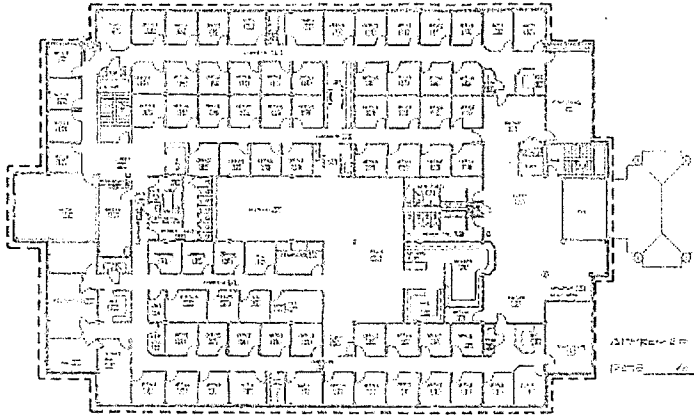


EXHIBIT A

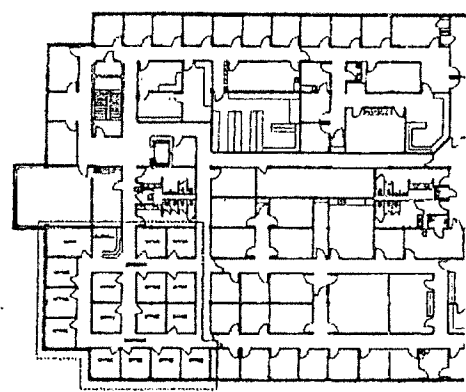


APPROVED BY *Magnus & Co.*
DATE 10/24/98

SECOND FLOOR

SPACE 2 ND FLOOR	20200
SPACE 3 RD FLOOR	24280
COMMON AREA 2 ND FLOOR CORN	583
COMMON AREA 3 RD FLOOR	433
TOTAL SQ. FT.	23896

05/20/01



SPACE 2ND FLOOR 20200
SPACE 3RD FLOOR 24280
COMMON AREA 2ND FLOOR CORN 583
COMMON AREA 3RD FLOOR 433
TOTAL 23896

THIRD FLOOR