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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 215-54-004A
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☑

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):
(1) 215-54-004B (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Title One Exchange as QI fbo Gyro Engineering Corp
~~P.O. Box 75385~~ PO Box 339
~~New River, AZ 85087~~ Marsing ID 83639

3. (a) BUYER'S NAME AND ADDRESS:
Melcor Pebble Creek, LLC
900, 10310 Jasper Avenue
Edmonton, Alberta T5J 1Y8

(b) Are the Buyer and Seller related? Yes ☐ No ☑
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
Evans Business Center - 8145 - 8151 E. Evans
Scottsdale, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Melcor Pebble Creek, LLC
See #3 above

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☑ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home ☐ Affixed ☐ Not Affixed
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check one of the following:
a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked **e** or **f** in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. ☐ Warranty Deed
b. ☑ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other: _____

10. **SALE PRICE:** $ 6,430,000.00

11. DATE OF SALE (Numeric Digits): 06/15~~05~~ / 2015
Month / Year

12. DOWN PAYMENT $ 6,430,000.00

13. METHOD OF FINANCING:
a. ☑ Cash (100% of Sale Price)
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☑
(b) If Yes, provide the dollar amount of the Personal Property:
$ _____ 00 AND
briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☑
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Melcor Pebble Creek, LLC
See #3 above
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

JOEL MONTEMAYOR
Notary Public — Arizona
Maricopa County
Expires 01/31/2016

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent
State of ID, County of Canyon
Subscribed and sworn to before me on this 25th day of August 2015
Notary Public
Notary Expiration Date 10/15/18

Signature of ~~Buyer~~ / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 28 day of August 2015
Notary Public
Notary Expiration Date 1-31-16

DANNY BELDEN
NOTARY PUBLIC
STATE OF IDAHO

Escrow No. 71002758-071-CH1
Affidavit of Property Value...Continued

EXHIBIT "A"
Legal Description

Parcel No. 1

The west half of the west half of the southeast quarter of the northwest quarter of the southwest quarter of Section 12, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian. Maricopa County, Arizona.

Parcel No. 2:

The east half of the west half of the southeast quarter of the northwest quarter of the southwest quarter of Section 12. Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian. Maricopa County, Arizona.

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