


**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:	April	
Date of Award:	4/1/2026	Lot Number: 52	
Name: <b>Nelson</b>		Buyer	
Membership Price (222)		2,672.52	
Infrastructure Initial Payment (425)		200.00	
Lot Improvement Value (222)		14,731.29	
Sub-Total:		17,603.81	
	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)	69.03		-17.25
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			186.60
Grand Totals:			18,703.91

3/23/26  
 SN CGJ W  


ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

(Page 1 of 2)

EVALUATION FORM

SELLER: Nelson, Peggy + Roger

LOT #: 52

DATE: 19 MAR, 2026

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 14,731.29

2. NEW IMPROVEMENTS:

(Line 6)

- 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 \$ 14,731.29 (Lines 1 + 5)

7. PROPANE TANK SIZE: 150 GALLONS  
Percentage (%) in Tank: 40 X 3.11 = \$ 186.60  
(Current Price per Gallon) (Propane Value)

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

EVALUATION COMPLETED BY:

[Signature]  
WILKERSON

[Signature]  
ANDREWS

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

## Evaluation

LOT # 52

20 March, 2026

*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 South side of Private Road 5248 and faces North. The Co-Op perimeter fence sets the Southern boundary of the lot. The lot has a wide- open feel.

There is an existing DERKSEN brand pre-fab shed measuring 12' x 24' consisting of a single interior room featuring a vaulted ceiling with a 3'x6' pantry/storage closet in the Northwest corner. Ample space exists behind current structure for additional free-standing storage unit.

Shed exterior is conventional framing on skids with T-111 style siding and has 3(Three) windows East, West and North with window treatment(s)

Shed is finished in painted gypsum drywall; flooring is Pergo style plank. New 8,000btu AC in South wall.

RV and vehicle parking areas are crushed stone. Lot has a 150 gal. propane tank installed in 2021 and has a current inspection. There is a propane connection in the North wall for a space heater. Pest inspection is 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**

Page 2 of 3

Current Leaseholder: Nelson

LOT#: 52 DATE: 3/12/2026

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: 12x24
- Covered porch measurements:                      9.5 feet in length or less? Yes:  No:
- Roof material? Metal Condition? Good
- Eaves condition? Good Gutters? Yes:  No:  Condition?
- Exterior Wall Material? Smart siding Condition? Good
  - Dry Rot, Cracks, paint? Condition? ~~Good~~ - No not paint good
  - Window and door moldings? Condition? Good
- Attic Access? Yes:  No:  Type?                      Condition?
- Number of windows? 3 Locations: North, south east walls
- Interior Wall Covering Yes:  No:  Material? Sheetrock Condition? Good
- Ceiling Covering: Yes:  No:  Material? Sheetrock 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: Air Condition? GOOD
- 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):

Shed in very good condition.  
Rest inspection date 3/10/26 sticker in closet.

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

Page 3 of 3

Current Leaseholder: Nelson

LOT#: 52 DATE: 3/12/2026

Site layout map on back if required

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

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\_\_\_\_\_

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\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Inspected By Committee Members:

1: Bruce Fung Date: 3/12/2026

2: [Signature] Date: 3/12/2026 3: [Signature] Date: 3/12/26

4: [Signature] Date: 3-12-26 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.