

45-Day Identification Form
For Use in a Forward or Deferred §1031 Exchange

The §1031 45-day identification requirements are satisfied by identifying one or more parcels of real property, with or without improvements, as potential Replacement Property for your exchange on the following identification form, and returning the completed and signed form to Exchange Strategies Corporation (sometimes referred to herein as the "Accommodator"). You must then acquire one or more of those properties during the period ending 180 days after the disposition of the Relinquished Property in order to complete the exchange. You do not need to acquire all the properties identified.

There is no need to make a separate identification if all the applicable Replacement Property is acquired prior to the 45th day following the sale of the Relinquished Property.

Per the ID requirements described in the Exchange Agreement, it is your responsibility as the taxpayer to make an accurate identification in writing in accordance with the statutory requirements. You may deliver the identification via US Mail, overnight courier, fax or email no later than midnight on the 45th day of the identification period. You may deliver the identification to a third-party other than Exchange Strategies Corporation (i.e., a broker or attorney) but you should still notify the Accommodator immediately thereafter.

Any of the following identification rules may be used to make your identification:

The Three-Property Rule: up to 3 properties with any Fair market Value ("FMV") can be identified and any or all of them can be acquired as Replacement Property in order to complete the exchange. A fillable form for identifying with the Three-Property Rule can be found below.

The 200% Rule: any number of properties can be identified and acquired before the 180th day as long as their aggregate FMV on the 45th day of the exchange period does not exceed 200% of the sale price of the Relinquished Property. A fillable form for identifying with the 200% Rule can also be found below.

The 95% Rule: any number of properties can be identified and acquired before the 180th day as long as the aggregate FMV of the properties actually acquired during the exchange equals or exceeds 95% of the aggregate FMV of all of the properties included in the identification form. A fillable form for identifying with the 95% Rule is also below. Note that the 95% rule is used only in very specific and very unusual circumstances.

If you intend to acquire less than 100% of the Replacement Property, you must identify the undivided percentage interest to be acquired and/or the FMV of the undivided interest in the applicable Replacement Property.

If you identify more than one Replacement Property and excess exchange funds remain after expiration of the 45-day identification period, then any remaining exchange funds must remain with the Accommodator in the exchange account until expiration of the 180-day exchange period.

45-Day Replacement Property Identification

Exchangor _____

Relinquished Property _____

Close Date _____ 45-Day ID Deadline _____

The 45-day Identification requirements are hereby satisfied using the Three Property Rule:

One _____

Two _____

Three _____

Submitted by the Exchangor

Receipt Acknowledged

Signature: _____

Signature: _____

Name: _____

Name: _____

Date: _____

Date: _____

Please return the completed ID form by:

email: worksheets@extra1031.com

FAX: 888-876-3583

US Mail: Exchange Strategies Corporation

900 E. Hamilton Ave., Ste. 100

Campbell, CA 95008

45-Day Replacement Property Identification

Exchangor _____

Relinquished Property _____

Close Date _____ 45-Day ID Deadline _____

The 45-day Identification requirements are hereby satisfied using the 200% Rule:

1) _____ FMV _____

2) _____ FMV _____

3) _____ FMV _____

4) _____ FMV _____

5) _____ FMV _____

TOTAL FMV

Total _____

Attach additional sheets as required.

Submitted by the Exchangor

Receipt Acknowledged

Signature: _____

Signature: _____

Name: _____

Name: _____

Date: _____

Date: _____

Please return the completed ID form by:

email: worksheets@extra1031.com

FAX: 888-876-3583

US Mail: Exchange Strategies Corporation

900 E. Hamilton Ave., Ste. 100

Campbell, CA 95008

45-Day Replacement Property Identification

Exchangor _____

Relinquished Property _____

Close Date _____ 45-Day ID Deadline _____

The 45-day Identification requirements are hereby satisfied using the 95% Rule:

1) _____ FMV _____

2) _____ FMV _____

3) _____ FMV _____

4) _____ FMV _____

5) _____ FMV _____

TOTAL FMV

Total _____

Attach additional sheets as required.

Submitted by the Exchangor

Receipt Acknowledged

Signature: _____

Signature: _____

Name: _____

Name: _____

Date: _____

Date: _____

Please return the completed ID form by:

email: worksheets@extra1031.com

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