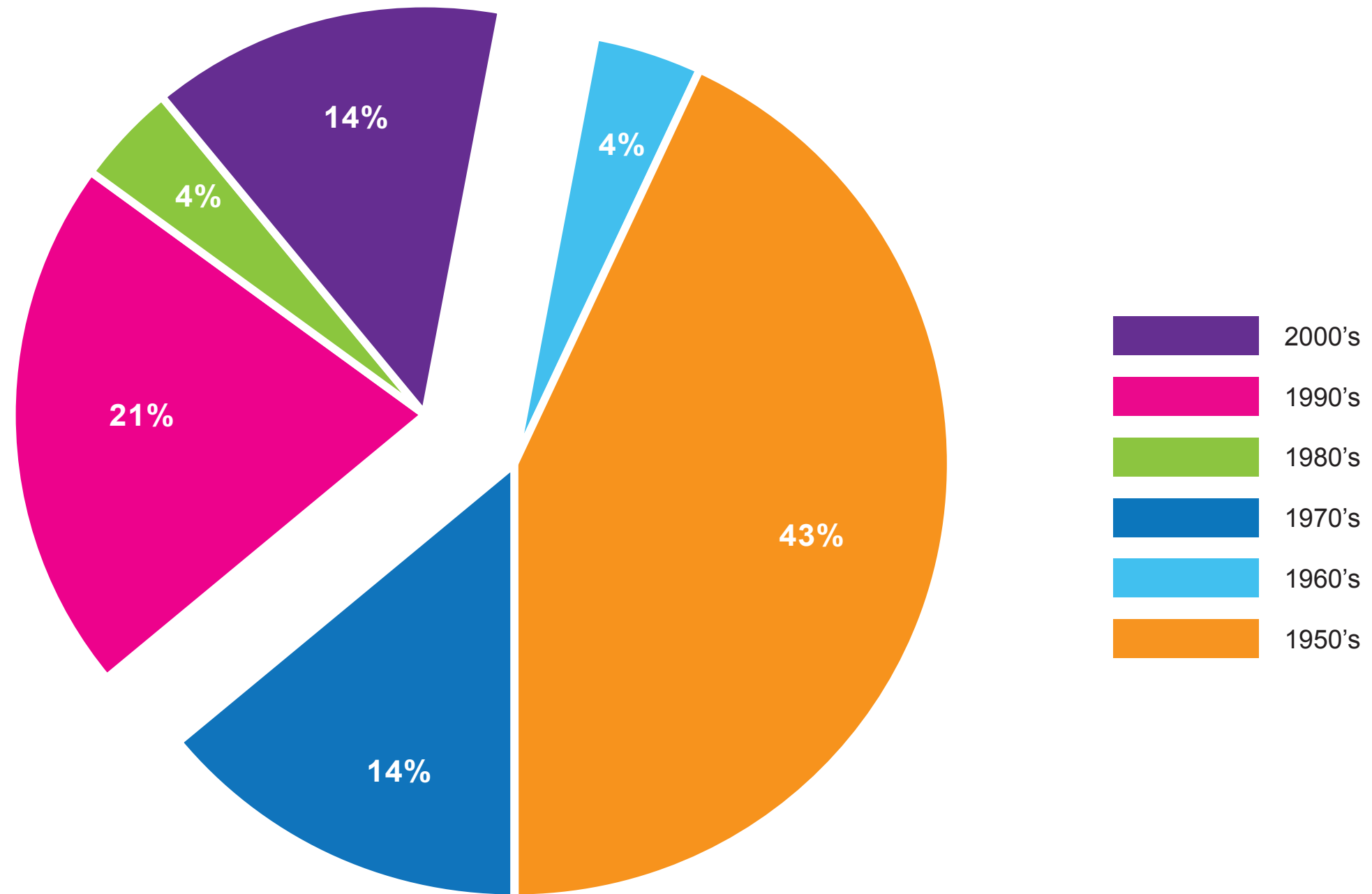


CIVIC CENTER BUILDING AGE



The age of more than half of the owned square footage at the Civic Center exceeds 40 years.

