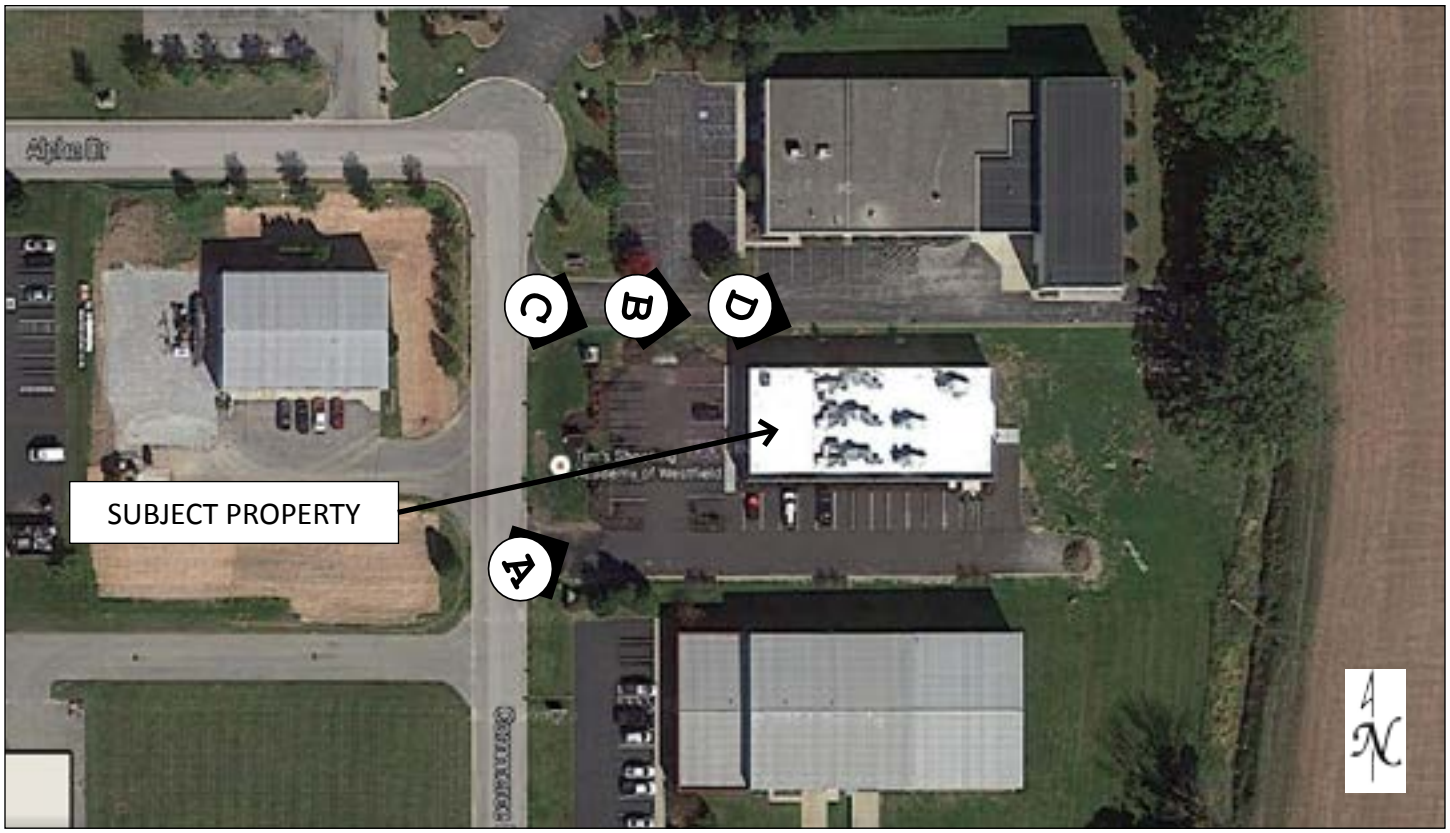EXHIBIT 3: EXISTING CONDITIONS EXHIBIT