yes: No:
- Roof material? Metal roof Condition? Good
- Eaves condition? Good Gutters? Yes: No: Condition? Good
- Exterior Wall Material? Wood Siding Condition? Good
 - Dry Rot, Cracks, paint? Condition? Good
 - Window and door moldings? Condition? Good
- Attic Access? Yes: No: Type? Pull down ladder Condition? Good
- Number of windows? 4 Locations: 2 south 2 east
- Interior Wall Covering Yes: No: Material? paneling Condition? Good
- Ceiling Covering: Yes: No: Material? Tile Ceiling 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: Air cond. Condition? Good
- LP appliances have shut-off valves? Yes: No: NA
- 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: hard piped underground
- Sinks, Faucets? Yes: No: Condition? Good Location? Good
- 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 very good condition. Ceiling fan.

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: Postel

LOT#: 78 DATE: 1/14/2025

Site layout map on back if required

JAN 14 2025

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

None

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

None

Brad Forno
Harley Pritt
Steve Mattingly
Inspected By Committee Members:

1: Brad Forno Date: 1/14/2025

2: Harley Pritt Date: 1/14/2025 3: Steve Mattingly Date: 1/14/25

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.