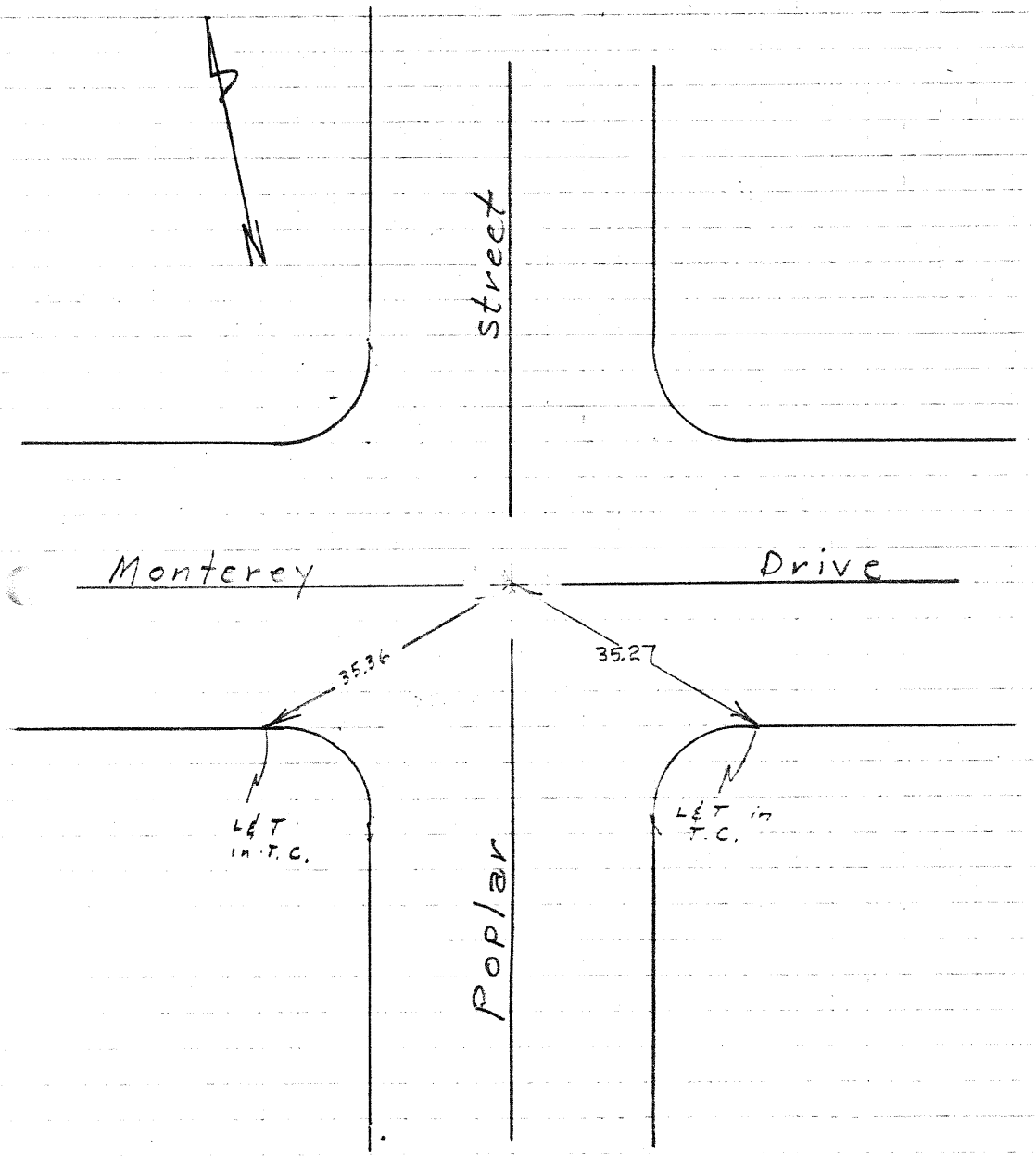℄ TIES - MONTEREY DRIVE & POPLAR ST.