

**EXHIBIT "B"**  
**Estimated Project Costs**

<b>Cost Code</b>	<b>Description</b>	<b>Amount</b>
2065	Abatement	\$165,000
2050	Site Clearing & Preparation	\$110,000
2051	Building Demolition	\$556,500
2060	Pavement and Railroad Track Removal	\$120,000
2200	Earthwork (Site Re-Grading)	\$459,322
2210	Unsuitable Soils Remediation at Foundations	\$200,000
2280	Lime Stabilization Soil Treatment at Pavement	\$53,824
2520	Concrete Pavement (With addition purpose serving as an engineered barrier)	\$1,374,746
2590	Storm Retention Basin	\$50,000
2600	Utility Relocation (Telecom Services)	\$102,190
2602	Utility Relocation (Electrical Underground)	\$250,000
2675	Utility Relocation (Existing Water Mains)	\$100,000
2711	Sanitary Sewer	\$196,332
2712	Storm Sewer	\$446,209
2713	Water Utility	\$249,877
1558	Ameren Fees	\$300,000
1005	Builder's Risk Insurance	\$21,000
1005	General Liability Insurance	\$18,000
1750	Safety & OSHA Oversight	\$24,000
1800	Site Security	\$37,000
2085	EPA & Abatement Management	\$58,000
1001	AE Entitlement Services	\$139,000
1000	CM General Conditions (6.5%)	\$363,545
1003	CM Fee (3.5%)	\$195,755
2098	EPA & Haz Mat Allowance (5%)	\$279,650
	Professional Fees	\$740,000
<b>Total *</b>		<b>\$6,609,950</b>

*\*Costs can be shifted among the listed items above provided the reimbursement cap of \$6,600,000.00 is not exceeded and Developer is entitled to a maximum of 10% cost contingency increase above the reimbursement cap of \$6,600,000.00.*