

LOTS TRANSFER WORKSHEET - BUYER - AWL			
	AWL payment due:		December
Date of Award:	12/1/2025	Lot Number:	50
Name: Boucher			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			22,114.33
Sub-Total:			24,986.85
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	Y	129.75
County & School Taxes (222)	88.49	N	-81.12
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			231.38
Grand Totals:			24,966.86

11.24.25
eg
SG CN

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Boucher LOT #: 50 DATE: _____

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 19,528.27

2. NEW IMPROVEMENTS:

i.	SHED	\$	_____
ii.	CONCRETE	\$	_____
iii.	GRAVEL	\$	_____
iv.	FENCE	\$	_____
v.	PROPANE TANK	\$	_____
vi.	INSTALLATION	\$	_____
	OR LABOR	\$	_____
vii.	LANDSCAPING	\$	_____
viii.	OTHER	\$	<u>1,486.06</u>
	TOTAL	\$	<u>1,486.06</u>

NEW STORM DOOR & MISC. IMPROVEMENTS

3. ADJUSTMENTS

<u>UPGRADE METAL ROOF</u>	\$	<u>1,100.00</u>
	\$	_____
TOTAL ADJ.	\$	<u>1,100.00</u>

4. REMOVALS

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

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 2,586.06 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 22,114.33 (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 GALLONS
 Percentage (%) in Tank: 62% X 3.11 = \$ 231.38
 (Current Price per Gallon) (Propane Value)

NOTES: _____

EVALUATION COMPLETED BY:

WBF CONFER

Robert Keefe Sullivan

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

Evaluation

LOT # 50

November 18, 2025

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

This lot is located on the East end of the Co-Op on the South side of Private Road 5248 and faces North. The lot has a cozy retreat feel. Very secluded with mature trees all around.

Lot has a 120 gal. propane tank with RV hook-up, inspected 10/22/25 and pest inspection dated 08/04/25. Lot has a 13'x54' concrete parking pad with room for additional parking.

Exterior of shed is vinyl siding and features a standing seam metal roof. Fire place in back yard.

Shed is 12'x24', conventionally framed on a concrete slab. Features an 8 x24 enclosed porch.

Room 1 measures approx. 12' x 15' and has floor to ceiling book shelves along the West wall.

Parquet flooring, Tin type ceiling treatment, painted sheetrock walls. Closet area on East wall.

Two D/H insulated windows in South wall, Ceiling track lighting. Window AC unit.

Room 2 is a work/storage room accessed thru main space, with wood plank flooring, sheet rock walls, peg board and storage shelving. Attic access is a pull down in this work room.

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".

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: BoucherLOT#: 50 DATE: 11/7/2025**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
 - Tank and line condition? Good Inspected.
 - Propane tank capacity: 120
 - Propane amount left in tank: 62%
- 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: 1405 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: Timber & Pavers Condition: Good.

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

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder:

Boucher

LOT#:

50

DATE:

11/7/20252. 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: 12 x 24
- Covered porch measurements: 8 x 24 9.5 feet in length or less? Yes: ☒ No: ☐
- Roof material? metal Condition? Good
- Eaves condition? Good Gutters? Yes: ☐ No: ☒ Condition? ☐
- Exterior Wall Material? Vinyl Condition? Good
 - Dry Rot, Cracks, paint? Condition? Good
 - Window and door moldings? Condition? Good
- Attic Access? Yes: ☒ No: ☐ Type? ☐ Condition? ☐
- Number of windows? 4 Locations: East wall & South wall
- Interior Wall Covering Yes: ☒ No: ☐ Material? Sheetrock Condition? Good
- Ceiling Covering: Yes: ☒ No: ☐ Material? Glued ceiling Condition? Good
- 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: ☐
- 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: BoucherLOT#: 50 DATE: 11/7/2025

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:**Personal items removed from shed attic

Inspected By Committee Members:

1: Bruce Fano Date: 10/7/20252: A. M. G. Date: 11/9/25 3: R. L. U. Date: 10-7-20254: [Signature] Date: 11-7-25 5: [Signature] Date: 11-8-25**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.