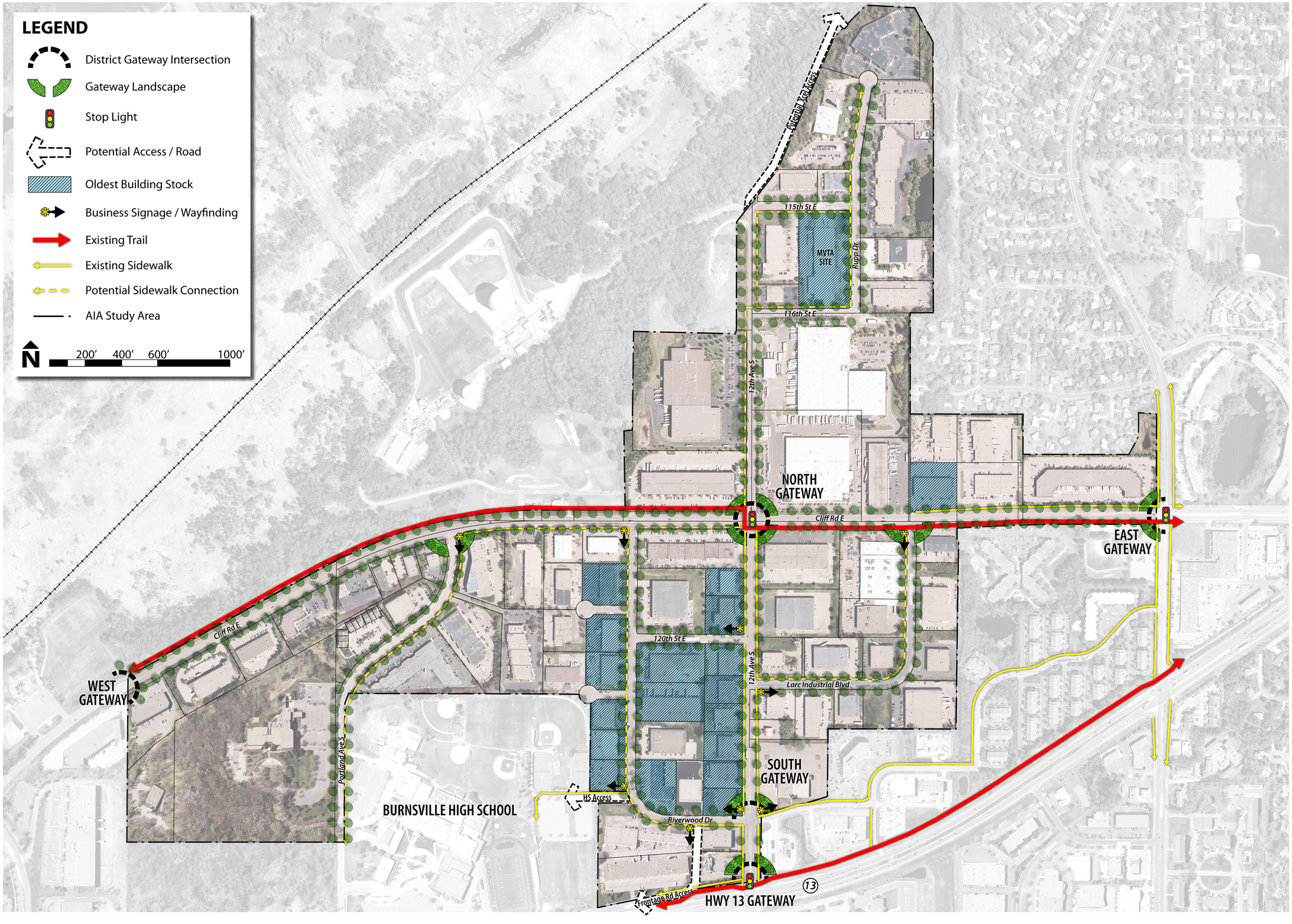EAST CLIFF ROAD BUSINESS PARK - POTENTIAL IMPROVEMENTS AND AMENITIES