

Exhibit B



BIG GEAR OF LAREDO

1819 Shea ST, Laredo TEXAS 78045

July 27, 2026

Narrative Description of Business Operations

Big Gear of Laredo, Inc. is an industrial equipment sales and service company specializing in the purchase, sale, rental, storage, transportation, and servicing of forklifts, warehouse equipment, scissor lifts, trailers, and other general products.

The company also provides equipment sourcing services for domestic and international customers by locating machinery / spare parts and or general cargo throughout the United States, coordinating transportation, and managing export logistics to customers in both the United States and Mexico.

Business activities conducted at the property include:

- Outdoor storage and display of industrial equipment for sell / rent.
- Indoor storage and shipping preparations.
- Equipment inspections, demonstrations, and customer visits.
- Minor maintenance, cleaning, and repairs.
- Occasional loading and unloading of equipment.
- Sales, rental, and administrative activities.
- Coordination of transportation and export logistics.

Hours of Operation

Business hours are **Monday through Saturday from 9:00 a.m. to 6:00 p.m.**, with only occasional schedule adjustments to accommodate customer deliveries or transportation logistics.

Employees and Traffic

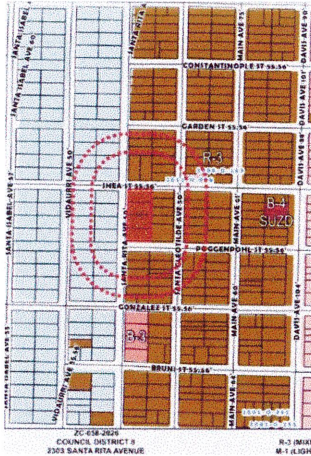
The business currently employs approximately **four (4)** employees and/or subcontractors. Traffic generated by the business is limited and consists primarily of employee vehicles (3), scheduled customer visits and occasional deliveries to our location. The proposed use is not expected to create traffic volumes that would adversely affect the surrounding neighborhood and we have paved parking space inside our fence for our vehicles.



Recent Picture



Supplementary Information and Compatibility



The property is located at **1819 Shea Street, Laredo, Texas**, immediately adjacent to the railroad right-of-way and within a short distance of properties zoned **B-3, B-4 and M-1 (Light Manufacturing)**. The surrounding area already contains warehouses, commercial businesses, industrial facilities, and automotive-related operations, making the proposed use compatible with the existing character of the neighborhood.

The proposed operation does **not** involve manufacturing, fabrication, processing of raw materials, or any heavy industrial activity. Business operations consist primarily of the storage, sale, rental, and servicing of products and industrial equipment.

Our operations generate no or minimal noise and are conducted entirely during normal business hours. No routine nighttime operations are performed, and equipment movement is limited to customer deliveries, pickups, and occasional loading or unloading activities. As a result, the operation does not create excessive noise, vibration, smoke, odors, dust, or any other nuisance that would negatively impact nearby residential properties.

Likewise, the visual appearance of the surrounding neighborhood is not adversely affected and is located only a short distance from existing industrially zoned properties. Equipment is stored in an organized manner within the warehouse and fenced yard, maintaining a clean and professional appearance consistent with neighboring commercial and industrial properties.

Commitment to the Community

Since acquiring the property, Big Gear of Laredo has continuously maintained and improved the site by keeping the grounds clean, maintaining the landscaping, removing debris, and preserving a professional appearance. These efforts have enhanced the property and contributed positively to the surrounding area.

Big Gear of Laredo is committed to operating responsibly, complying with all applicable City of Laredo regulations, and maintaining a business operation that is fully compatible with neighboring properties.



For these reasons, we respectfully request approval of the Conditional Use Permit, as the proposed use is consistent with the surrounding commercial and industrial character of the area, will not negatively impact nearby residential properties, and will allow the continued productive use and improvement of an existing commercial warehouse facility.

Respectfully submitted,

BIG GEAR OF LAREDO, INC.

Best regards

Omar K Camacho
OMAR K. CAMACHO

General Manager