

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 173 - 55 - 002 - 1
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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

WDF-3 Wood Scottsdale Owner, LLC c/o Wood Partner
8777 East Via De Ventura, Suite 201
Scottsdale, AZ 85258

3. (a) BUYER'S NAME AND ADDRESS:

Passco Luxe DST c/o Passco Companies, LLC
2050 Main Street, Ste. 650
Irvine, CA 92614

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

4. ADDRESS OF PROPERTY:

8418 East Indian School Road, Scottsdale, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Passco Luxe DST
2050 Main Street, Ste. 650
Irvine, CA 92614

(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: 218
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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.

Ag Kessie, Agent
 Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

| | |
|-------------------------|--|
| FC 14 ch. | |
|-------------------------|--|

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: \$ 53,969,438 **00**

11. DATE OF SALE (Numeric Digits): 12/15
Month / Year

12. DOWN PAYMENT \$ 0 **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)
 d. Seller Loan (Carryback) 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 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):

First American Title Insurance Company/AM
6 Concourse Pky, Ste. 2000, Atlanta, GA 30328
(888) 380-6996

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Exhibit "A" Attached

Ag Kessie, Agent
 Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

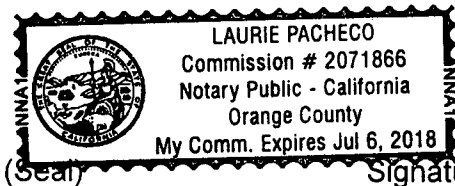
Notary Expiration Date _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 15th
day of December, 2015, by Larry K. Sullivan

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Laurie Pacheco

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.

WDF-WOOD SCOTTSDALE OWNER, LLC, a
Delaware limited liability company

By: WDF-3 Wood Scottsdale Manager, LLC, a
Delaware limited liability company, its manager

By: Wood Tempe, LLC, a Delaware limited liability
company, its managing member

By: WP West Development Enterprises L.L.C., a
Delaware limited liability company, its manager

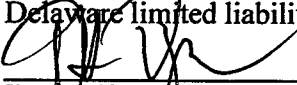
Signature of Buyer/Agent _____

State of _____, County of _____

Subscribed and sworn to before me on _____

Notary Public _____

Notary Expiration Date _____



Signature of Seller/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on Dec. 11, 2015

Notary Public: Cynthia L. Brow

Notary Expiration Date 02/09/2018

DOR FORM 62162 (Revised 5/03)

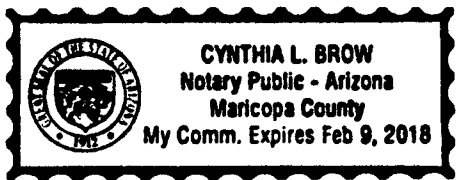


EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Scottsdale, County of Maricopa, State of Arizona, described as follows:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 48 MINUTES 32 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 560 FEET;

THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 569.46 FEET;

THENCE NORTH 80 DEGREES 56 MINUTES 5 SECONDS WEST 220.91 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST 341.86 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE SOUTH ALONG SAID WEST LINE 605 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 240 FEET OF THE WEST 215 FEET THEREOF; AND

EXCEPT THE WEST 40 FEET THEREOF; AND

EXCEPT THE SOUTH 65 FEET THEREOF.