

### **Cost and Plan Document Checklist**

We recommend the following documents are submitted for review:

1. Contract between owner and contractor
2. Schedule of Values or Source and Use of Funds
3. Request a copy of sealed Civil, Architectural, Mechanical, Structural, Electrical, Plumbing and Fire Protection Plans by all engineers, Architects and local building authorities
4. Request a Sealed Survey
5. Request a Standard Flood Hazard Determination
6. Request a Phase One (1) Environmental Survey
7. Request a copy of the Geotechnical report
8. Request a copy of the site plan approval from the local building authorities
9. Request a copy of "Notice of Commencement"
10. Request a copy of the Fire Marshall permit/approval
11. Request a copy of Department of Environmental Protection Sewer Approval
12. Request Storm Water Management District Permit information
13. Request a copy of Contractor's License
14. Request a copy of General Liability proof of insurance
15. Request a copy of Workmen's Compensation Insurance
16. Request a copy of the Developmental Order Approval (If Required)
17. Request a copy of any/all permits applied for
18. Request a copy of the Specifications/Allowance List.

**REFERENCE LIST – INSPECTION SERVICES**

**Betty VanTilburg, Bank of America**

Tampa, FL  
(813) 225-2343

**Kathy Gilbert, Fifth Third Bank**

Tampa, FL  
(813) 306-2566

**Syble Toole, Bank of America**

Jacksonville, FL  
(904) 987-3176

**Robert Black, Bank of America**

Rancho Cordova, CA  
(916) 861-9035

**Kimberly Garcia, Superior Bank**

Port Richey, FL  
(727) 842-7600

**Carolyn Mancuso, AmSouth Bank**

Clearwater, FL  
(727) 571-8678

**Michelle Turney, Cortez Community Bank**

Brooksville, FL  
(352) 799-6000

**Barbara Karac, Bank of Florida**

Tampa, FL  
(813) 739-2125

**Maureen King,, First Community Bank**

Largo, FL  
(727) 548-9001

**Dana Sullivan, Colonial Bank**

Largo, FL  
(727) 585-3111

**COMMERCIAL AND RESIDENTIAL DISBURSEMENT INSPECTIONS  
LDG QUALIFICATIONS AND SERVICE SPECIFICATIONS**

- **Perform Residential Inspections within 24 hours of Request – Same Day Service also Available**
- **Perform Commercial Inspections in 24 – 48 hours of Request**
- **Statewide Coverage**
- **Competitive Pricing**
- Licensed Class B General Contractor on Staff
- Certified Civil Engineer on Staff
- ASHI Certified Inspector
- Certified Commercial Building Inspectors
- Certified Commercial Project Manager
- Member of ACI – Association of Construction Inspectors
- CPM Certified Property Manager
- Licensed Real Estate Broker
- Licensed Mortgage Broker
- LDG Carries \$1,000,000.00 Errors and Omissions Insurance and \$600,000 General Liability Insurance
- LDG has been in business 20 years

**PARTIAL CLIENT LIST**

DISBURSEMENT INSPECTIONS

- Bank of America** – Small Commercial Division – Jacksonville, FL
- Bank of America** – Large Commercial Division East Coast – Baltimore, MD
- Bank of America** – Large Commercial Division West Coast– Rancho Cordova, CA
- Bank of America** – Commercial Division CRE – Richmond, VA
- Bank of America** – Residential Division – Dallas, TX
- Regions Bank** – Commercial & Residential Division – St. Petersburg, FL
- Colonial Bank** – Commercial Division – Tampa, FL
- Colonial Bank** – Residential and Multi-Family Division – Largo, FL
- Bank of Florida** – Residential and Commercial Division – Tampa, FL
- Capital City Bank** – Residential Division – Tallahassee, FL
- Cortez Community Bank** – Residential Division – Brooksville, FL
- Fifth Third Bank** – Commercial Division – Tampa, FL
- First Community Bank** – Residential and Commercial – Tampa, FL
- First Kensington Bank** – Residential and Commercial Division – Port Richey, FL
- Gold Bank** – Residential and Commercial Division – Bradenton, FL
- Huntington Bank** – Residential Division – Columbus, OH
- Liberty Bank** – Residential Division - Clearwater, FL
- Regions Bank** – Residential and Commercial Division – Tampa, FL
- Wachovia Bank** – Residential Division – Tampa, FL

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# LDG CONSULTANTS, INC.

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## David L. Legault - President

David L. Legault started LDG Consultants, Inc. over ten years ago with the idea of providing a technical service to financial institutions during the workout and disposition of distressed properties. His primary activities have been in consulting with leaders on the status of the development process, development permits, monitoring of environmental matters and providing due diligence status reports to clients. In addition, he has managed income-producing properties during the REO disposition process for financial institutions. Another important element of services has been acting as court appointed *Receiver* or *Trustee* during foreclosure or other legal actions. Prior to this, he was active in the site selection, real estate development, property management and the marketing and sale of real property.

### Recent Work Experience

- ✧ President  
LDG Consultants, Inc.
- ✧ Special Asset Manager/Consultant  
Summer Lakes Partners, Inc.
- ✧ Project Developer/Consultant  
First National Bank of Boston
- ✧ Special Asset Manager/Receiver  
Marine Savings & Loan Association
- ✧ Project Developer/Acquisition Officer  
Beacon Properties
- ✧ Senior Property Manager  
Dynamic Management/First Columbia Mgt.

### Registrations

- ✧ Licensed Florida Real Estate Broker
- ✧ Certified Property Manager (CPM)
- ✧ Member Florida Gulfcoast Commercial  
Association of Realtors
- ✧ Licensed Mortgage Broker
- ✧ Certified Commercial Building Inspector  
Certified Commercial Project Manager
- ✧ Member ACI – Association of Construction Inspectors

### Education

- ✧ Associates In Art Degree  
Major – Business Management  
St. Petersburg Junior College
- ✧ Associates In Arts Degree  
Major - Marketing  
Santa Fe Community College
- ✧ Bachelor Of Science Degree  
Major – Business Administration  
Tampa College 1979

### Professional Education

- ✧ Condominium Management I & II  
University of South Florida
- ✧ Successful On – Site Management  
IREM 101  
Institute Of Real Estate Management
- ✧ Marketing and Management Of  
Residential Property  
IREM 301  
Institute Of Real Estate Management
- ✧ Advanced Management of Residential  
Property --- IREM 401  
Institute Of Real Estate Management
- ✧ Problem Solving and Decision Making  
For Property Management  
IREM 500  
Institute Of Real Estate Management
- ✧ ITA Class – Certified Commercial Building  
Inspector