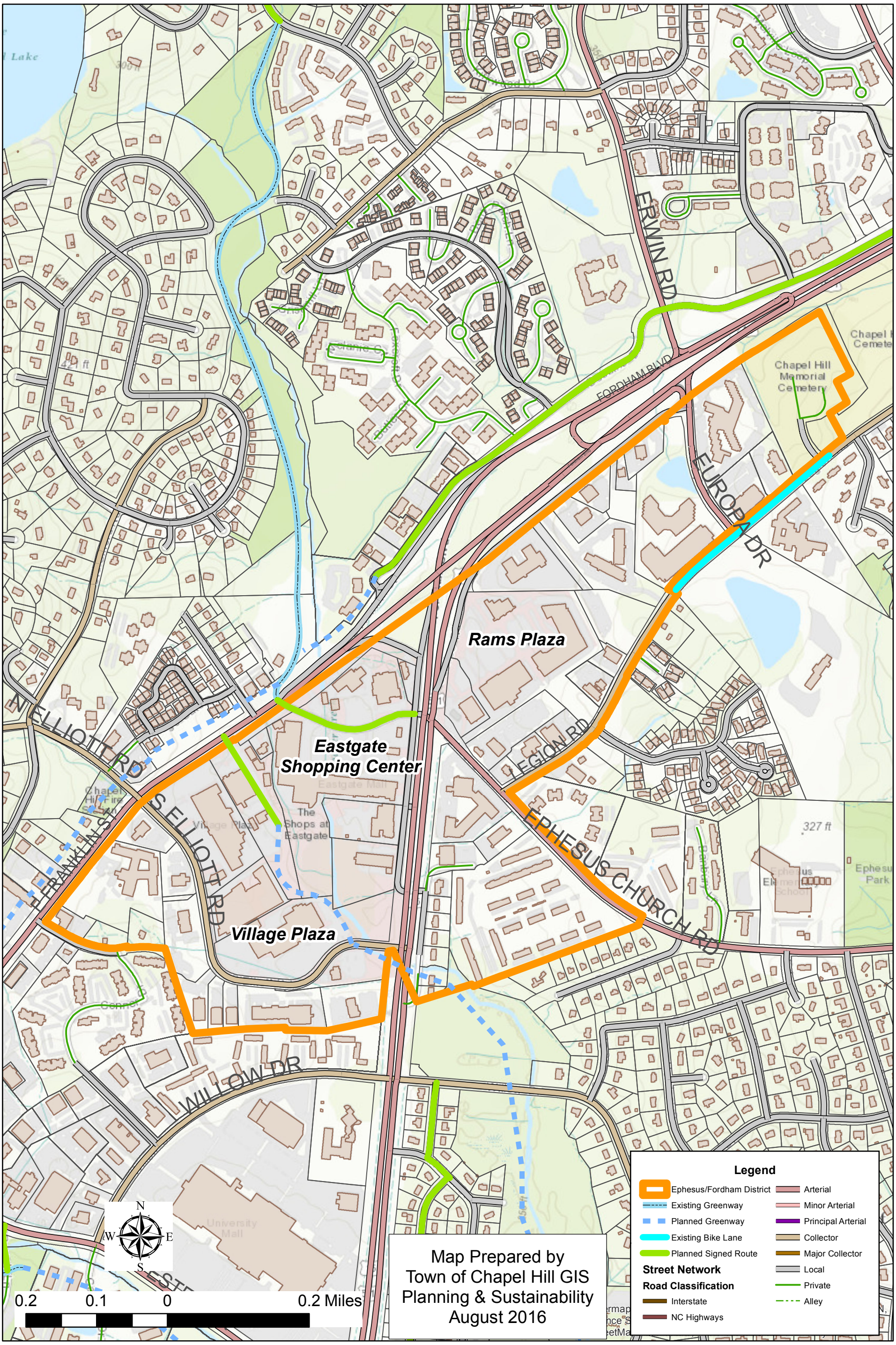Ephesus/Fordham - Existing Conditions