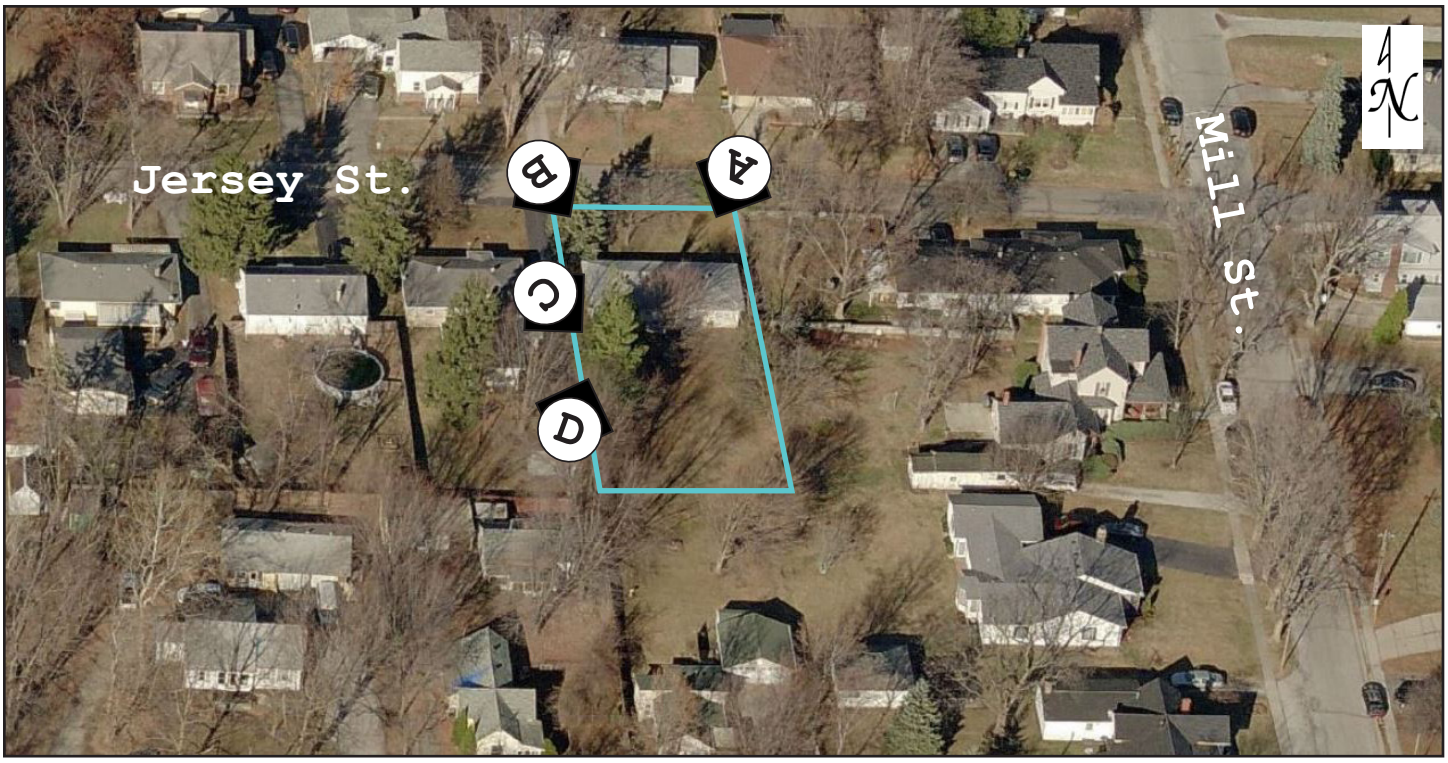EXISTING CONDITIONS EXHIBIT