

Exhibit B: Northeast Section - North Columbus Funding Summary

(DRAFT)
Decmeber 7, 2005

YEAR	Preserve Reference Number	Project Reference Number	Project	Phase	Private Utility Costs for Relocation ⁵	Net Cost ⁵	Funded by:							
							Dominion	M/I	Homewood	Portrait Homes	New Albany Company	Other Developers	TIF	
2005		1	Central College Full Replacement (M/I & Dominion Frontage) ^{3, 10, 12}	Design R/W, Utilities	\$74,000	\$170,000 \$60,000	\$70,000 \$30,000	\$100,000 \$30,000						
		1	Central College Offsite Storm	Design		\$73,800	\$36,900	\$36,900						
				2005 SUBTOTALS =	\$74,000	\$303,800	\$136,900	\$166,900	\$0	\$0	\$0	\$0	\$0	\$0
2006		1	Central College Full Replacement (M/I & Dominion Frontage) ^{3, 10, 12}	Construction/Inspection ^{1, 2}		\$1,421,999	\$300,400	\$800,000					\$321,599	
		1	Central College Offsite Storm ⁸	Construction/Inspection ^{1, 2}		\$688,800	\$250,000	\$250,000					\$188,800	
		2	Central College Full Replacement (From Project 1 to Rocky Fork Creek) ¹³	Design		\$239,227			\$239,227					
		3	Warner Road Full Replacement & Warner/Ulry Improvements ^{4, 13, 14}	Design		\$348,911	\$232,611						\$116,300 ¹⁶	
		4	Hamilton Road from SR161 to Central College	Design		\$931,274	\$375,000	\$390,510		\$0			\$165,764 ¹¹	
		5	Hamilton Road from Central College through Hellebrekers	Design		\$216,000			\$216,000					
		8	Central College/Lee-Ulry Road (From Project 1 to Ulry) ^{13, 15}	Design		\$261,189	\$261,189							
				2006 SUBTOTALS =	\$0	\$4,107,400	\$1,419,200	\$1,440,510	\$455,227	\$0	\$0	\$0	\$792,463	\$0
	2007		2	Central College Full Replacement (From Project 1 to Rocky Fork Creek)	R/W, Utilities Construction/Inspection ^{1, 2}	\$110,000	\$27,000 \$1,925,458		\$150,000	\$425,000				\$500,000
		3	Warner Road Full Replacement & Warner/Ulry Improvements ⁴	Construction/Inspection ^{1, 2}		\$3,174,108							\$3,174,108 ¹⁷	
				R/W, Utilities	\$172,000	\$198,110							\$198,110	
				2007 SUBTOTALS =	\$282,000	\$5,324,676	\$0	\$150,000	\$425,000	\$0	\$0	\$0	\$500,000	\$4,249,676
2008		4	Hamilton Road from SR161 to Central College	R/W, Utilities ¹¹		\$465,000							\$465,000	
		5	Hamilton Road from Central College through Hellebrekers	R/W ⁶		\$300,000							\$300,000	
		6	Central College Road Reconstruction (1400' East of Bethany Dr to Ex 3 Lane Section)	Design		\$398,505				\$0			\$398,505	
		7	Harlem Road Widening (400' North of Central College to 550' South of Central College)	R/W, Utilities Design	\$70,000	\$77,000 \$85,436							\$162,436	
		8	Central College/Lee-Ulry Road (From Project 1 to Ulry)	Construction/Inspection ^{1, 2}		\$2,089,514							\$2,184,014	
				R/W, Utilities	\$250,000	\$94,500								
			2008 SUBTOTALS =	\$320,000	\$3,509,955	\$0	\$0	\$0	\$0	\$0	\$0	\$560,941	\$2,949,014	

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M/I & Dominion
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Homewood
Dominion
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Homewood
Dominion
Columbus
Columbus
Columbus
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Other Developers
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Columbus

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Right-of-way value/acre = \$135,000

<i>Subdivision</i>	<i>Acres</i>	<i>Land Cost Donation</i>	<i>Developer</i>
Central College Road			
Upper Albany West	0.482	\$65,070	M/I
School Site Dedication	5.000	\$675,000	M/I
Phillips	0.000	\$0	M/I
School Site Dedication	15.000	\$2,025,000	M/I
Village at Albany Crossing	0.115	\$15,525	Dominion
Grand Reserve at West Albany	0.000	\$0	Dominion
Hellebrekers Tract	0.046	\$6,210	Homewood
The Farms at New Albany Park	0.000	\$0	Lifestyle
Sugar Run at Albany Park	0.207	\$27,945	Lifestyle
Police Station Site Dedication	5.700	\$769,500	Lifestyle
Portrait Homes	0.149	\$20,115	Portrait Homes
<i>R/W Dedication Total =</i>	<i>26.699</i>	<i>\$3,604,365</i>	
Warner Road			
Village at Albany Crossing	0.367	\$49,545	Dominion
Albany Landing	0.138	\$18,630	Dominion
<i>R/W Dedication Total =</i>	<i>0.505</i>	<i>\$68,175</i>	
Hamilton Road			
Portrait Homes	0.230	\$31,050	Portrait Homes
Hellebrekers Tract	5.510	\$743,850	Homewood
<i>R/W Dedication Total =</i>	<i>5.740</i>	<i>\$774,900</i>	
Harlem Road			
Sugar Run at Albany Park	0.344	\$46,440	Lifestyle
<i>R/W Dedication Total =</i>	<i>0.344</i>	<i>\$46,440</i>	
<i>R/W Dedication Grand Total =</i>	<i>33.288</i>	<i>\$4,493,880</i>	
<i>Totals By Developer =</i>			
Dominion	0.620	\$83,700	
Homewood	5.556	\$750,060	
Lifestyle	6.251	\$843,885	
M/I	20.482	\$2,765,070	
Casto	0.000	\$0	
Portrait Homes	0.379	\$51,165	

Other Costs Outside MOU

Ref #	Location	\$ Required	EMH&T Contact
Portrait Homes			
1	Hamilton Rd/Central College Signal	\$2,000	See zoning txt -Kelly/Weiler
2	NB LT to Entrance on Hamilton Rd	\$165,764	Fruehling
3	Hamilton Rd/Warner Signal	\$2,500	See zoning txt -Kelly/Weiler
4	Casto (1/2 Signal) on Hamilton	\$125,000	Patti Austin
5	NE Corner of Ulry/Warner	\$220,800	3 Units/acre*32 Acre*2300
Totals		\$516,064	

Calculations Per Ref. #:

- 1 NE Traffic Study required 0.8% of traffic at intersection of Hamilton/Central College. Calculation as
 $0.8\% * \$250,000 = 2000$
- 2 Northbound left to entry on Hamilton Road (per email 11/8/05
 165764
- 3 NE Traffic Study required x% of traffic at intersection of Hamilton/Warner Rd. Calculation as shown
 $1.0\% * \$250,000 = \2500
- 4 None

shown for signal contribution

for signal contribution

per unit obligation = \$2,300

Subdivision	Units	Obligation	EMH&T Contact
Dominion			
Village at Albany Crossing	599	\$1,377,700	Montgomery
Albany Landing	294	\$676,200	Montgomery
Grand Reserve at West Albany	101	\$232,300	Denniston
<i>Total =</i>	994	\$2,286,200	
M/I			
Upper Albany West	784	\$1,803,200	Ruhley
Phillips Tract	277	\$637,100	Ruhley
Davidheiser Tract	30	\$69,000	Strung
<i>Total =</i>	1091	\$2,509,300	
Lifestyle			
Sugar Run at Albany Park	100	\$230,000	Menerey
The Farms at New Albany Park	310	\$713,000	Menerey
<i>Total =</i>	410	\$943,000	
Homewood			
Hellebrekers Tract	473	\$1,087,900	Menerey
Portrait Homes			
Central College Rd	35	\$80,500	Fruehling
Totals	3003	\$6,906,900	