

**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:		January
Date of Award:	1/1/2026	Lot Number:	93
Name:Brown			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			16,475.06
Sub-Total:			19,347.58
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,641.00		1,641.00
County & School Taxes (222)			0.00
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			37.32
Grand Totals:			20,725.90

12/22/25  
 M/S CG  
 XOX

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Brown LOT #: 93 DATE: 10.30.2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 16,475.06

2. NEW IMPROVEMENTS:

- i. SHED \$ \_\_\_\_\_
- ii. CONCRETE \$ \_\_\_\_\_
- iii. GRAVEL \$ \_\_\_\_\_
- iv. FENCE \$ \_\_\_\_\_
- v. PROPANE TANK \$ \_\_\_\_\_
- vi. INSTALLATION \$ \_\_\_\_\_
- OR LABOR \$ \_\_\_\_\_
- vii. LANDSCAPING \$ \_\_\_\_\_
- viii. OTHER \$ \_\_\_\_\_
- TOTAL \$ 0

3. ADJUSTMENTS

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

4. REMOVALS

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

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

6. TOTAL LOT IMPROVEMENT VALUE C \$ 16,475.06 (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 GALLONS  
Percentage (%) in Tank: 10% X \_\_\_\_\_ = \$ \_\_\_\_\_  
(Current Price per Gallon) (Propane Value)

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

EVALUATION COMPLETED BY:

WJ CONFER  
JM BARNES

IC CARTWRIGHT  
YAW SWITH

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

## Evaluation

LOT # 93

October 30, 2025

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

This recently renovated lot is located on West side of private road 5243 and faces East. This lot features an ample concrete pad for RV and vehicle parking and a concrete walkway. Propane tank with service to RV area.

The existing shed measures 12' x 24' and is of pre-framed construction on skids with a 9' x 24' open, western style porch with newer synthetic deck. Exterior and roof are both metal w/ gable vents.

Room #1 is approx. 12x18 wood paneled walls, carpet floor & vaulted vinyl ceiling. Two closets on the South wall and ceiling lighting. Storage area over work shop.

Room #2 is a well-appointed work space, approx. 6 x 12, carpeted floor. Plywood walls, shelving/storage area, workbench and fluorescent ceiling light. Vaulted vinyl ceiling with window A/C unit. Access to loft storage area.

Propane Inspection and Pest Inspections are both up-to-date.

*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: Brown

LOT#: 93 DATE: 10/24/2025

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 ad line condition? Good Tested
  - Propane tank capacity: 120
  - Propane amount left in tank: 10%
- 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: 1538 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: Timbers Condition: fair

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

Fair to Good

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: Brown

LOT#: 93 DATE: 10/24/2025

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:  No:
- Pressure treated lumber? Yes:  No:
- Side facing street maximum 24 feet in length? Yes:  No:
- Shed exterior measurements, not including porch: 12x24
- Covered porch measurements: 8x24 9.5 feet in length or less? Yes:  No:
- Roof material? Steel Condition? New
- Eaves condition? New Gutters? Yes:  No:  Condition? Good
- Exterior Wall Material? Metal Condition? Good
  - Dry Rot, Cracks, paint? Condition? None good
  - Window and door moldings? Condition? Good
- Attic Access? Yes:  No:  Type? open on shop side Condition? open on shop side
- Number of windows? 2 Locations: North and south
- Interior Wall Covering Yes:  No:  Material? paneling Condition? good
- Ceiling Covering: Yes:  No:  Material? Vinyl Condition? good
- Window and screen condition? Window treatments? Yes:  No:  Condition? Good
- Propane appliances in shed (heater, dryer)? Yes:  No:  Condition? NA
- Heater or air conditioner wall mounted? Yes:  No:  Type: NA Condition? NA
- 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:
- Sinks, Faucets? Yes:  No:  Condition? NA Location? NA
- Shed water discharges into a French drain? Yes:  No:  NA
- Personal items removed? Yes:  No:

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

Fair to good

**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: Brown

LOT#: 93 DATE: 10/24/2025

Site layout map on back if required

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

Remove sat dish. ✓  
Completed Brad Forno

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

None

Inspected By Committee Members:

1: Brad Forno Date: 10/29/2025

2: [Signature] Date: 10/24/25

3: Randy Propp Date: 10/24/25

4: [Signature] Date: 10/24/25

5: RKV Date: 10/24/25

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.