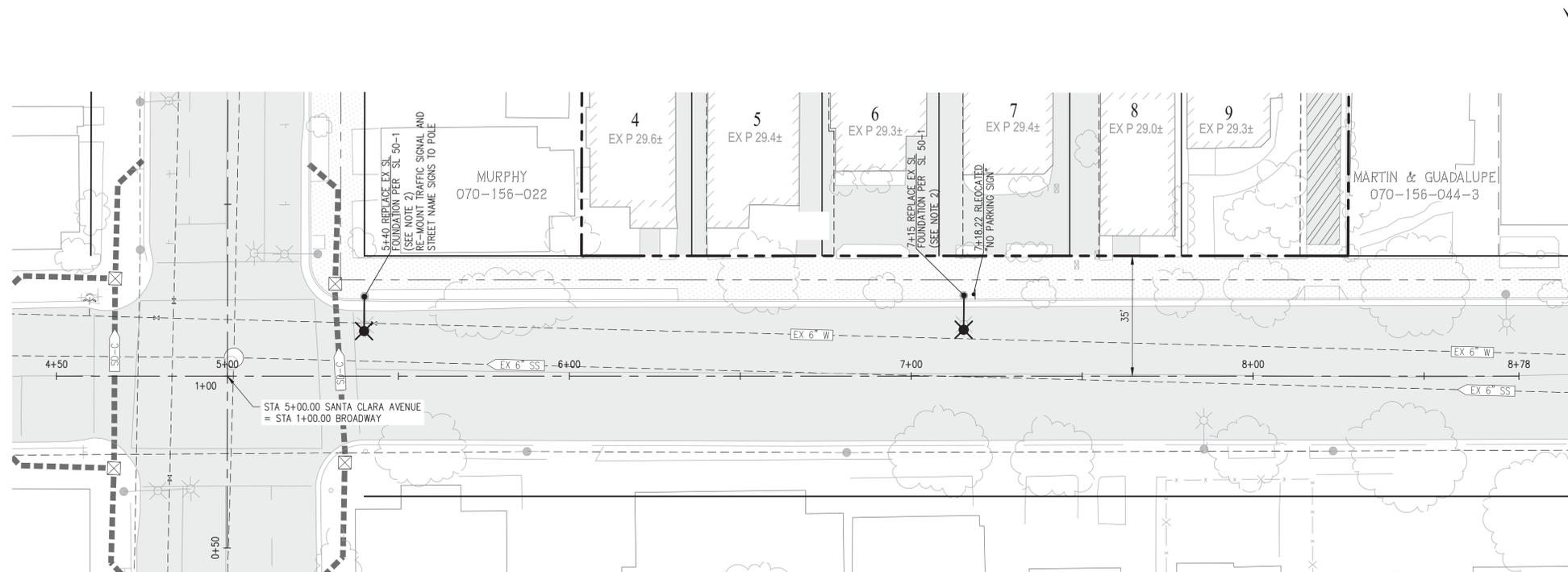


BROADWAY - PHASE 2



SANTA CLARA - PHASE 1

PHASING EXHIBIT