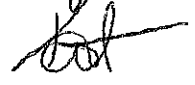


**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:		April
Date of Award:	4/1/2026	Lot Number:	22
Name: <b>Drummond</b>			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			3,642.27
Sub-Total:			6,514.79
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,641.00		1,230.75
County & School Taxes (222)	19.23		-4.80
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			23.33
Grand Totals:			7,464.07

3/23/26  
 SN of AW  


ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

(Page 1 of 2)

EVALUATION FORM

SELLER: DRUMMOND LOT #: 22 DATE: 10 MAR, 2026

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 1,562.12

2. NEW IMPROVEMENTS:

- i. SHED \$ 1,000.00 PORCH ROOF & DOOR
- ii. CONCRETE \$ \_\_\_\_\_
- iii. GRAVEL \$ 60.00
- iv. FENCE \$ \_\_\_\_\_
- v. PROPANE TANK \$ 992.19
- vi. INSTALLATION OR LABOR \$ \_\_\_\_\_
- vii. LANDSCAPING \$ \_\_\_\_\_
- viii. OTHER \$ 88.96 PLUMBING & WIRING
- TOTAL \$ 2141.15

3. ADJUSTMENTS

REMOVE TREE \$ -61  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 TOTAL ADJ. \$ -61

4. REMOVALS

- i. SHED \$ \_\_\_\_\_
- ii. TREES/SHRUBS \$ -61
- iii. OTHER \$ \_\_\_\_\_
- TOTAL \$ -61

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 2,080.15 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 3,642.27 (Lines 1 + 5)

7. PROPANE TANK SIZE: 150 GALLONS  
 Percentage (%) in Tank: 5% X 3.11 = \$ 23.33  
 (Current Price per Gallon) (Propane Value)

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

EVALUATION COMPLETED BY:

WBF CONFEE JOHN BARNES WJK WILKERSON  
ROST JOTHIN CAETHWRIGHT

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

## Evaluation

LOT # 22

March 14, 2026

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

This lot is located on the Eastern end of the Co-Op on the West side of Private Road 5247 and faces East. The lot has open and roomy feel.

Lot has a 150 gal. propane tank with RV hook-up, inspected 01/28/26. Both propane and pest inspection are current. Lot has a large gravel RV parking area with room for additional parking.

Shed is 10'x 12', conventionally framed on skids with required tie-downs. Features an 8 X 12 all aluminum porch cover. Exterior of shed is newly refurbished / painted T-111 siding with metal roofing, two gable vents.

Interior of shed is unfinished, with two Double hung windows in the East wall and ceiling fan. Overhead lighting and service receptacles along walls. Existing workbench and storage shelving. Lot has 50-30-20 amp power pedestal.

*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**

Page 2 of 3

Current Leaseholder: Drummond

LOT#: 22 DATE: 2/13/2026

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: 10x12
- Covered porch measurements: 8x12 9.5 feet in length or less? Yes:  No:
- Roof material? Steel Condition? Fair
- Eaves condition? Fair Gutters? Yes:  No:  Condition? Fair
- Exterior Wall Material? 7-111 Condition? Fair
  - Dry Rot, Cracks, paint? Condition? =
  - Window and door moldings? Condition? =
- Attic Access? Yes:  No:  Type?                      Condition?
- Number of windows? 2 Locations: east wall
- Interior Wall Covering Yes:  No:  Material?                      Condition?
- Ceiling Covering: Yes:  No:  Material?                      Condition?
- Window and screen condition? Window treatments? Yes:  No:  Condition? Screens 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):

Fair  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

Page 3 of 3

Current Leaseholder: Drummond

LOT#: 27 DATE: 2/13/2026

Site layout map on back if required

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

Replace windows in door. Paint exterior.  
Both complete on 3/9/2026 Brad Jones

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspected By Committee Members:	1: <u>Brad Jones</u>	Date: <u>3/5/2026</u>
2: <u>L C CARTWRIGHT</u>	Date: <u>3/5/26</u>	3: <u>ATWY</u>
4: <u>[Signature]</u>	Date: <u>3-5-26</u>	5: <u>[Signature]</u>
		Date: <u>3-5-26</u>

**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.