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		EXECUTIVE SUMMARY									
. 100		Letter of Intent/Commitment Letter									
200		Closing Checklist									
300		Loan Documents									
400		Due Diligence									
500		Legal Opinion									
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. 100	Lette	er of Intent/Commitment Letter									
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		Analysis/Identification of Potential Structuring or Other Issues									
		Preparation of LOI, if applicable									
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		Preparation and Distribution to Client of First Draft* [SEE BELOW]									
		Preparation and Distribution to Borrower of First Draft									
		Negotiation* [SEE BELOW]									
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		Review Leases/Underlying Contracts									
		Investigate Zoning Issues									
		Investigate Environmental Issues									
		Receipt, Review and Analysis of Due Formation/Authority Documents									
		Address Title Issues, if any* [SEE BELOW]									
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Schedule 1							
ASSUMPTIONS							
1. There are no unusual issues which would require extensive drafting beyond the typical loan documents							
2. Borrower's comments/negotiation are limited to business items rather than requiring extensive changes to the form loan documents or							
legal opinion							
3. There are no complex title issues which will require significant time to investigate, analyze and resolve							
ADDITIONAL FACTORS LIST							
 Loan does not close within 30 days of LOI; prolonged transaction 							
 Commitment expiration date greater than 30 days from engagement 							
 Project involves DRI, zoning, vested rights or concurrency issues 							
— Multiple advance, holdback, letter of credit or similar agreements							
 Significant title defects or survey problems requiring curative action 							
- Buy-out and consolidation of previous lender's loan documents (for purposes of saving Florida Documentary Stamp Taxes)							
- Tri-party agreements							
- More than one opinion letter							
- Waterfront property							
 Pending litigation against borrower or collateral 							
— Collateral located on a landfill, quarry or mine site							
 Inexperienced or no borrower's counsel 							
— Unusual disbursement/post closing details							
 Negotiation or discussions with Seller's Counsel to the extent any collateral is being purchased 							
Errors in Commitment/revisions to structure after LOI							
 Protracted discussions, amendments and negotiations of the loan transaction; 							