EXHIBIT A

PHASING

450 N Street

Sacramento, CA

Swing Stage Schedule

Rig 2 will take 15 work days per drop, 4 drops
Assumes 1 crew day per floor per rig per drop for exterior work
Rigs 1,3,4 & 5 will do 2 floors per work day per drop
Drops 1 thru 3 will take 6 work days + 1 day per rigs 3 & 5
Drops 1 thru 4 will take 8 work days + 1 day per rigs 1 & 4
Drops 4 thru 6 will take 9 work days per drop + 1 day per rigs 3 & 5
Drops 5 thru 8 will take 9 work days per drop + 1 day per rigs 1 & 4
Drops 7 thru 9 will take 9 work days per drop + 1 day per rigs 3 & 5
Drops 9 thru 12 will take 9 work days per drop + 1 day per rigs 1 & 4

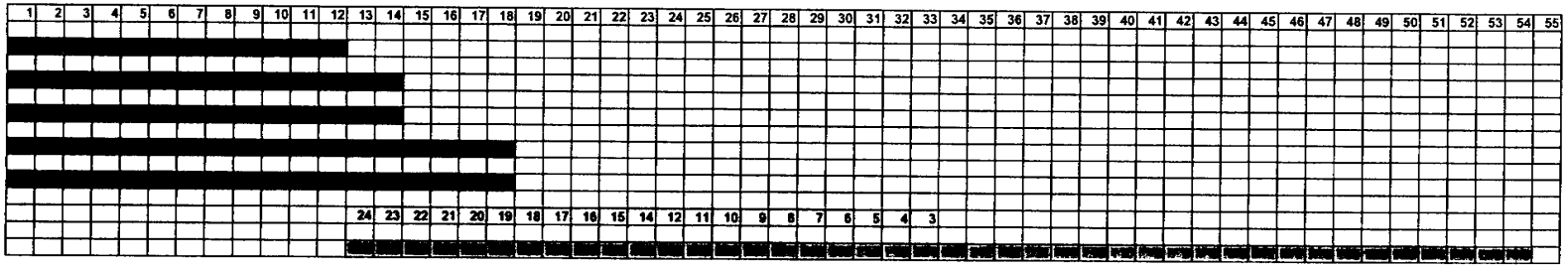
Inside Work - Gaskets, Insulation, Ceilings (No Drywall work)

4+1 work days / 1 floor

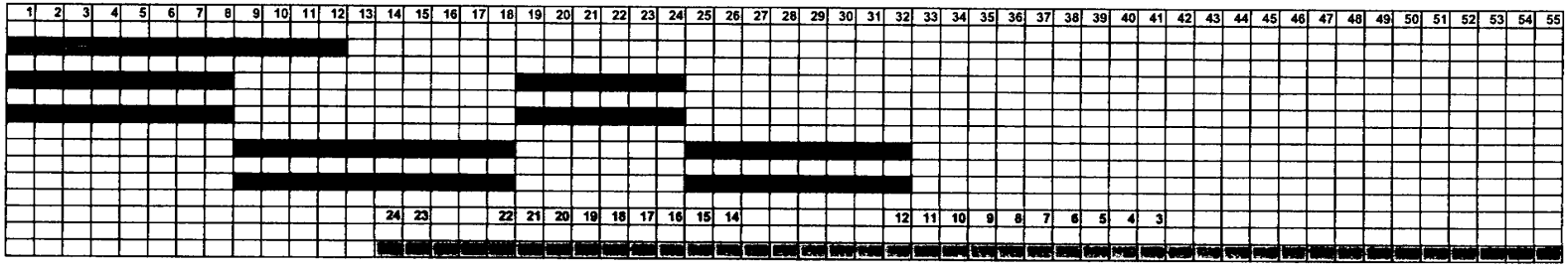
Drywall Work

Drywall work will extend interior disruption from 4 days to 10 days (min)

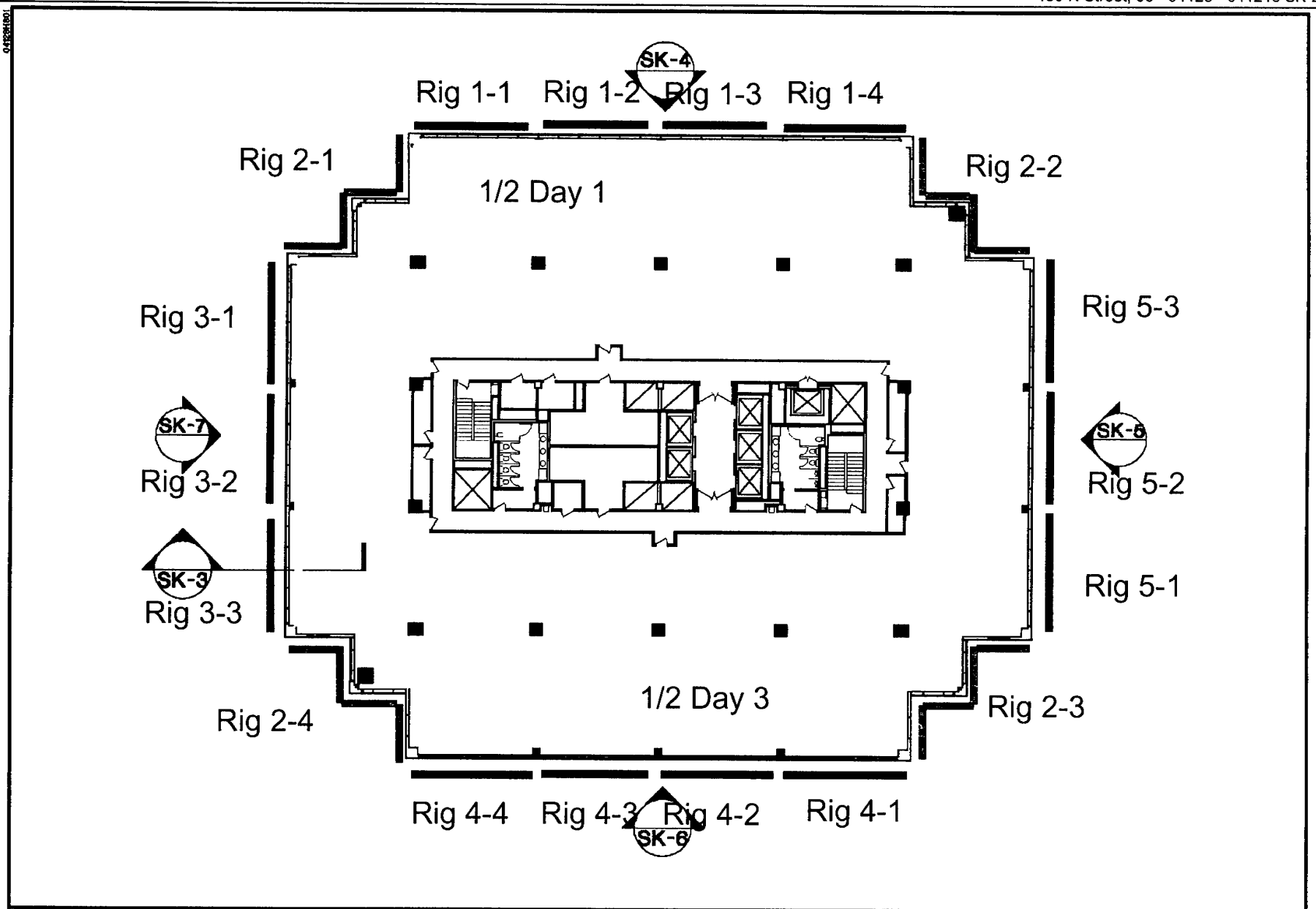
5 Rig Scenerio



3 Rig Scenerio



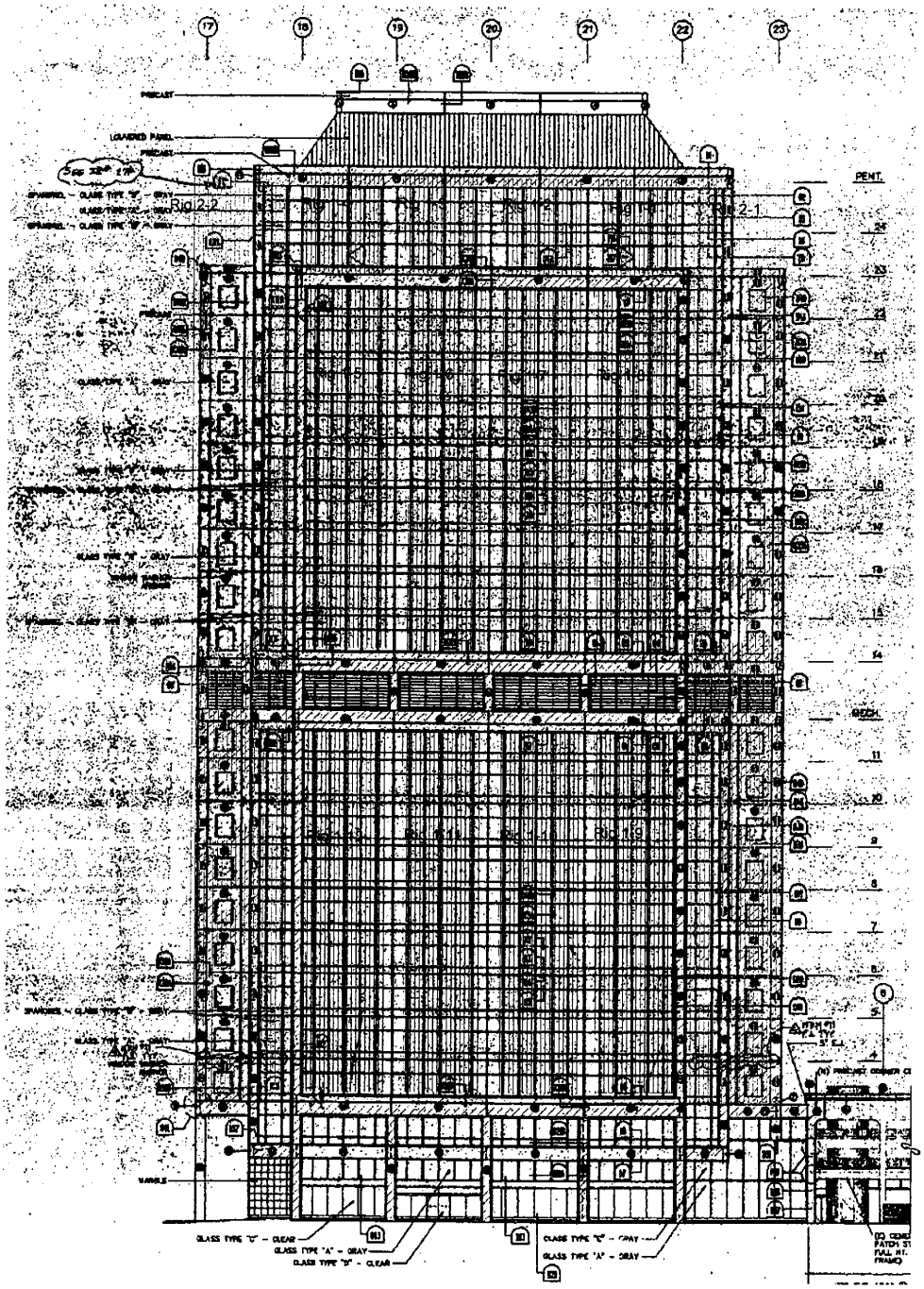
Turner



SK-2	04128	12/09/04	TYPICAL BUILDING FLOOR PLAN SCALE: 1" = 30"

450 N STREET
SACRAMENTO, CA
EXTERIOR ENVELOPE REMEDIATION

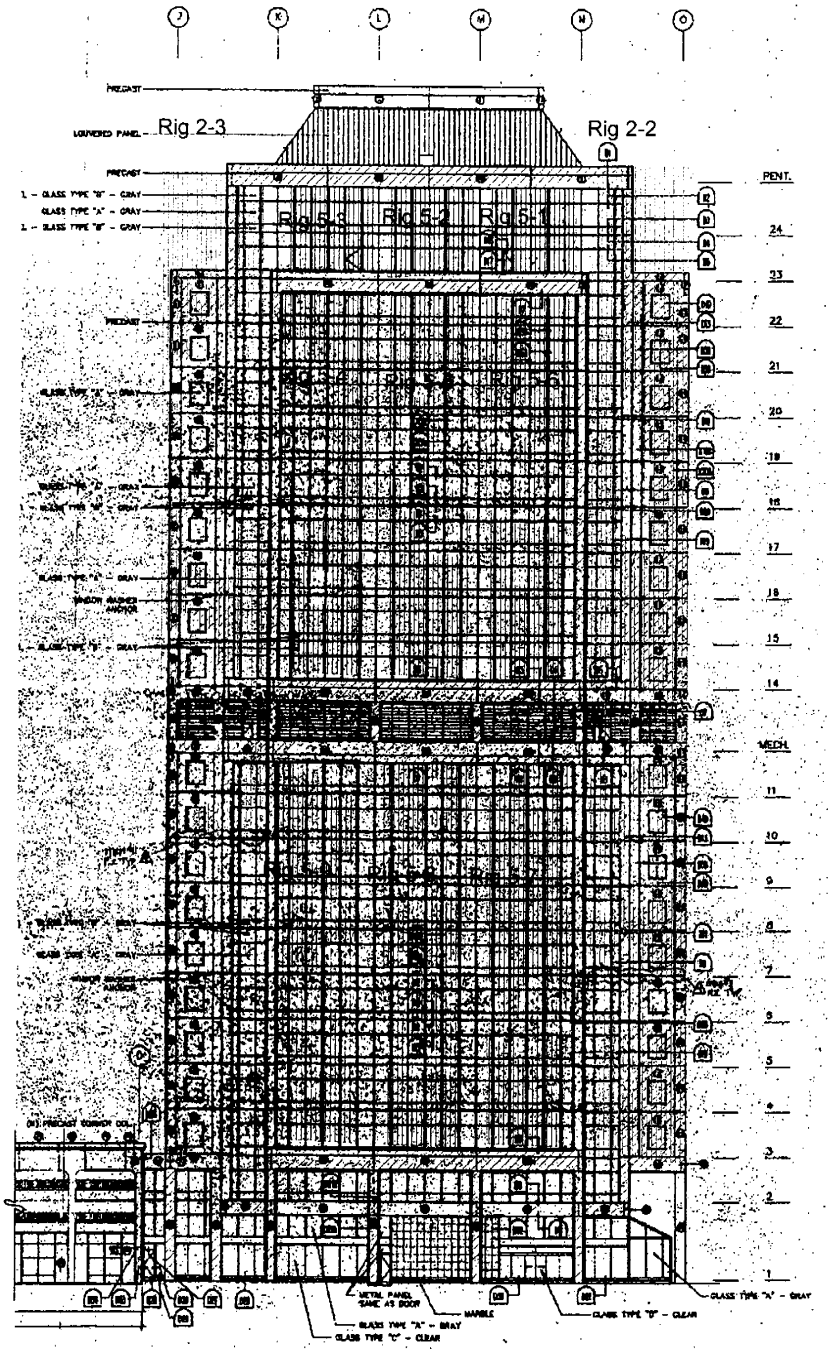
McGinnis Chen Associates LLP
ARCHITECTS ENGINEERS



LEGEND:

SCOPE OF WORK: PRECAST CONCRETE

SK-4	04128 12/06/04	NORTH ELEVATION SCALE: 1/32"=1'-0"	450 N STREET SACRAMENTO, CA EXTERIOR ENVELOPE REMEDIATION	McGinnis Chen Associates LLP ARCHITECT. ENGINEERS



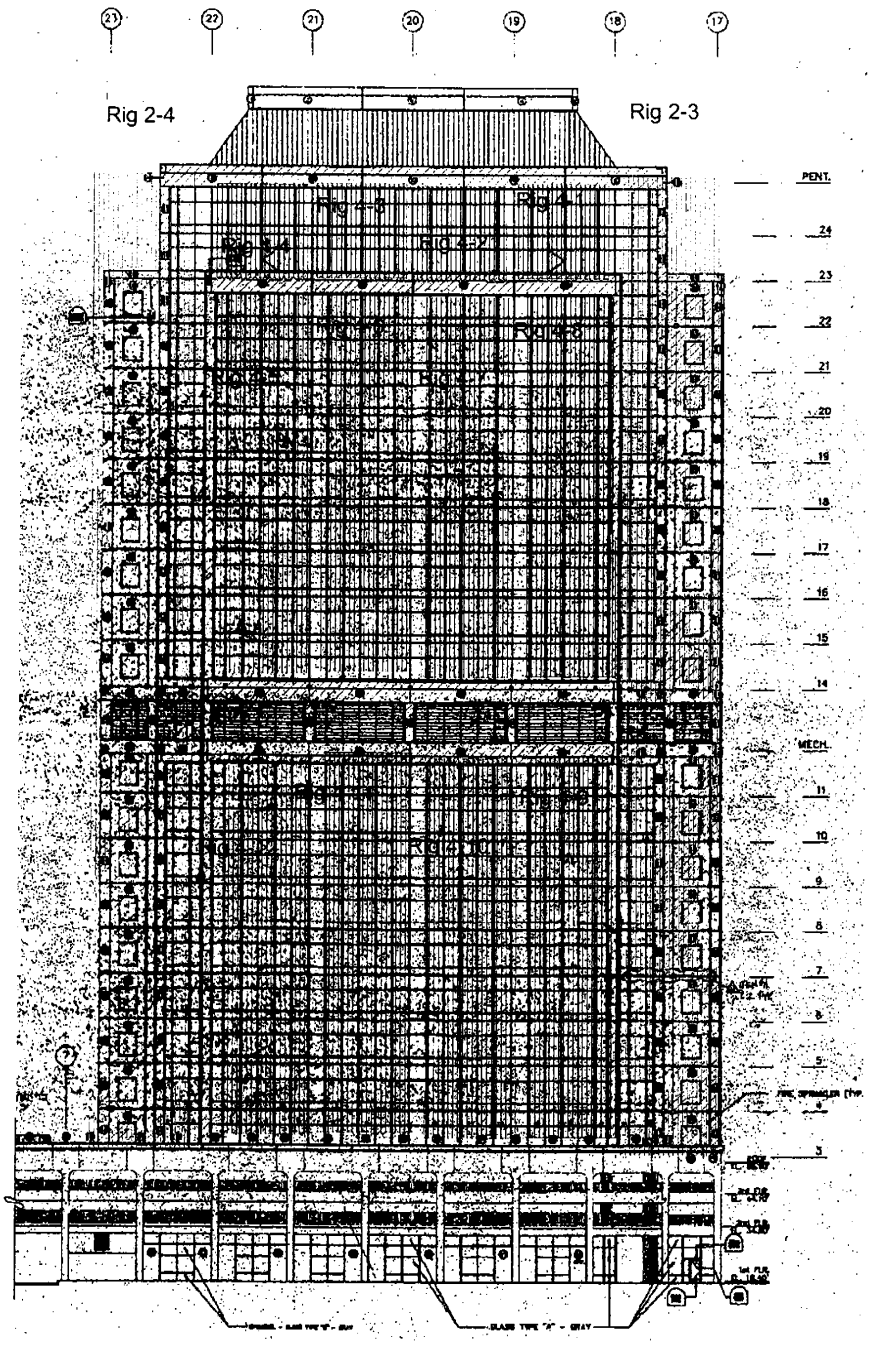
LEGEND:

SCOPE OF WORK: PRECAST CONCRETE

SK-5	04128	12/06/04	EAST ELEVATION SCALE: 1/32"=1'-0"

450 N STREET
SACRAMENTO, CA
EXTERIOR ENVELOPE REMEDIATION

McGinnis Chen Associates LLP
ARCHITECT. ENGINEERS



LEGEND:

SCOPE OF WORK: PRECAST CONCRETE

SK-6	04128	12/06/04	SOUTH ELEVATION SCALE: 1/32"=1'-0"

450 N STREET
SACRAMENTO, CA
EXTERIOR ENVELOPE REMEDIATION

McGinnis Chen Associates LLP
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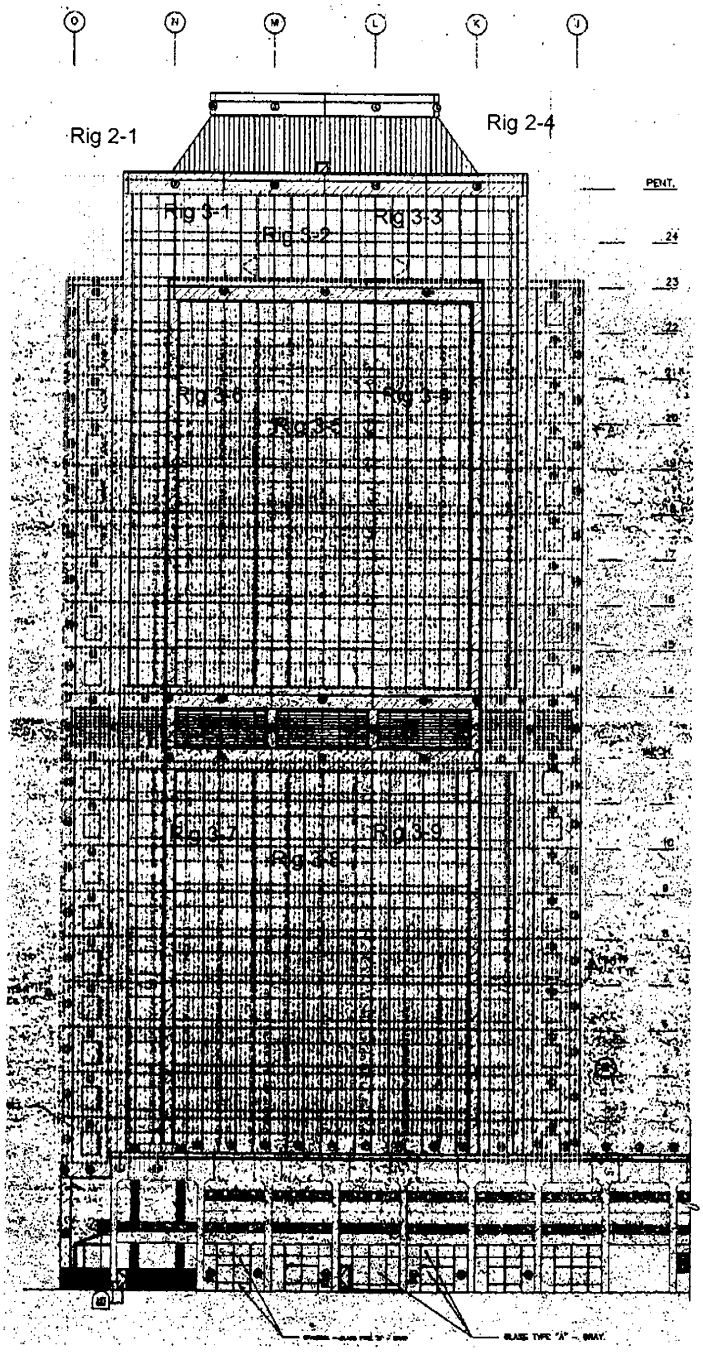

LEGEND:

SCOPE OF WORK: PRECAST CONCRETE

SK-7	04128	12/06/04	WEST ELEVATION SCALE: 1/32"=1'-0"

450 N STREET
SACRAMENTO, CA
EXTERIOR ENVELOPE REMEDIATION

McGinnis Chen Associates LLP
ARCHITECTS ENGINEERS