

PSA Exhibit B Follow-Up Request

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

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Basis: psa_obligation_lifecycle_tracker

To Seller / Seller's Counsel:

Buyer is following up on the Exhibit B due diligence items below based on the current Data Room review tracker.

Please provide responsive materials or a written response where Seller has no responsive materials in its possession or control.

This request is made without any default, breach, waiver, or legal sufficiency conclusion.

Summary

51 obligations reviewed; 31 items remain open for seller follow-up.

Critical Missing

2. Survey, Plats, and Site Plans | Encroachment and boundary materials

Current status: requested

Still needed: encroachment exhibit, setback exhibit, boundary note. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

3. Geotechnical and Engineering | Soils reports

Current status: requested

Still needed: soils report. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

3. Geotechnical and Engineering | Boring logs

Current status: requested

Still needed: boring logs, test pit logs, subsurface logs. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

3. Geotechnical and Engineering | Drainage studies

Current status: requested

Still needed: drainage study, drainage calculations, detention analysis. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

4. Environmental, Zoning, Permits, and Governmental Approvals | Phase II ESA and subsurface environmental reports

Current status: requested

Still needed: Phase II ESA, sampling report, subsurface environmental report. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

4. Environmental, Zoning, Permits, and Governmental Approvals | Environmental permits

Current status: requested

Still needed: environmental permit, stormwater permit, discharge permit. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

4. Environmental, Zoning, Permits, and Governmental Approvals | TCEQ and regulatory correspondence

Current status: requested

Still needed: TCEQ correspondence, regulatory notice, agency file. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

4. Environmental, Zoning, Permits, and Governmental Approvals | UST, spill, and remediation records

Current status: requested

Still needed: UST records, spill records, remediation files, closure letter. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

4. Environmental, Zoning, Permits, and Governmental Approvals | Code compliance and notices

Current status: requested

Still needed: code notice, violation notice, municipal correspondence. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

5. Access, TXDOT, Right-of-Way, and Easements | DOT and roadway correspondence

Current status: requested

Still needed: DOT correspondence, TXDOT correspondence, roadway authority correspondence. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

5. Access, TXDOT, Right-of-Way, and Easements | Roadway improvement documents

Current status: requested

Still needed: roadway improvement plan, offsite improvement agreement, road widening materials. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

5. Access, TXDOT, Right-of-Way, and Easements | Access easements and reciprocal agreements

Current status: requested

Still needed: access easement, REA, shared drive agreement. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

5. Access, TXDOT, Right-of-Way, and Easements | Right-of-way and condemnation materials

Current status: requested

Still needed: right-of-way dedication, condemnation notice, roadway expansion plan. No

evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

6. Utilities, Service Availability, and Franchise Materials | Utility availability letters

Current status: requested

Still needed: utility availability letter, will-serve letter. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

6. Utilities, Service Availability, and Franchise Materials | Utility capacity confirmations

Current status: requested

Still needed: capacity confirmation, capacity reservation, service capacity commitment. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

8. Taxes, Assessments, Financial, and Operating Statements | Real property tax bills

Current status: requested

Still needed: real property tax bill, tax statement. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

8. Taxes, Assessments, Financial, and Operating Statements | Special assessments

Current status: requested

Still needed: special assessment notice, assessment correspondence. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

8. Taxes, Assessments, Financial, and Operating Statements | Proration and deposit information

Current status: requested

Still needed: proration schedule, deposit ledger, closing adjustment worksheet. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

9. Insurance, Claims, and Loss History | Insurance claims history

Current status: requested

Still needed: claims history, claim notice, insurance claim correspondence. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

10. Entity, Authority, Litigation, and Closing Deliverables | Litigation and claims

Current status: requested

Still needed: litigation summary, claim notice, dispute correspondence. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

10. Entity, Authority, Litigation, and Closing Deliverables | Closing statement and settlement materials

Current status: requested

Still needed: closing statement, settlement statement, closing funds worksheet. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

Other Requested Items

2. Survey, Plats, and Site Plans | Plats and site plans

Current status: requested

Still needed: plat, site plan, civil plan, as-built. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

3. Geotechnical and Engineering | Stormwater reports

Current status: requested

Still needed: stormwater permit, SWPPP, floodplain map, drainage report. Only adjacent evidence exists; no exact or inferred supporting document maps to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

3. Geotechnical and Engineering | Civil engineering reports

Current status: requested

Still needed: civil engineering report, engineering memorandum, design report. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

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

Current status: requested

Still needed: utility service map, connection map, service area map. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

8. Taxes, Assessments, Financial, and Operating Statements | Personal property tax bills

Current status: requested

Still needed: personal property tax bill, tax rendition. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

8. Taxes, Assessments, Financial, and Operating Statements | Tax appeals and protests

Current status: requested

Still needed: tax appeal, tax protest, appraisal district correspondence. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

8. Taxes, Assessments, Financial, and Operating Statements | Operating statements

Current status: requested

Still needed: operating statement, income statement, expense report, rent roll. Only adjacent evidence exists; no exact or inferred supporting document maps to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

9. Insurance, Claims, and Loss History | Insurance policies and declarations

Current status: requested

Still needed: insurance policy, declarations page, endorsement. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

9. Insurance, Claims, and Loss History | Loss runs

Current status: requested

Still needed: loss run, loss history report, casualty loss summary. No evidence document is mapped to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z

10. Entity, Authority, Litigation, and Closing Deliverables | Authority and approvals

Current status: requested

Still needed: resolution, consent, incumbency certificate, authority certificate. Only adjacent evidence exists; no exact or inferred supporting document maps to this Exhibit B deliverable.

Prior request date: 2026-05-12T17:59:21.762Z