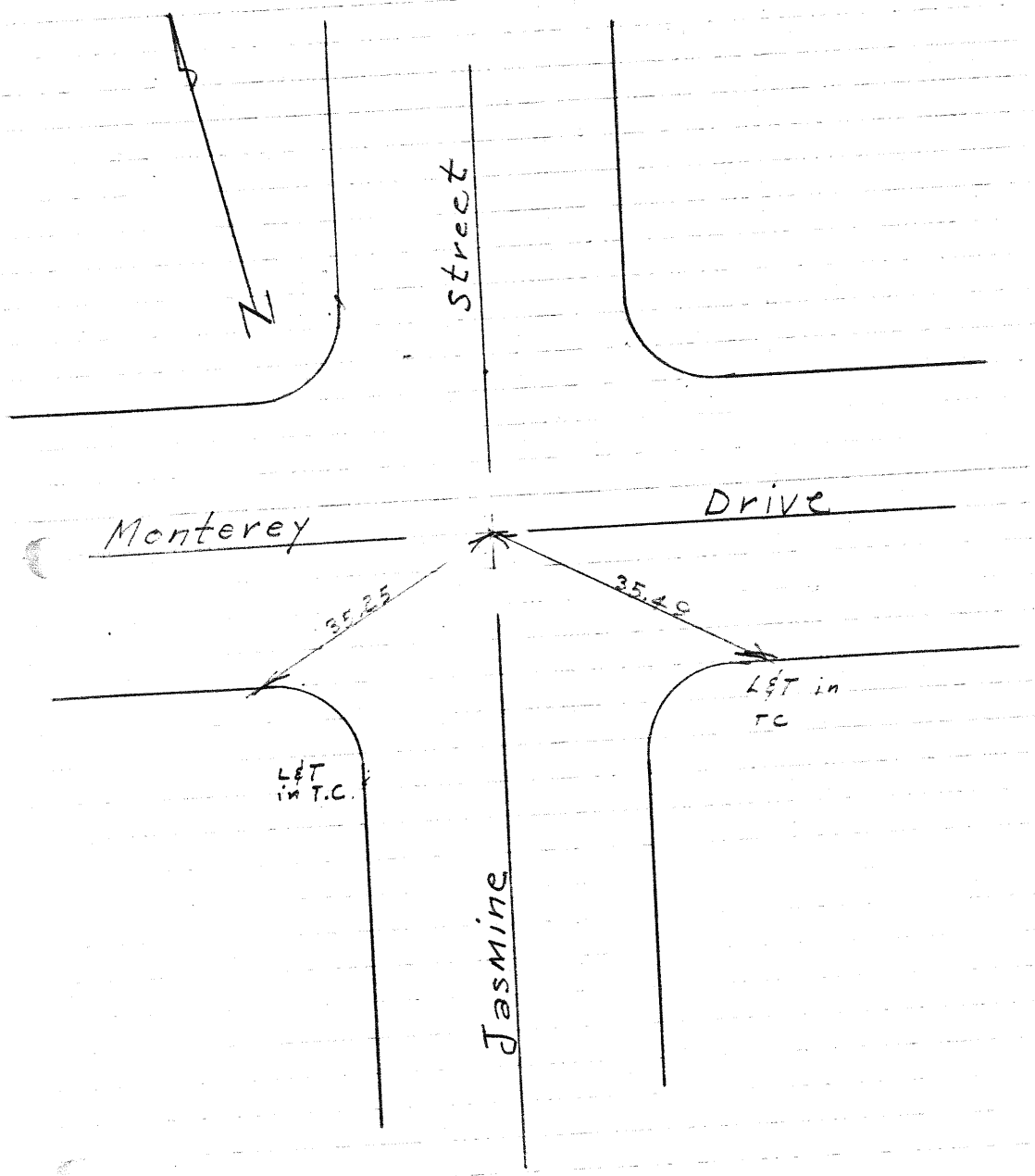℄ TIES - MONTEREY DRIVE & JASMINE ST.