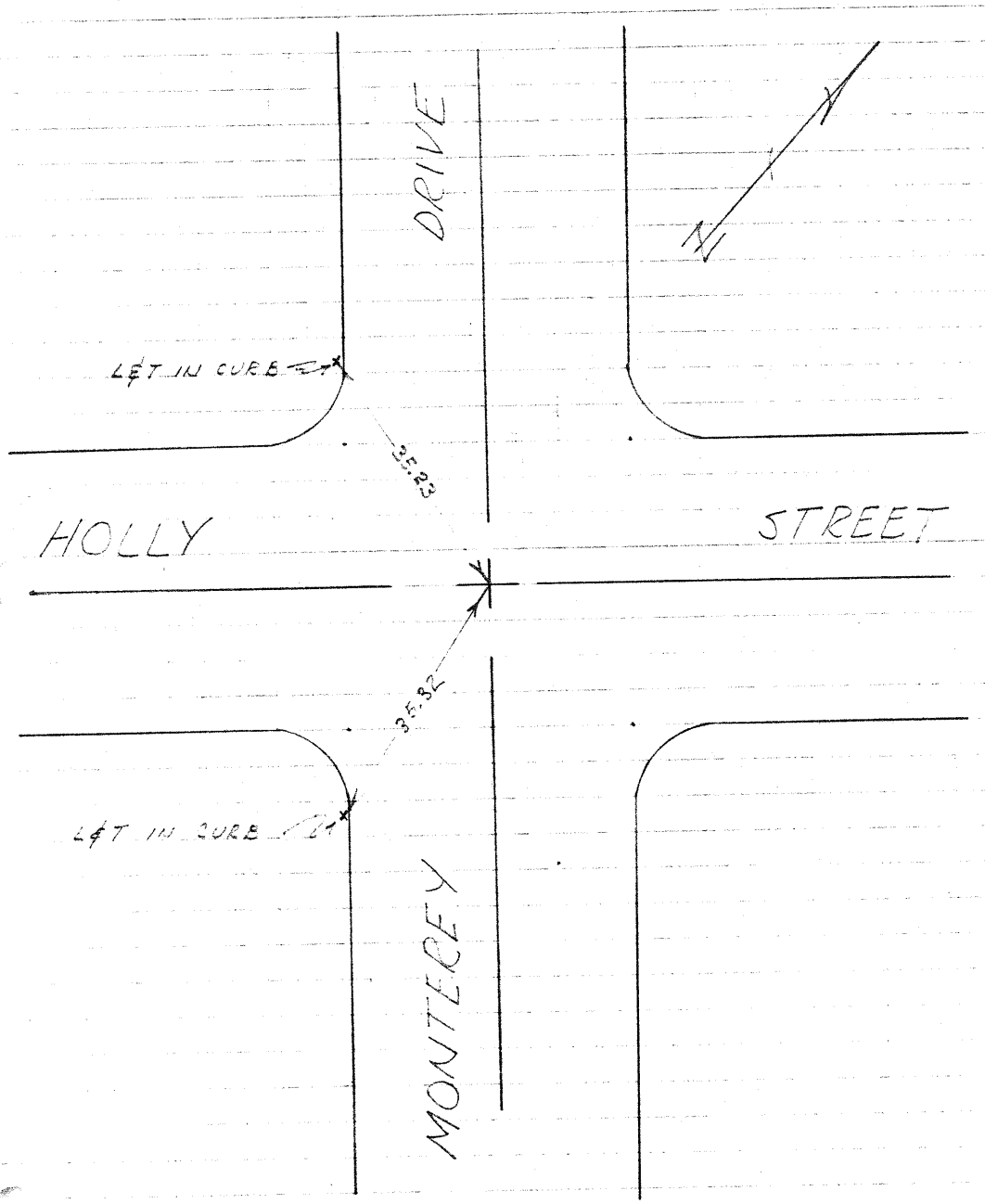℄ TIES - MONTEREY DRIVE & HOLLY STREET