

IC Readiness Package

Deal: mclean-tx-psa

Generated: 2026-05-14T17:30:16.144Z

Recommendation: not_ready_for_ic

IC readiness: 2% | closing: 56% | lender: 3%

Reason Summary

- Material diligence conditions remain open before IC review.
- 22 closing blocker(s) remain open.
- Lender readiness is 3%, below the conditional IC threshold.
- Approved obligations remain low relative to total Exhibit B obligations.

Key Blockers

IC: 0 | closing: 12 | lender: 12 | seller requests: 1 | critical gaps: 12

- Access easements and reciprocal agreements: Title review required before closing.
- Closing statement and settlement materials: Environmental permits not approved for lender packet.
- DOT and roadway correspondence: Access easement approval pending.
- Encroachment and boundary materials: Title review required before closing.
- Environmental permits: Environmental diligence unresolved before closing.
- Insurance claims history: Environmental permits not approved for lender packet.
- Closing statement and settlement materials: No evidence document is mapped to this Exhibit B deliverable.
- Environmental permits: No evidence document is mapped to this Exhibit B deliverable.
- Phase II ESA and subsurface environmental reports: No evidence document is mapped to this Exhibit B deliverable.
- TCEQ and regulatory correspondence: No evidence document is mapped to this Exhibit B deliverable.
- UST, spill, and remediation records: No evidence document is mapped to this Exhibit B deliverable.
- Proration and deposit information: No evidence document is mapped to this Exhibit B deliverable.

Evidence Posture

51 obligations; approved 2; sufficient pending approval 4; under review 14; partially sufficient 0; requested 31; missing 33; mapped evidence docs 70; needs-review docs 8.

Reviewer Posture

legal: 43 open, 42 critical, 0 stale | 42 critical blocker(s) assigned
title: 8 open, 8 critical, 0 stale | 8 critical blocker(s) assigned
engineering: 17 open, 13 critical, 0 stale | 13 critical blocker(s) assigned
environmental: 5 open, 5 critical, 0 stale | 5 critical blocker(s) assigned
finance: 12 open, 11 critical, 0 stale | 11 critical blocker(s) assigned
operator: 0 open, 0 critical, 0 stale

Seller, Lender, and Closing Posture

Seller latest batch: psa-request-1778608761762-ma8bdlgn | sent: response_received | response: partially_responded | follow-up: none | open requested items: 32.

Lender packet: 3% ready | included 1 | under review 4 | blockers 21 | missing 7.

Closing: 56% ready | blockers 15 | title 0% | environmental 0% | stale approvals 0.

IC Risk Notes

title/legal: Title and counsel review still have open diligence items that should be resolved before relying on the IC package.

environmental: Environmental diligence remains open and should be resolved or clearly conditioned before IC review.

engineering/site: Engineering or site diligence has open blocker items that need reviewer direction.

lender packet: Lender packet readiness is low, so financing diligence support should be treated as a material IC condition.

seller responsiveness: Seller follow-up does not currently show a high-aging response issue.

closing execution: Closing execution risk remains because required closing items are still unresolved.

Suggested Next Actions

seller follow-up: 32 requested obligation(s) remain open; route the response and follow up on missing items.

legal review: Resolve 42 critical legal reviewer item(s).

title review: Resolve 8 critical title reviewer item(s).

engineering review: Resolve 13 critical engineering reviewer item(s).

environmental review: Resolve 5 critical environmental reviewer item(s).

lender packet completion: Resolve lender packet blockers and refresh the packet index before IC circulation.

closing checklist cleanup: Clear the top closing blockers or document conditions for IC discussion.

Attachments / Index References

Seller deficiency PDF (pdf) |

</api/contracts/psa-obligation-follow-up?dealId=mclean-travel-center&format=pdf>

Lender packet index (page) | </data-room/lender-packet?dealId=mclean-travel-center>

Review audit package (pdf) |

</api/contracts/psa-obligation-review-audit?dealId=mclean-travel-center&format=pdf>

PSA obligation lifecycle page (page) |

</data-room/psa-obligation-lifecycle?dealId=mclean-travel-center>

Evidence matrix (page) | </data-room/evidence-matrix?dealId=mclean-travel-center>

Safety

No readiness mutation: true; no auto-approval: true; no workflow execution: true; no stage advancement: true; no email sent: true; no legal conclusion: true.