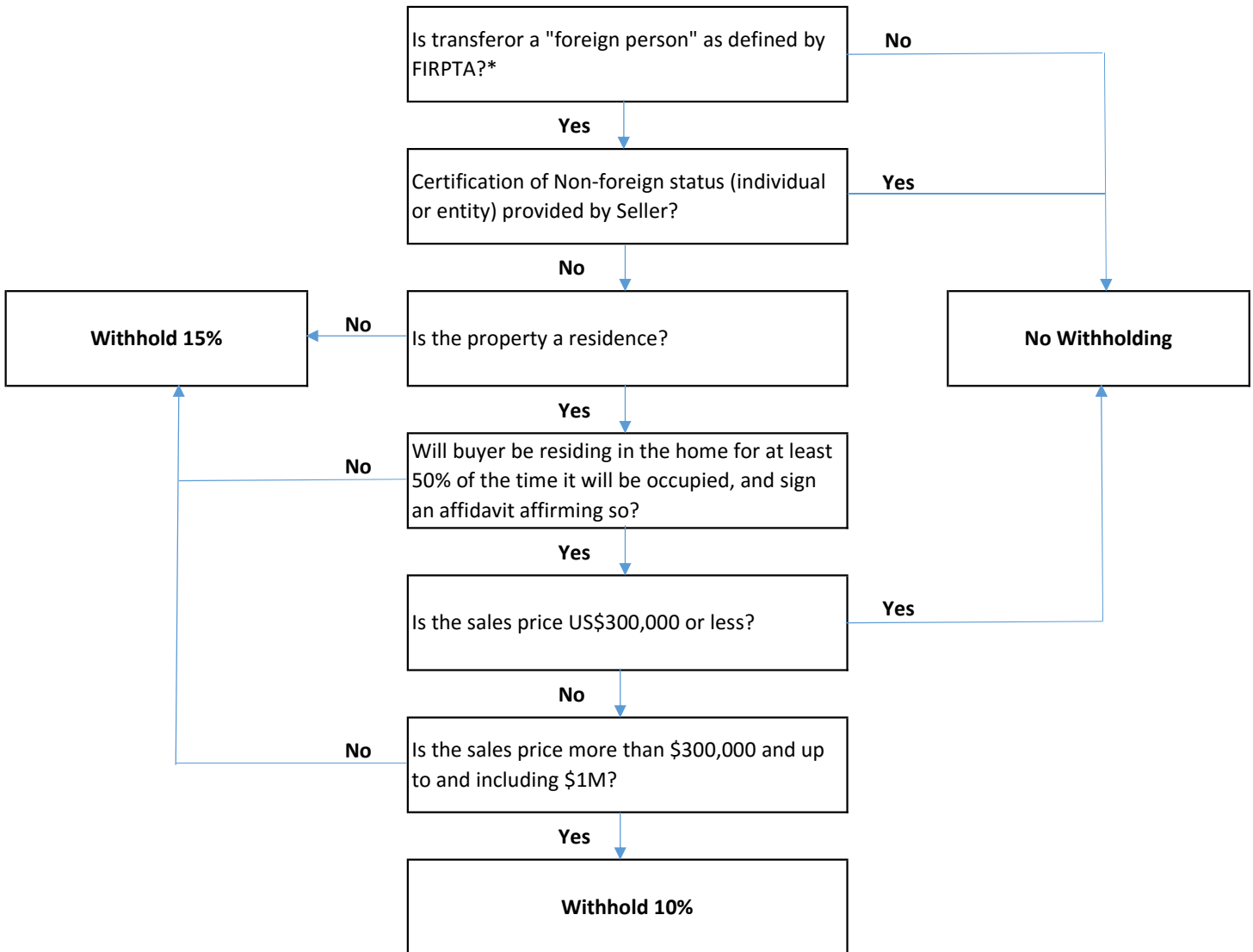


FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT FLOWCHART



*"Foreign person" means a nonresident alien individual (including a member of a domestic LLC) or a foreign corporation/ partnership/ trust/ estate. A resident alien is NOT a foreign person. (Resident aliens generally will have a green card or indicate they fall within the "substantial presence" test).