

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 76985 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 f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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.

F71
Ho:

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other: _____

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

11. DATE OF SALE (Numeric Digits): 06/1505 / 2015
 Month / Year

12. DOWN PAYMENT \$ 6,430,000.00

13. METHOD OF FINANCING:

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

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:
 \$ _____ 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 devices, 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.

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 27th day of August 2015

Notary Public _____

Notary Expiration Date 10/15/18

Signature of Buyer / Agent Chris D. Naph

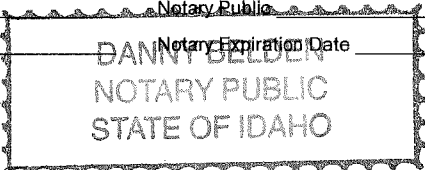
State of AZ, County of Maricopa

Subscribed and sworn to before me on this 29 day of August 2015

Notary Public _____

Notary Expiration Date 1-31-16

JOE MONTEMAYOR
 Notary Public - Arizona
 Maricopa County
 Expires 01/31/2016



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.

Unofficial Document