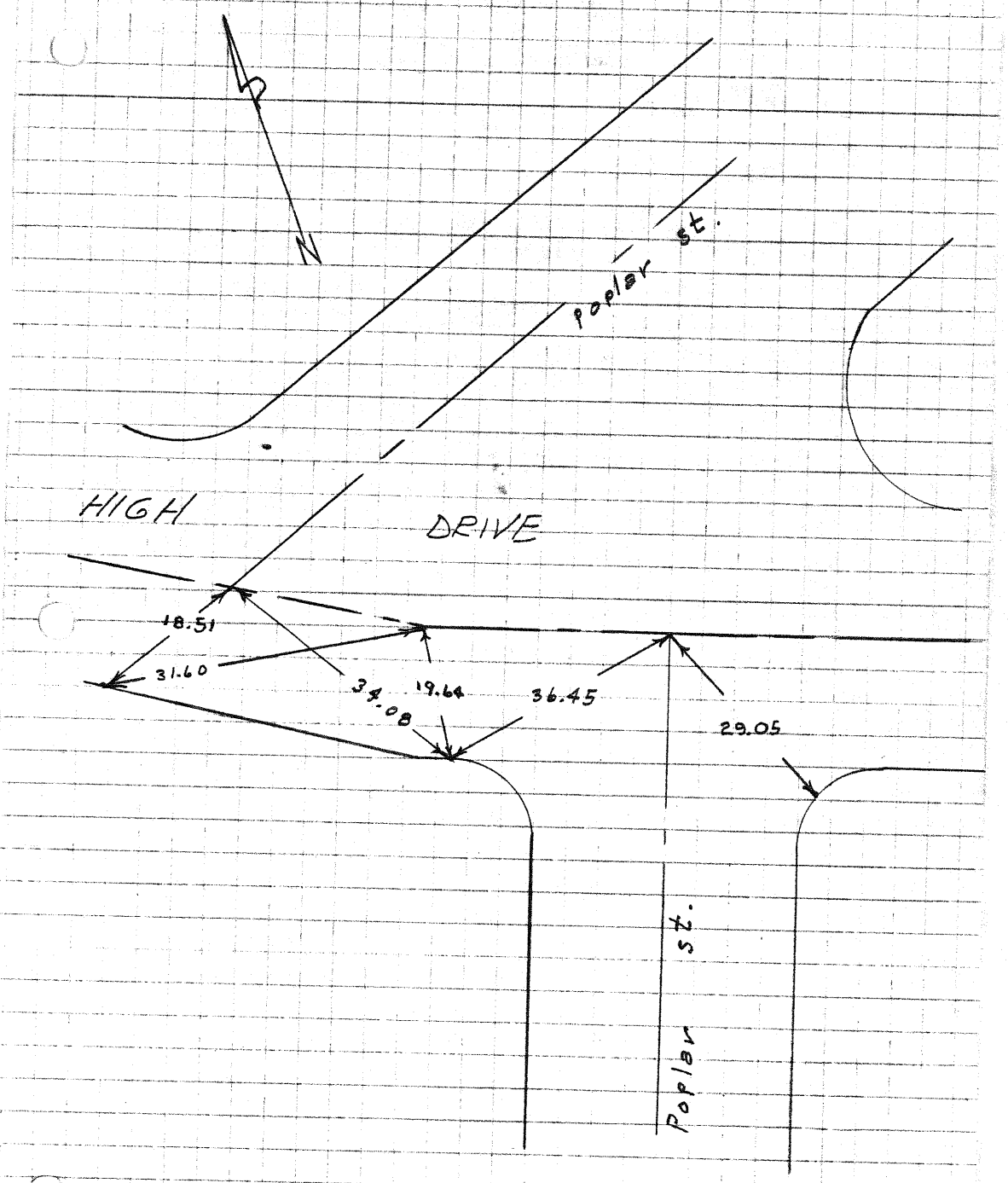℄ TIES - HIGH DRIVE & POPLAR STREET