

**The Pinnacle Development Company  
of Grove City, Ltd.**

1500 Pinnacle Club Drive  
Grove City, Ohio 43123  
(614) 539-3061  
(614) 539-3060 (fax)

January 23, 2008

Charles Kungu  
MuniCap Inc.  
6760 Alexander Bell Drive  
Suite 220  
Columbia, MD 21046

Dear Charles:

Enclosed please find the Developer's Continuing Disclosure Statement –  
Part II, as of December 31, 2007.

Sincerely yours,



Wanda Boyd

Enclosure

\$14,815,000  
**PINNACLE COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY**  
**(GROVE CITY, OHIO)**  
**COMMUNITY FACILITIES BONDS**  
**SERIES 2004A**

**DEVELOPER'S CONTINUING DISCLOSURE STATEMENT-PART II**

Attn: Keenan Rice  
MuniCap  
8340 Governor Ridgley Lane  
Ellicott City, MD 21043

In accordance with the "Continuing Disclosure Agreement" (the "Disclosure Agreement") by and between the undersigned, Pinnacle Community Infrastructure Financing Authority (the "Authority"), M/I Homes of Central Ohio, LLC and Pinnacle Development Company of Grove City Ohio, LTD (together the "Developers") and MuniCap, Inc. (the "Administrator") dated as of July 15, 2004, the Developers hereby provides the following information as of December 31, 2007. All terms having initial capitalization and not defined herein shall have the meanings set forth in the Rule or, to the extent not in conflict with the Rule, in the Official Statement dated as of August 2, 2004. To the best of the knowledge of the undersigned:

- 1) Status of Construction and Completion of the Pinnacle Community Development Authority-Storm Sewer Project:

**SUMMARY OF FINANCED CONSTRUCTION - PART II**

Infrastructure Improvements	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete
<b>Total eligible project costs</b>	<b>\$19,113,600</b>				
<i>Less City commitment</i>	(\$8,250,000)				
<i>Less M/I Homes portion of Development</i>	(\$6,863,600)				
<b>Part II - Storm Sewer Project</b>					
Master storm water management system	1,950,000	none	none	1,950,000	100%
Portion of street (*total amount)	*2,050,000	none	none	2,050,000	100%
Storm water (*total amount)					
Water main (*total amount)					
Sanitary sewer in subareas A <sub>1</sub> and A <sub>2</sub> (*total amount)					
<b>Total Part II Bond Funded Costs</b>	<b>\$4,000,000</b>	<b>none</b>	<b>none</b>	<b>4,000,000</b>	<b>100%</b>

- 2) Developer's Information Update:

- Storm master drainage is 100% complete;
- Estate lots / underground infrastructure, sanitary storm water is 100% complete;
- Estate lots / streets, curbs and gutters are 100% complete;
- Estate lots / ancillary street lights and street signs are 100% complete;

- Estate lots / landscaping to be complete next Spring;
  - Estate lots to be complete in early Spring
- 3) Developer's and Land Acquisition and Development Activities: There are no changes to developer's and land acquisition and development activities.
  - 4) Zoning Classification: There have been no changes to the zoning classification of any parcels within the district.
  - 5) Legislative, Administrative or Judicial Challenges: There have been no legislative, administrative, or judicial challenges to the construction or development of the district.
  - 6) Notice of Default: There has been no formal written notice of default under any construction loan that finances any portion of the project.
  - 7) Material changes to the Form of Ownership of the Developer: There have been no material changes in the form, organization or ownership of the developer, any member or affiliate of the developer described in the Official Statement under the heading "DEVELOPERS AND LAND ACQUISITION AND DEVELOPMENT ACTIVITIES."
  - 8) Vacant Lot Sale Status:

**LOT SALE STATUS**

Sub-Area	Product Type	Estimated Number of Units	LOT SALES	
			Under Contract	Closed
A-1	Estate Homes	77	1	21
A-2	Estate Homes	58	1	6
B	Medium Single Family	(see M/I)		
C	Medium Single Family	(see M/I)		
D	Small Single Family	(see M/I)		
E	Neo-Traditional	(see M/I)		
F	Condominium	(see M/I)		
H	Condominium	(see M/I)		
I	Condominium	(see M/I)		
J	Condominium	(see M/I)		
<b>Total</b>		135	2	27

9) Issuance of Building Permits and Sale Status:

**ISSUANCE OF BUILDING PERMITS AND SALE STATUS**

Sub-Area	Product Type	Estimated Number of Units	Building Permits		Homes	
			Issued	Pending	Under Contract	Closed
A-1	Estate Homes	77	15	1	1	7
A-2	Estate Homes	58	1	0	1	1
B	Medium Single Family	(see M/I)				
C	Medium Single Family	(see M/I)				
D	Small Single Family	(see M/I)				
E	Neo-Traditional	(see M/I)				
F	Condominium	(see M/I)				
H	Condominium	(see M/I)				
I	Condominium	(see M/I)				
J	Condominium	(see M/I)				
<b>Total</b>		135	16	1	2	8

Pinnacle Development Company of Grove City, Ltd. has not received any information from the developers: Mark Zimmer and John Brennan.

PINNACLE DEVELOPMENT COMPANY  
OF GROVE CITY OHIO, LTD

By: Pinnacle Development Company of  
Grove City Ohio, LTD

By: 

Title: Managing Member

Date: January 23, 2008



Timothy C. Hall, Jr.  
Phone: (614) 418-8019  
Facsimile: (614) 418-8622  
thall@mihomes.com

January 30, 2008

VIA OVERNIGHT DELIVERY

MuniCap  
3840 Governor Ridgley Lane  
Ellicott City, MD 21043

Attn: Keenan Rice

Re: M/I Homes of Central Ohio, LLC – Pinnacle Community Infrastructure  
Financing Authority

Dear Keenan:

Enclosed is the Developer's Continuing Disclosure Statement for period ending  
December, 2008.

Please let me know if you have any questions regarding the enclosed.

Very truly yours,

Timothy C. Hall, Jr.  
Assistant General Counsel

TCH/vls

\$14,815,000  
PINNACLE COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
(GROVE CITY, OHIO)  
COMMUNITY FACILITIES BONDS  
SERIES 2004A

**DEVELOPER'S CONTINUING DISCLOSURE STATEMENT – PART I**

Attn: Keenan Rice  
MuniCap  
8340 Governor Ridgley Lane  
Ellicott City, MD 21043

In accordance with the "Continuing Disclosure Agreement" (the "Disclosure Agreement") by and between the undersigned, Pinnacle Community Infrastructure Financing Authority (the "Authority"), M/I Homes of Central Ohio, LLC and Pinnacle Development Company of Grove City Ohio, LTD (together the "Developers") and MuniCap, Inc. (the "Administrator") dated as of July 15, 2004, M/I Homes of Central Ohio, LLC, one of the Developers, hereby provides the following information as of December 31, 2007. All terms having initial capitalization and not defined herein shall have the meanings set forth in the Rule or, to the extent not in conflict with the Rule, in the Official Statement dated as of August 2, 2004. To the best of the knowledge of the undersigned:

- 1) Status of Construction and Completion of the Pinnacle Community Development Authority:

CONTINUED ON NEXT PAGE

**SUMMARY OF FINANCED CONSTRUCTION – PART I**

<b>Infrastructure Improvements</b>	<b>Original Budget</b>	<b>Prior Changes</b>	<b>Current Changes</b>	<b>Revised Budget</b>	<b>Spent to Date</b>	<b>Percent Complete</b>
<u>Part I – Residential Project &amp; City Commitment</u>						
Buckeye Parkway Extension	\$2,930,000	\$590,350	\$0	\$3,520,350	\$3,520,350	100%
Pinnacle Club Drive	\$2,547,000	\$531,650	\$0	\$3,078,650	\$3,078,650	100%
State Route 104 turn lane	\$100,000	\$400,000	\$0	\$500,000	\$0	0%
Traffic signals	\$220,000	(\$83,600)	\$0	\$136,400	\$136,400	100%
Sanitary sewer extensions	\$350,000	\$666,040	\$0	\$1,016,040	\$1,016,040	100%
Landscaping right of way	\$450,000	\$720,000	\$0	\$1,170,000	\$1,027,477	88%
Entrance features	\$664,000	\$166,000	\$0	\$830,000	\$785,744	95%
Layout/staking	\$200,000	(\$50,000)	\$0	\$150,000	\$135,000	90%
Inspection fees	\$430,000	\$65,000	\$0	\$495,000	\$456,123	92%
Buckeye Parkway/Pinnacle Club Drive engineering	\$500,000	\$0	\$0	\$500,000	\$500,000	100%
Community center	\$2,000,000	\$628,078	\$0	\$2,628,078	\$2,628,078	100%
Public improvements in subareas B, C, D & E	\$2,985,000	\$0	\$0	\$2,985,000	\$2,985,000	100%
10% contingency	\$1,737,600	(\$1,737,600)	\$0	\$0		
<b>Total Residential Project Eligible Costs</b>	<b>\$15,113,600</b>	<b>\$1,895,918</b>	<b>\$0</b>	<b>\$17,009,518</b>	<b>\$16,268,862</b>	<b>96%</b>
<i>Less</i> City Commitment	(\$8,250,000)			(\$8,250,000)		
<b>Total Part I Bond Funded Costs</b>	<b>\$6,863,600</b>	<b>\$1,895,918</b>	<b>\$0</b>	<b>\$8,759,518</b>	<b>\$16,268,862</b>	

- 2) Developer's Information Update: No update
- 3) Developer and Land Acquisition and Development Activities:  
Development of Sub Area D is complete. Sub Area E is currently under development.
- 4) Zoning Classification: No changes
- 5) Legislative, Administrative or Judicial Challenges: None
- 6) Notice of Default: None
- 7) Material changes to the Form of Ownership of the Developer: No Changes
- 8) Vacant Lot Sale Status: **LOT SALE STATUS**

Sub-Area	Product Type	Estimated Number of Units	LOT SALES	
			Under Contract	Closed
A-1	Estate Homes	77	--	--
A-2	Estate Homes	58	--	--
B	Medium Single Family	45	--	--
C	Medium Single Family	138	--	--
D	Small Single Family	168	--	--
E	Neo-Traditional	571	--	--
F	Condominium	285	--	--
H	Condominium	20	--	--
I	Condominium	75	--	75**
J	Condominium	137	--	137*
<b>Total</b>		1574	0	212

*Number of lots is estimated as per the original design of the project*

*\* Condominium Pod I (12.783 acres) sold to Mews at Pinnacle Club LLC on 11/17/2005.*

*\*\* Condominium Pod J (21.737 acres) sold to Cottages at Pinnacle LLC on 7/26/2005*



9) Issuance of Building Permits and Sale Status:

**ISSUANCE OF BUILDING PERMITS AND SALE STATUS**

Sub-Area	Product Type	Estimated Number of Units	Building Permits		Homes	
			Issued	Pending	Under Contract	Closed
A-1	Estate Homes (PDC)	77	--	--	--	--
A-2	Estate Homes (PDC)	58	--	--	--	--
B	Medium Single Family (MI)	45	10	0	2	5
C	Medium Single Family (MI)	138	--	--	--	--
D	Small Single Family (MI)	168	130	0	9	88
E	Neo-Traditional (MI)	571	234	0	17	146
F	Condominium (MI)	285	--	--	--	--
H	Condominium (MI)	20	--	--	--	--
I	Condominium (MI)**	75	17	--	7	--
J	Condominium (MI)*	137	31	5	4	9
<b>Total</b>		<b>1574</b>	<b>422</b>	<b>5</b>	<b>39</b>	<b>248</b>

\*M/I Homes of Central Ohio, LLC is relying on information provided by the condominium developer, The Cottages at Pinnacle, LLC without an independent investigation and has not received any additional information since September 30, 2007. This information will be sent under separate cover upon receipt.

\*\*M/I Homes of Central Ohio, LLC is relying on information provided by the condominium developer, The Mews at Pinnacle Club, LLC without an independent investigation and has not received any additional information since December 30, 2006. This information will be sent under separate cover upon receipt.

10) The number of homes closed and occupied by each Sub-Area is shown in table below:

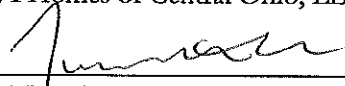
### HOMES OCCUPIED

Sub-Area	Product Type	Estimated Number of Units	Homes Closed and Occupied
A-1	Estate Homes	77	28
A-2	Estate Homes	58	1
	Medium Single		
B	Family	45	5
	Medium Single		
C	Family	138	--
D	Small Single Family	168	88
E	Neo-Traditional	571	146
F	Condominium	285	--
H	Condominium	20	--
I	Condominium**	75	--
J	Condominium*	137	9
<b>Total</b>		<b>1574</b>	<b>277</b>

M/I HOMES OF CENTRAL OHIO, LLC

By: M/I Homes of Central Ohio, LLC

By: \_\_\_\_\_

  
Timothy C. Hall, Jr.  
Vice President and Asst.  
General Counsel

Date: \_\_\_\_\_

1/30/08