

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 COMMERCE Loan #:

Property: 8470 Allison Pointe Blvd
8520 Allison Pointe Blvd
Indianapolis, IN

Description	Debit	Credit
TOTAL CONSIDERATION:		
Total Consideration	17,000,000.00	
Buyer Deposit		750,000.00
Buyer Funds Due		4,577,820.00
Funds due - M & K Wilkow		600,000.00
NEW AND EXISTING ENCUMBRANCES:		
New Loan from CANADIAN IMPERIAL BANK OF COMMERCE		13,815,000.00
NEW LOAN CHARGES: - CANADIAN IMPERIAL BANK OF COMMERCE		
Funds Withold for Future Advance	2,340,000.00	
Good Faith Deposit Received		70,000.00
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:		
Security Deposits		257,996.62
Revenues		156,532.26
Expenses-to be paid by buyer		2,311.15
Leasing Costs		1,301,942.71
Expenses-paid by Seller	5,814.07	
RE Taxes - Prorations	64,901.03	
ESCROW AND TITLE CHARGES:		
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 Removal to Commonwealth Land Title Insurance	350.00	
OP Endorsements - ALTA 17.2-06 - Utility Access to Commonwealth Land Title Insurance	300.00	
OP Endorsements - ALTA 18.1-06 - Multiple Tax Parcel to Commonwealth Land Title Insurance	250.00	
OP Endorsements - ALTA 19-06 - Contiguity - Multiple Parcels to Commonwealth Land Title Insurance	250.00	
OP Endorsements - ALTA 22-06 - Location to Commonwealth Land Title Insurance	300.00	
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 Insurance	250.00	

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OP Endorsements - ALTA 03.1-06 - Zoning to Commonwealth Land Title Insurance	650.00	
OP Endorsements -ALTA 39-06 - Policy Authentication to Commonwealth Land Title Insurance	250.00	
OP Endorsements - ALTA 08.2-06 - Commercial Environmental Protection Lien to Commonwealth Land Title Insurance	300.00	
OP Endorsements - ALTA 09.2-06 - Covenants, Conditions and Restrictions to Commonwealth Land Title Insurance	400.00	
OP Endorsements - ALTA 09.9-06 - Private Rights to Commonwealth Land Title Insurance	400.00	
OP Endorsements - SE 91 - Deletion of Arbitration to Commonwealth Land Title Insurance	250.00	
OP Endorsements - ALTA 17-06 - Access and Entry to Commonwealth Land Title Insurance	300.00	
OP Endorsements - ALTA 09.1-06 - Covenants, Conditions and Restrictions to Commonwealth Land Title Insurance	400.00	
OP Endorsements - ALTA 35-06 - Minerals and Other Subsurface Substances to Commonwealth Land Title Insurance	600.00	
LP Endorsements - ALTA 01-06 - Street Assessments to Commonwealth Land Title Insurance	250.00	
LP Endorsements - ALTA 17.2-06 - Utility Access to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 17-06 - Access and Entry to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 18.1-06 - Multiple Tax Parcel to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 19-06 - Contiguity - Multiple Parcels to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 22-06 - Location to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 24-06 - Doing Business to Commonwealth Land Title Insurance	350.00	
LP Endorsements - ALTA 25-06 - Same as Survey to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 26-06 - Subdivision to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 27-06 - Usury to Commonwealth Land Title Insurance	250.00	
LP Endorsements - ALTA 28-06 - Easement - Damage or Enforced Removal to Commonwealth Land Title Insurance	350.00	
LP Endorsements - ALTA 03.1-06 - Zoning - Improved Land to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 35-06 - Minerals and Other Subsurface Substances to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 39-06 - Policy Authentication to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 05-06 - Planned Unit Development to Commonwealth Land Title Insurance	250.00	
LP Endorsements - ALTA 06-06 - Variable Rate to Commonwealth Land Title Insurance	350.00	
LP Endorsements - ALTA 08.2-06 - Commercial Environmental Protection Lien to Commonwealth Land Title Insurance		
LP Endorsements - ALTA 09.6-06 - Private Rights to Commonwealth Land Title Insurance	400.00	
LP Endorsements - ALTA 09-06 - Restrictions, Encroachments, Minerals to Commonwealth Land Title Insurance	400.00	
LP Endorsements - SE 93 - Deletion of Arbitration to Commonwealth Land Title Insurance	250.00	
LP Endorsements - ALTA 14-06 - Future Advance to Commonwealth Land Title Insurance	500.00	
Search and Exam Fee to Commonwealth Land Title Insurance	1,100.00	

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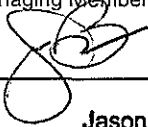
Description	Debit	Credit
Update Fee to Commonwealth Land Title Insurance	450.00	
Out of Pocket to Commonwealth Land Title Insurance	440.00	
RECORDING FEES:		
Recording and Services Fees to Commonwealth Land Title Insurance	510.00	
ADDITIONAL CHARGES:		
Survey Fee to Cripe	3,500.00	
Zoning Report to American Zoning Services	1,095.00	
Elevator consulting services to Axiom 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: 
Its: **Jason Borreo**
Vice President

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