COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS

2390 E. Camelback Road, Suite 230, Phoenix, AZ 85016

Phone: (602) 287-3500 Fax: (602) 263-0433

Buyers/Borrowers Settlement Statement Estimated

Escrow No: 18000170 - 040 MZ3

Close Date: 11/05/2018

Proration Date: 11/05/2018

Disbursement Date:

Buyer(s)/Borrower(s): G&I IX MJW Lake Pointe III & IV LLC, a Delaware limited liability company

Lender:

CANADIAN IMPERIAL BANK OF

Loan #:

Property:

8470 Allison Pointe Blvd

8520 Allison Pointe Blvd

Indianapolis, IN

COMMERCE

TOTAL CONSIDERATION: Total Consideration
Buyer Deposit 750, 8 4,577, 600, 750, 4,577, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750, 600, 750,
Buyer Funds Due
Buyer Funds Due
Funds due - M & K Wilkow 600, NEW AND EXISTING ENCUMBRANCES: 13,815, NEW Loan from CANADIAN IMPERIAL BANK OF COMMERCE 13,815, NEW LOAN CHARGES: - CANADIAN IMPERIAL BANK OF COMMERCE 13,815, NEW LOAN CHARGES: - CANADIAN IMPERIAL BANK OF COMMERCE 2,340,000.00 Good Faith Deposit Received 70,000
NEW AND EXISTING ENCUMBRANCES: 13,815, New Loan from CANADIAN IMPERIAL BANK OF COMMERCE 13,815, NEW LOAN CHARGES: - CANADIAN IMPERIAL BANK OF COMMERCE 2,340,000.00 Good Faith Deposit Received 70, Commitment Fee 89,797.50 Lender's Disbursements 1,993.26 Processing Fee 5,000.00 Real Estate Tax Reserve (1 month) 36,305.08 Lenders Attorneys Fees to Dentons US LLP 85,000.00 Appraisal Fee to Colliers International Valuation & Advisory Services, LLC 6,300.00 Environmental Fees to ATC Group Services, LLC 3,350.00 Insurance Services to Wharton Lyon & Lyon 1,250.00 Environmental Review to Winston & Strawn 985.00 PRORATIONS AND ADJUSTMENTS: 257,150.00 Security Deposits 257,150.00 Revenues 5,814.07 Expenses-to be paid by buyer 2,1301,150.00 Leasing Costs 5,814.07 Expenses-paid by Seller 5,814.07 RE Taxes - Prorations 64,901.03 ESCROW AND TITLE CHARGES: 375.00
New Loan from CANADIAN IMPERIAL BANK OF COMMERCE
NEW LOAN CHARGES: - CANADIAN IMPERIAL BANK OF COMMERCE 2,340,000.00 Funds Withold for Future Advance 2,340,000.00 Good Faith Deposit Received 70,0 Commitment Fee 89,797.50 Lender's Disbursements 1,993.26 Processing Fee 5,000.00 Real Estate Tax Reserve (1 month) 36,305.08 Lenders Attorneys Fees to Dentons US LLP 85,000.00 Appraisal Fee to Colliers International Valuation & Advisory Services, LLC 6,300.00 Environmental Fees to ATC Group Services, LLC 3,350.00 Engineering Fees to ATC Group Services, LLC 4,650.00 Insurance Services to Wharton Lyon & Lyon 1,250.00 Environmental Review to Winston & Strawn 985.00 PRORATIONS AND ADJUSTMENTS: 257,7 Security Deposits 257,7 Revenues 156,814.07 Expenses-to be paid by buyer 2,814.07 Leasing Costs 5,814.07 Expenses-paid by Seller 5,814.07 RE Taxes - Prorations 64,901.03 ESCROW AND TITLE CHARGES: 257,00 Escrow Charge to Commonwealth Land Title Insurance
Funds Withold for Future Advance
Good Faith Deposit Received 70,1
Commitment Fee 89,797.50 Lender's Disbursements 1,993.26 Processing Fee 5,000.00 Real Estate Tax Reserve (1 month) 36,305.08 Lenders Attorneys Fees to Dentons US LLP 85,000.00 Appraisal Fee to Colliers International Valuation & Advisory Services, LLC 6,300.00 Environmental Fees to ATC Group Services, LLC 3,350.00 Engineering Fees to ATC Group Services, LLC 4,650.00 Insurance Services to Wharton Lyon & Lyon 1,250.00 Environmental Review to Winston & Strawn 985.00 PRORATIONS AND ADJUSTMENTS: 257, Security Deposits 257, Revenues 2, Expenses-to be paid by buyer 2, Leasing Costs 5,814.07 RE Taxes - Prorations 5,814.07 RE Taxes - Prorations 64,901.03 ESCROW AND TITLE CHARGES: 375.00 Escrow Charge to Commonwealth Land Title Insurance 375.00
Lender's Disbursements 1,993.26 Processing Fee 5,000.00 Real Estate Tax Reserve (1 month) 36,305.08 Lenders Attorneys Fees to Dentons US LLP 85,000.00 Appraisal Fee to Colliers International Valuation & Advisory Services, LLC 6,300.00 Environmental Fees to ATC Group Services, LLC 3,350.00 Engineering Fees to ATC Group Services, LLC 4,650.00 Insurance Services to Wharton Lyon & Lyon 1,250.00 Environmental Review to Winston & Strawn 985.00 PRORATIONS AND ADJUSTMENTS: 257, Security Deposits 257, Revenues 2, Expenses-to be paid by buyer 2, Leasing Costs 5,814.07 RE Taxes - Prorations 5,814.07 RE Taxes - Prorations 64,901.03 ESCROW AND TITLE CHARGES: 375.00
Processing Fee 5,000.00 Real Estate Tax Reserve (1 month) 36,305.08 Lenders Attorneys Fees to Dentons US LLP 85,000.00 Appraisal Fee to Colliers International Valuation & Advisory Services, LLC 6,300.00 Environmental Fees to ATC Group Services, LLC 3,350.00 Engineering Fees to ATC Group Services, LLC 4,650.00 Insurance Services to Wharton Lyon & Lyon 1,250.00 Environmental Review to Winston & Strawn 985.00 PRORATIONS AND ADJUSTMENTS: 257,1 Security Deposits 257,1 Revenues 2,2 Expenses-to be paid by buyer 2,2 Leasing Costs 1,301,1 Expenses-paid by Seller 5,814.07 RE Taxes - Prorations 64,901.03 ESCROW AND TITLE CHARGES: 375.00
Real Estate Tax Reserve (1 month) Lenders Attorneys Fees to Dentons US LLP Appraisal Fee to Colliers International Valuation & Advisory Services, LLC Environmental Fees to ATC Group Services, LLC Engineering Fees to ATC Group Services, LLC Insurance Services to Wharton Lyon & Lyon Environmental Review to Winston & Strawn PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 36,305.08 85,000.00 66,300.00
Lenders Attorneys Fees to Dentons US LLP Appraisal Fee to Colliers International Valuation & Advisory Services, LLC Environmental Fees to ATC Group Services, LLC Engineering Fees to ATC Group Services, LLC Insurance Services to Wharton Lyon & Lyon Environmental Review to Winston & Strawn PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 85,000.00 6,30
Appraisal Fee to Colliers International Valuation & Advisory Services, LLC Environmental Fees to ATC Group Services, LLC Engineering Fees to ATC Group Services, LLC Insurance Services to Wharton Lyon & Lyon Environmental Review to Winston & Strawn PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 6,300.00 3,350.00 4,900.00 1,250.00 985.00 985.00 257, 4,650.00 1,250.00 985.00 985.00 1,301.01 1,250.00 1
Environmental Fees to ATC Group Services, LLC Engineering Fees to ATC Group Services, LLC Insurance Services to Wharton Lyon & Lyon Environmental Review to Winston & Strawn PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 3,350.00 4,650.00 4,650.00 1,250.00 2,57,6 2,57,7 2,57,7 2,57,7 3,50,7 3,50,7 3,50,7 3,50,7 3,50,7 3,75,00
Engineering Fees to ATC Group Services, LLC Insurance Services to Wharton Lyon & Lyon Environmental Review to Winston & Strawn PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 4,650.00 1,250.00 2,4650.00 1,250.00 1,250.00 2,57,4 2,57,4 2,57,4 2,67,7 2,67,7 3,75
Insurance Services to Wharton Lyon & Lyon Environmental Review to Winston & Strawn PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 1,250.00 1,250.00 257,1
Environmental Review to Winston & Strawn PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 985.00 257,0 257
PRORATIONS AND ADJUSTMENTS: Security Deposits Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 257,8 257,8 257,8 257,8 257,9 258,8 258,8 257,9 258,8 258,8 257,9 258,8
Security Deposits 257,8 Revenues 156,6 Expenses-to be paid by buyer 2,0 Leasing Costs 1,301,9 Expenses-paid by Seller 5,814.07 RE Taxes - Prorations 64,901.03 ESCROW AND TITLE CHARGES: 375.00 Escrow Charge to Commonwealth Land Title Insurance 375.00
Revenues Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 156. 2, 1,301,9 5,814.07 64,901.03
Expenses-to be paid by buyer Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 2, 1,301,4 5,814.07 64,901.03
Leasing Costs Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 1,301,9 5,814.07 64,901.03 375.00
Expenses-paid by Seller RE Taxes - Prorations ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 5,814.07 64,901.03 375.00
RE Taxes - Prorations 64,901.03 ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 375.00
ESCROW AND TITLE CHARGES: Escrow Charge to Commonwealth Land Title Insurance 375.00
Escrow Charge to Commonwealth Land Title Insurance 375.00
Lenders Policy for \$13,815,000.00 to Commonwealth Land Title Insurance 225.00
OP Endorsements - ALTA 28-06 - Easement - Damage or Enforced 350.00
Removal to Commonwealth Land Title Insurance
OP Endorsements - ALTA 17.2-06 - Utility Access to Commonwealth Land 300.00
Title Insurance OP Endorsements - ALTA 18.1-06 - Multiple Tax Parcel to Commonwealth 250.00
Land Title Insurance
OP Endorsements - ALTA 19-06 - Contiguity - Multiple Parcels to
Commonwealth Land Title Insurance
OP Endorsements - ALTA 22-06 - Location to Commonwealth Land Title 300.00
Insurance OR Endorsoments, ALTA 25 06, Same as Survey to Commence of the Land
OP Endorsements - ALTA 25-06 - Same as Survey to Commonwealth Land Title Insurance 300.00
OP Endorsements - ALTA 26-06 - Subdivision to Commonwealth Land Title 250,00
Insurance

This statement is based on information available to the escrow holder as of the date this statement was prepared and the closing date shown above. Actual amounts may change and/or vary depending on updated information received and the final closing date.

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Escrow No: 18000170 - 040 MZ3

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Proration Date: 11/05/2018

Disbursement Date:

scrow No: 18000170 - 040 MZ3	Close Date: 11/05/2018	Proration Date: 11/05/2018	Disbursement Date	:
Description			Debit	Credi
OP Endorsements - ALTA 03.1-06 - Zoning to Commonwealth Land Title			650.00	
Insurance OP Endorsements -ALTA 39-06 - Policy Authentication to Commonwealth			250.00	
Land Title Insurance OP Endorsements - ALTA 08.2-06 - Commercial Environmental Protection			300.00	
Lien to Commonwealth Land Ti OP Endorsements - ALTA 09.2-06 -	tle Insurance Covenants, Conditions and Restrictior	s	400.00	
to Commonwealth Land Title In			400.00	
Title Insurance	-			
Title Insurance	of Arbitration to Commonwealth Land]	250.00	
OP Endorsements - ALTA 17-06 - Ac Land Title Insurance	cess and Entry to Commonwealth		300.00	
	Covenants, Conditions and Restriction	s	400.00	
OP Endorsements - ALTA 35-06 - Mi	nerals and Other Subsurface		600.00	
Substances to Commonwealth LP Endorsements - ALTA 01-06 - Str			250.00	
Land Title Insurance	Itility Access to Commonwealth Land			
Title Insurance	•			
Title Insurance	cess and Entry to Commonwealth Lar	la l		
LP Endorsements - ALTA 18.1-06 - N Land Title Insurance	Multiple Tax Parcel to Commonwealth		ļ	
LP Endorsements - ALTA 19-06 - Co				
Commonwealth Land Title Insu LP Endorsements - ALTA 22-06 - Lo				
Insurance LP Endorsements - ALTA 24-06 - Do	ing Business to Commonwealth Land		350.00	
Title Insurance	me as Survey to Commonwealth Land	1		
Title Insurance				
Insurance	bdivision to Commonwealth Land Title			
LP Endorsements - ALTA 27-06 - Us Insurance	sury to Commonwealth Land Title		250.00	
LP Endorsements - ALTA 28-06 - Ea Removal to Commonwealth Lai			350.00	
LP Endorsements - ALTA 03.1-06 - 3	Zoning - Improved Land to			
Commonwealth Land Title Insur LP Endorsements - ALTA 35-06 - Mit				
Substances to Commonwealth	Land Title Insurance licy Authentication to Commonwealth			
Land Title Insurance				
LP Endorsements - ALTA 05-06 - Pla Commonwealth Land Title Insu			250.00	
LP Endorsements - ALTA 06-06 - Var			350.00	
	Commercial Environmental Protection			
Lien to Commonwealth Land Ti LP Endorsements - ALTA 09.6-06 - F	tle Insurance Private Rights to Commonwealth Land		400.00	
Title Insurance	strictions, Encroachments, Minerals to	,	400.00	
Commonwealth Land Title Insur	rance		}	
LP Endorsements - SE 93 - Deletion of Arbitration to Commonwealth Land Title Insurance			250.00	
	ture Advance to Commonwealth Land		500.00	
Search and Exam Fee to Commonw	ealth Land Title Insurance		1,100.00	

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Disbursement Date:

Description	Debit	Credit
Update Fee to Commonwealth Land Title Insurance	450.00	
Out of Pocket to Commonwealth Land Title Insurance	440,00	
RECORDING FEES:		
Recording and Services Fees to Commonwealth Land Title Insurance	510.00	
ADDITIONAL CHARGES:	1	
Survye Fee to Cripe	3,500.00	
Zoning Report to American Zoning Services	1,095.00	
Elevator consulting services to Axium LLC dba The Elevator Consultants	2,600.00	
Phase Consulting to Kennedy Consulting Group LLC	1,200.00	
Attorneys Fees to Wooden McLaughlin, LLP	4,500.00	
Buyers Attorneys Fees to Blank Rome LLP	135,000.00	
Sub Totals	19,805,240.94	21,531,602.74
Refund Due Buyer /Borrower	1,726,361.80	
Totals	21,531,602.74	21,531,602.74

Buyer(s)/Borrower(s):

G&I IX MJW Lake Pointe III & IV LLC, a Delaware limited liability company

By: G&I IX MJW Lake Pointe JV LLC,

Its: Sole member

By: G&I IX Investment Lake Pointe LLC

Its: Managing Member

By:

Jason Borreo
Vice President

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