



UNLIMITED EXCHANGE II, INC.

15 North Main Street

Temple, Texas 76501

Phone: (866) 597-9543

Facsimile: (888) 225-7043

Email: exchangeinfo@unlimitedexchange.com

Our File Number:

(Date)

(Exchange Party and address)

RE: 1031 Exchange Deadlines

Dear Exchange Party:

As a reminder -

The closing date of the first leg of this tax-free exchange pursuant to Section 1031 of the Internal Revenue Code is the date the transaction actually closed and the last party has signed all documents ("Closing Date"). The "Date of Transfer" is the date the deed you signed as the seller of the relinquished property is recorded in the Real Property Records of the county where the relinquished property is located. **You have 45 days from the Date of Transfer to properly identify your replacement property** (that is, the property that you wish to purchase with the sales proceeds of this recent transaction). You may identify up to three (3) replacement properties of any value. If you wish to identify four (4) or more replacement properties, you may do so, however, the combined total value of the identified replacement properties cannot exceed 200% of the sales price of the relinquished property (that is, the property that you have just sold.)

You will then have 180 days from the Date of Transfer to close upon the replacement property. If you should fail to timely identify your replacement property, or properties, or fail to proceed to closing within the prescribed time period after the identification of the replacement property or properties, that portion of the funds that were not spent on the replacement property will not qualify under Section 1031 of the Internal Revenue Code. That portion of your transaction would then be subject to the payment of taxes as if it had never been a part of a tax-free exchange under Section 1031 of the Internal Revenue Code.

Please note that if the 45-day deadline or 180-day deadline falls on a Saturday, Sunday or holiday, that there will be no extension of time and that the 45-day deadline and 180-day deadline are absolute.

I have taken the opportunity to enclose the following:

1. An identification of replacement property for your review (*see "Forms" on website*). You will need to create the exhibit, the list of replacement properties, following the guidelines previously mentioned in this letter. Once you have the exhibit complete, please date and sign the identification of replacement property and return the original copy to this office. Please note that we must receive the signed identification on or before the 45 day deadline. If timing is tight, you may fax or email the identification to us in order to comply with the deadline and return the original signed copy by mail. To ensure that we receive a fax in a timely manner, please fax the identification to the following number: (888) 225-7043. To ensure that we receive an email in a timely manner, please email the identification to the following 2 email addresses: rene@unlimitedexchange.com and linda@unlimitedexchange.com; and

2. A Draw Request and Authorization for your review and use (*see "Forms" on website*). You will need to complete and sign the draw request when you are ready to have any part of the 1031 funds disbursed and spent on the replacement property. The completed draw request must be returned to us in sufficient time for the Qualified Intermediary to disburse the funds according to your signed instructions. Although disbursement of the 1031 funds will be based and authorized upon receipt of a completed, signed and faxed or emailed draw request, you are asked to follow up by mailing the original signed copy. To ensure that we receive a fax in a timely manner, please fax the draw request to the following number: (888) 225-7043. To ensure that we receive an email in a timely manner, please email the draw request to the following 2 email addresses: rene@unlimitedexchange.com and linda@unlimitedexchange.com.

You may want to review the "Frequently Asked Questions" that are located under the category entitled "Real Estate - Like-Kind Exchanges (1031)" of the firm's website at www.bcswwlaw.com for additional information on a deferred like-kind exchange pursuant to Internal Revenue Code Section 1031 of 1986, as amended.

This is just a brief summary of the workings of your tax-free exchange pursuant to Section 1031 of the Internal Revenue Code. If you have any questions, please give me a call.

Sincerely,

(representative of UE)

Enclosure

c: Exchange Party at Closing