


LOTS TRANSFER WORKSHEET - BUYER - AWL			
	AWL payment due:		November
Date of Award:	11/1/2025	Lot Number:	25
Name: Boutwell			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			1,757.37
Sub-Total:			4,629.89
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	Y	259.50
County & School Taxes (222)	n/a	n/a	0.00
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			0.00
Grand Totals:			4,589.39

10/27/2025
 CW GB


ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Bartwell LOT #: 25 DATE: 21 Oct, 2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 1757.37

2. NEW IMPROVEMENTS:

i.	SHED	\$	_____
ii.	CONCRETE	\$	_____
iii.	GRAVEL	\$	_____
iv.	FENCE	\$	_____
v.	PROPANE TANK	\$	_____
vi.	INSTALLATION		
	OR LABOR	\$	_____
vii.	LANDSCAPING	\$	_____
viii.	OTHER	\$	<u>0</u>
	TOTAL	\$	_____

3. ADJUSTMENTS

_____	\$	_____
_____	\$	<u>0</u>
TOTAL ADJ.	\$	_____

4. REMOVALS

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

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 0 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 1,757.37 (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 CONFER
J.M. BARNES

ILLI F. CARTWRIGHT

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

Evaluation

LOT # 25

October 21, 2025

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

This lot is located at the East end of the Co-Op on the corner of Private Road 5247 and Private Road 5248 and faces East on the West side of PR 5247. The lot has a very roomy feel.

There isn't an existing structure but has an area suitable for a future full-sized shed. The lot features a mature shade tree and several smaller plantings with additional shade from a large tree on the neighboring property. Power pedestal features 50, 30 and 20 amp connections as well as an additional circuit for future shed power

Presently, the lot and parking area are all crushed stone. This lot provides a wonderful opportunity to build on.

The lot inspections are done by amateur volunteers on the "Lot Improvement Committee." They endeavor to do their best, but on occasion, things needing attention 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 available that we suggest you take advantage of at the bare minimum. Lot is being sold "As Is".

OCT 06 2025 **LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: BOKWELLLOT#: 25 DATE: 10/4/25**Lot Inspection:**

- Utility Pedestal:
 - Tampered with? Yes: No: ✓
 - Accessible? Yes: ✓ No:
 - Breakers and receptacles in good condition? Yes: ✓ No:
 - Receptacles have power? Yes: ✓ No:
- 50' fire hose with nozzle connected to spigot with back flow preventer? Yes: ✓ No:
- Propane tank? Yes: No: ✓ Approved inspection completed? Yes: No:
 - Propane tank capacity:
 - Propane amount left in tank:
- Fence? Yes: No: ✓ Material?
 - Higher than four feet? Yes: No:
 - Item(s) attached to perimeter fence? Yes: No:
- Trees/Shrubs/Plants? Yes: ✓ No: Condition? Good
 - Minimum five feet from lot lines and leach field to center of plants? Yes: ✓ No:
 - Plantings interfere with street traffic (visibility, height)? Yes: No: ✓
 - Trees or plantings interfere with neighbor's lot use? Yes: No: ✓
 - Weed and/or debris present? NO
- Leach field has a four-foot barrier from street? Yes: ✓ No: Type wood/rock
 - Leach field unobstructed (four-foot wide and 30 feet long)? Yes: ✓ No:
- Permanent structure behind the RV parking pad? Yes: No: ✓
- Clothesline? Yes: No: ✓ Retractable/fold up type? Yes: No: Condition?
- Additional Walkways or Patios? Yes: No: ✓ Type?
- Lot Dividers? Yes: ✓ No: Material? wood/brick Condition? Good
- Antenna? Yes: No: ✓ Type and Condition:

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

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: BUTWELLLOT#: 85 DATE: 10/4/25**Shed Inspection:**Shed: Yes: ☐ No: ☒

- Foundation: Slab ☐ Skids: ☐
 - Skids: Tied down with mobile home anchors? Yes: ☐ No: ☐
 - Skids: Pressure treated lumber? Yes: ☐ No: ☐
- Roof Material? ☐ Roof Condition? ☐
- Eaves condition? ☐
- Gutters? Yes: ☐ No: ☐ Condition? ☐
- Exterior wall material? ☐ Condition? (Dry rot, cracks, etc.) ☐
- Exterior molding condition? (Dry rot, cracks, etc.) ☐
- Windows? Yes: ☐ No: ☐ Condition? ☐
- Interior wall material? ☐ Condition? ☐
- Interior ceiling material? ☐ Condition? ☐
- Attic access? ☐ Type? ☐
- Propane appliances in shed (heater, dryer)? Yes: ☐ No: ☐ Shut off valves connected? ☐
- Wall mounted heater or air conditioner? Yes: ☐ No: ☐ Working? ☐
- Mini-Split installed? Yes: ☐ No: ☐ Exterior condenser ground or wall mounted? ☐
- 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: ☐
 - Exterior outlets, lights, etc. working? Yes: ☐ No: ☐
- Water supplied to shed? Yes: ☐ No: ☐ Hard pipe connection? Yes: ☐ No: ☐ Hose connection from spigot to shed? Yes: ☐ No: ☐ Hose supplied? Yes: ☐ No: ☐
- Faucets, sinks installed? ☐ Condition? ☐
- Shed water discharges into a French drain? Yes: ☐ No: ☐ NA: ☐
- Window treatments? Yes: ☐ No: ☐ Type? ☐ Condition? ☐
- Personal items removed? Yes: ☐ No: ☐

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

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: BattwellLOT#: 25 DATE: 10/4/25**11. Maintenance, Violations and/or Neglected or damaged Items requiring correction before transfer:**

Inspected By Committee Members:

1: 11/ FRANK CALENGRO Date: 10/4/252: [Signature] Date: 10-4-25 3: [Signature] Date: 10/4/25

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. This report also assists the Evaluation Committee in determining the value of the lot, shed, and/or improvements.