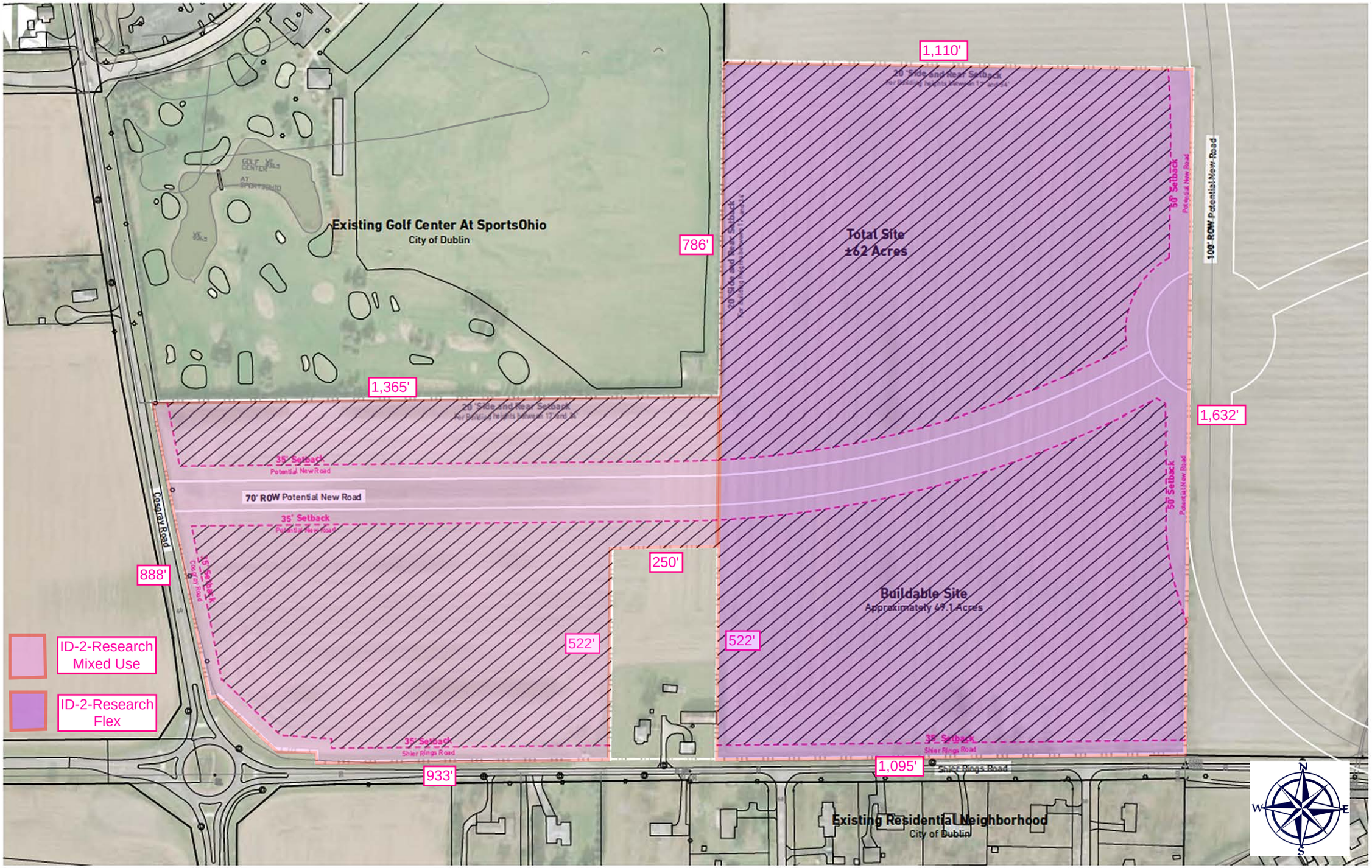EXISTING CONDITIONS PLAN