

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: Hull

LOT#: 12 DATE: 3/5/2026

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: _____
- Covered porch measurements: _____ 9.5 feet in length or less? Yes: No:
- Roof material? _____ Condition? _____
- Eaves condition? _____ Gutters? Yes: No: Condition? _____
- Exterior Wall Material? _____ Condition? _____
 - Dry Rot, Cracks, paint? Condition? _____
 - Window and door moldings? Condition? _____
- Attic Access? Yes: No: Type? _____ Condition? _____
- Number of windows? _____ Locations: _____
- Interior Wall Covering Yes: No: Material? _____ Condition? _____
- Ceiling Covering: Yes: No: Material? _____ Condition? _____
- Window and screen condition? Window treatments? Yes: No: Condition? _____
- 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):

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Site layout map on back if required

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

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

Inspected By Committee Members:

1: Brod Jones Date: 3/5/2026

2: [Signature] Date: 3-5-26 3: A. L. Cantwick Date: 3-5-26

4: [Signature] Date: 3/5/26 5: [Signature] Date: 3-5-26

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.

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Hull Andy + Wendy LOT #: 12 DATE: 10 MAR, 2026

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 2887.35

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 \$ 0 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 2887.35 (Lines 1 + 5)

7. PROPANE TANK SIZE: 150 GALLONS

Percentage (%) in Tank: 0% X _____ = \$ 0

(Current Price per Gallon) (Propane Value)

NOTES: _____

EVALUATION COMPLETED BY:

CONFEN

BARNES

R. SUTHER SUTHER

AL C. CARTWRIGHT

WILKERSON

THIS LOT IS BEING PURCHASED AS IS.

WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

Evaluation

LOT # 12

March 13, 2026

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 East side of Private Road 5240 and faces West. Co-Op perimeter fence bounds CR 5229 to the East of the lot. The lot has a cozy but roomy feel.

There isn't an existing structure but has an area suitable for a future full-sized shed. The lot features a mature Monterey Oak and two mature Yucca plants. A line of hedges defines the area for a possible shed.

Presently, there are four concrete wheel pads and a large concrete patio. Lot has a 150 gal. propane tank installed in 2009 and has a current inspection.

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".