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KEY CONCLUSIONS OF THE REPORT

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1. In order to maximize recovery in any option, assets should be in on entity
2. OFL continues to require capital investment in order for further growth to occur outside the Town
3. The Town is not in a position to make further capital investment
4. A substantial risk exist to the Town in terms of a default on payment, as the Town would need to make its payments on the funds borrowed from ACFA
5. Based on combined projection the Companies would be unable to cover installments of principal and interest as they come due.