

# Seller Exhibit B Due Diligence Request

**Project: McClean Travel Center (mclean-tx-psa)**

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Basis: granular\_exhibit\_b\_v3 / psa\_exhibit\_b\_obligation\_matrix

## To Seller / Seller's Counsel:

Based on materials currently uploaded and reviewed in the Data Room, Buyer requests the remaining Exhibit B due diligence items listed below.

## Summary

51 Exhibit B obligations reviewed; 106 mapped evidence documents; 29 missing obligations.

## Missing Exhibit B Items

### Exhibit B section | Obligation | Request | Requested response/document

2. Survey, Plats, and Site Plans | Plats and site plans | Please provide materials responsive to Plats and site plans. | Please provide plat, site plan, civil plan, as-built, or confirm in writing that Seller has no responsive materials in its possession or control.
2. Survey, Plats, and Site Plans | Encroachment and boundary materials | Please provide materials responsive to Encroachment and boundary materials. | Please provide encroachment exhibit, setback exhibit, boundary note, or confirm in writing that Seller has no responsive materials in its possession or control.
3. Geotechnical and Engineering | Soils reports | Please provide materials responsive to Soils reports. | Please provide soils report, or confirm in writing that Seller has no responsive materials in its possession or control.
3. Geotechnical and Engineering | Boring logs | Please provide materials responsive to Boring logs. | Please provide boring logs, test pit logs, subsurface logs, or confirm in writing that Seller has no responsive materials in its possession or control.
3. Geotechnical and Engineering | Drainage studies | Please provide materials responsive to Drainage studies. | Please provide drainage study, drainage calculations, detention analysis, or confirm in writing that Seller has no responsive materials in its possession or control.
3. Geotechnical and Engineering | Civil engineering reports | Please provide materials responsive to Civil engineering reports. | Please provide civil engineering report, engineering memorandum, design report, or confirm in writing that Seller has no responsive materials in its possession or control.
4. Environmental, Zoning, Permits, and Governmental Approvals | Phase II ESA and subsurface environmental reports | Please provide materials responsive to Phase II ESA and subsurface environmental reports. | Please provide Phase II ESA, sampling report, subsurface environmental report, or confirm in writing that Seller has no responsive materials in its possession or control.
4. Environmental, Zoning, Permits, and Governmental Approvals | Environmental permits | Please provide materials responsive to Environmental permits. | Please provide environmental permit, stormwater permit, discharge permit, or confirm in writing that

Seller has no responsive materials in its possession or control.

4. Environmental, Zoning, Permits, and Governmental Approvals | TCEQ and regulatory correspondence | Please provide materials responsive to TCEQ and regulatory correspondence. | Please provide TCEQ correspondence, regulatory notice, agency file, or confirm in writing that Seller has no responsive materials in its possession or control.

4. Environmental, Zoning, Permits, and Governmental Approvals | UST, spill, and remediation records | Please provide materials responsive to UST, spill, and remediation records. | Please provide UST records, spill records, remediation files, closure letter, or confirm in writing that Seller has no responsive materials in its possession or control.

4. Environmental, Zoning, Permits, and Governmental Approvals | Code compliance and notices | Please provide materials responsive to Code compliance and notices. | Please provide code notice, violation notice, municipal correspondence, or confirm in writing that Seller has no responsive materials in its possession or control.

5. Access, TXDOT, Right-of-Way, and Easements | DOT and roadway correspondence | Please provide materials responsive to DOT and roadway correspondence. | Please provide DOT correspondence, TXDOT correspondence, roadway authority correspondence, or confirm in writing that Seller has no responsive materials in its possession or control.

5. Access, TXDOT, Right-of-Way, and Easements | Roadway improvement documents | Please provide materials responsive to Roadway improvement documents. | Please provide roadway improvement plan, offsite improvement agreement, road widening materials, or confirm in writing that Seller has no responsive materials in its possession or control.

5. Access, TXDOT, Right-of-Way, and Easements | Access easements and reciprocal agreements | Please provide materials responsive to Access easements and reciprocal agreements. | Please provide access easement, REA, shared drive agreement, or confirm in writing that Seller has no responsive materials in its possession or control.

5. Access, TXDOT, Right-of-Way, and Easements | Right-of-way and condemnation materials | Please provide materials responsive to Right-of-way and condemnation materials. | Please provide right-of-way dedication, condemnation notice, roadway expansion plan, or confirm in writing that Seller has no responsive materials in its possession or control.

6. Utilities, Service Availability, and Franchise Materials | Utility availability letters | Please provide materials responsive to Utility availability letters. | Please provide utility availability letter, will-serve letter, or confirm in writing that Seller has no responsive materials in its possession or control.

6. Utilities, Service Availability, and Franchise Materials | Utility capacity confirmations | Please provide materials responsive to Utility capacity confirmations. | Please provide capacity confirmation, capacity reservation, service capacity commitment, or confirm in writing that Seller has no responsive materials in its possession or control.

6. Utilities, Service Availability, and Franchise Materials | Utility service maps |

Please provide materials responsive to Utility service maps. | Please provide utility service map, connection map, service area map, or confirm in writing that Seller has no responsive materials in its possession or control.

8. Taxes, Assessments, Financial, and Operating Statements | Real property tax bills | Please provide materials responsive to Real property tax bills. | Please provide real property tax bill, tax statement, or confirm in writing that Seller has no responsive materials in its possession or control.

8. Taxes, Assessments, Financial, and Operating Statements | Personal property tax bills | Please provide materials responsive to Personal property tax bills. | Please provide personal property tax bill, tax rendition, or confirm in writing that Seller has no responsive materials in its possession or control.

8. Taxes, Assessments, Financial, and Operating Statements | Special assessments | Please provide materials responsive to Special assessments. | Please provide special assessment notice, assessment correspondence, or confirm in writing that Seller has no responsive materials in its possession or control.

8. Taxes, Assessments, Financial, and Operating Statements | Tax appeals and protests | Please provide materials responsive to Tax appeals and protests. | Please provide tax appeal, tax protest, appraisal district correspondence, or confirm in writing that Seller has no responsive materials in its possession or control.

8. Taxes, Assessments, Financial, and Operating Statements | Proration and deposit information | Please provide materials responsive to Proration and deposit information. | Please provide proration schedule, deposit ledger, closing adjustment worksheet, or confirm in writing that Seller has no responsive materials in its possession or control.

9. Insurance, Claims, and Loss History | Insurance policies and declarations | Please provide materials responsive to Insurance policies and declarations. | Please provide insurance policy, declarations page, endorsement, or confirm in writing that Seller has no responsive materials in its possession or control.

9. Insurance, Claims, and Loss History | Insurance claims history | Please provide materials responsive to Insurance claims history. | Please provide claims history, claim notice, insurance claim correspondence, or confirm in writing that Seller has no responsive materials in its possession or control.

9. Insurance, Claims, and Loss History | Loss runs | Please provide materials responsive to Loss runs. | Please provide loss run, loss history report, casualty loss summary, or confirm in writing that Seller has no responsive materials in its possession or control.

9. Insurance, Claims, and Loss History | Risk management notices | Please provide materials responsive to Risk management notices. | Please provide risk report, safety notice, fire report, or confirm in writing that Seller has no responsive materials in its possession or control.

10. Entity, Authority, Litigation, and Closing Deliverables | Litigation and claims | Please provide materials responsive to Litigation and claims. | Please provide litigation summary, claim notice, dispute correspondence, or confirm in writing that Seller has no responsive materials in its possession or control.

10. Entity, Authority, Litigation, and Closing Deliverables | Closing statement and settlement materials | Please provide materials responsive to Closing statement and settlement materials. | Please provide closing statement, settlement statement, closing funds worksheet, or confirm in writing that Seller has no responsive materials in its possession or control.