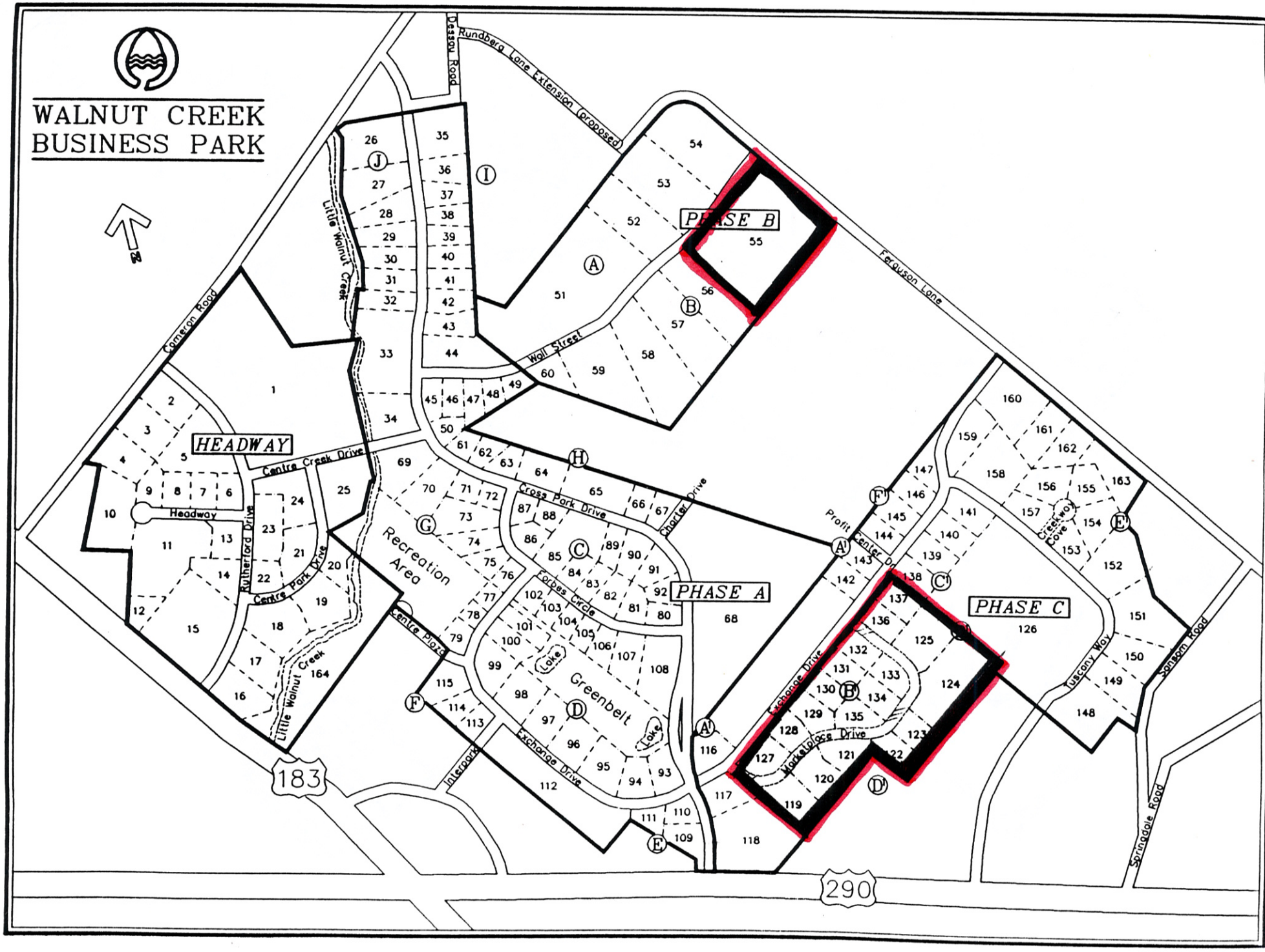WALNUT CREEK BUSINESS PARK