

Piedmont Office Realty Trust, Inc.
Form SC TO-T/A
December 11, 2009

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Amendment No. 1
to
SCHEDULE TO
Tender Offer Statement Pursuant to Section 14(d)(1) or 13(e)(1)
of the Securities Exchange Act of 1934

PIEDMONT OFFICE REALTY TRUST, INC.
(Name of Subject Company)

MPF DEWAAY FUND 8, LLC; MPF REIT FUND 1, LLC; MPF BADGER ACQUISITION CO., LLC; LEMON
CREEK OPERATING PARTNERSHIP, LP; MPF SENIOR NOTE PROGRAM I AND II, LP; SCM SPECIAL
FUND 2, LP; AND MACKENZIE PATTERSON FULLER, LP
(Bidders)
SHARES OF COMMON STOCK
(Title of Class of Securities)

None or unknown
(CUSIP Number of Class of Securities)

Christine Simpson
MacKenzie Patterson Fuller, LP
1640 School Street
Moraga, California 94556
(925) 631-9100 ext. 1024

Copy to:
Chip Patterson, Esq.
MacKenzie Patterson Fuller, LP
1640 School Street
Moraga, California 94556
(925) 631-9100 ext. 1006

(Name, Address, and Telephone Number of
Person Authorized to Receive Notices and
Communications on Behalf of Bidder)

Calculation of Filing Fee

Transaction Valuation*	Amount of Filing Fee
\$4,000,000	\$223.20

* For purposes of calculating the filing fee only. Assumes the purchase of 1,000,000
Shares at a purchase price equal to \$4.00 per Share in cash

[X]

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Check box if any part of the fee is offset as provided by Rule 0-11(a)(2) and identify the filing with which the offsetting fee was previously paid. Identify the previous filing by registration statement number, or the Form or Schedule and the date of its filing.

Amount Previously Paid: \$223.20

Form or Registration Number: SC TO-T

Filing Party: MacKenzie Patterson Fuller, LP

Date Filed: OCTOBER 26, 2009

☐ Check the box if the filing relates solely to preliminary communications made before the commencement of a tender offer.

Check the appropriate boxes below to designate any transactions to which the statement relates:

☒ third party tender offer subject to Rule 14d-1.
☐ issuer tender offer subject to Rule 13e-4.
☐ going private transaction subject to Rule 13e-3
☐ amendment to Schedule 13D under Rule 13d-2

Check the following box if the filing is a final amendment reporting the results of the tender offer: ☒

FINAL AMENDMENT TO TENDER OFFER

This Tender Offer Statement on Schedule TO relates to the offer (the "Offer") by: MPF DeWaay Fund 8, LLC; MPF REIT Fund 1, LLC; MPF Badger Acquisition Co., LLC; Lemon Creek Operating Partnership, LP; MPF Senior Note Program I and II, LP; SCM Special Fund 2, LP; and MacKenzie Patterson Fuller, LP (collectively the "Purchasers") to purchase up to 1,000,000 shares of common stock (the "Shares") in Piedmont Office Realty Trust, Inc. (the "Corporation"), the subject company, at a purchase price equal to \$4.00 per Share, less the amount of any dividends declared or made with respect to the Shares between October 26, 2009 (the "Offer Date") and November 30, 2009, or such other date to which this Offer may be extended (the "Expiration Date"), upon the terms and subject to the conditions set forth in the Offer to Purchase dated October 26, 2009 (the "Offer to Purchase") and the related Assignment Form.

The Offer resulted in the tender by shareholders, and acceptance for payment by the Purchasers, of a total of approximately 106,737.6475 Shares plus a yet-unknown number of Shares owned by one seller. Upon completion of the Offer, the Purchasers held an aggregate of approximately 1,363,042 Shares, or approximately 0.28% of the total outstanding Shares. These shares were allocated among the Purchasers as follows:

MPF DeWaay Fund 8, LLC, 31,250 shares; MPF REIT Fund 1, LLC, 25,000 shares; MPF Badger Acquisition Co., LLC, 25,000 shares; SCM Special Fund 2, LP, 25,487.6475 Shares

SIGNATURES

After due inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Dated: December 10, 2009

MPF DeWaay Fund 8, LLC; MPF REIT Fund 1, LLC; MPF Badger Acquisition Co., LLC; MPF Senior Note Program I and II, LP

By: MacKenzie Patterson Fuller, LP, Manager/General Partner

By: /s/ Chip Patterson
Chip Patterson, Senior Vice
President

SCM Special Fund 2, LP

By: SCM-GP, LLC, General Partner

By: Sutter Capital Management, LLC, Manager

By: /s/ Chip Patterson
Chip Patterson, Senior Vice
President

Lemon Creek Operating Partnership, LP

By: Lemon Creek Properties, Inc.

By: /s/ Chip Patterson
Chip Patterson, Senior Vice
President

MacKenzie Patterson Fuller, LP

By: /s/ Chip Patterson
Chip Patterson, Senior Vice
President