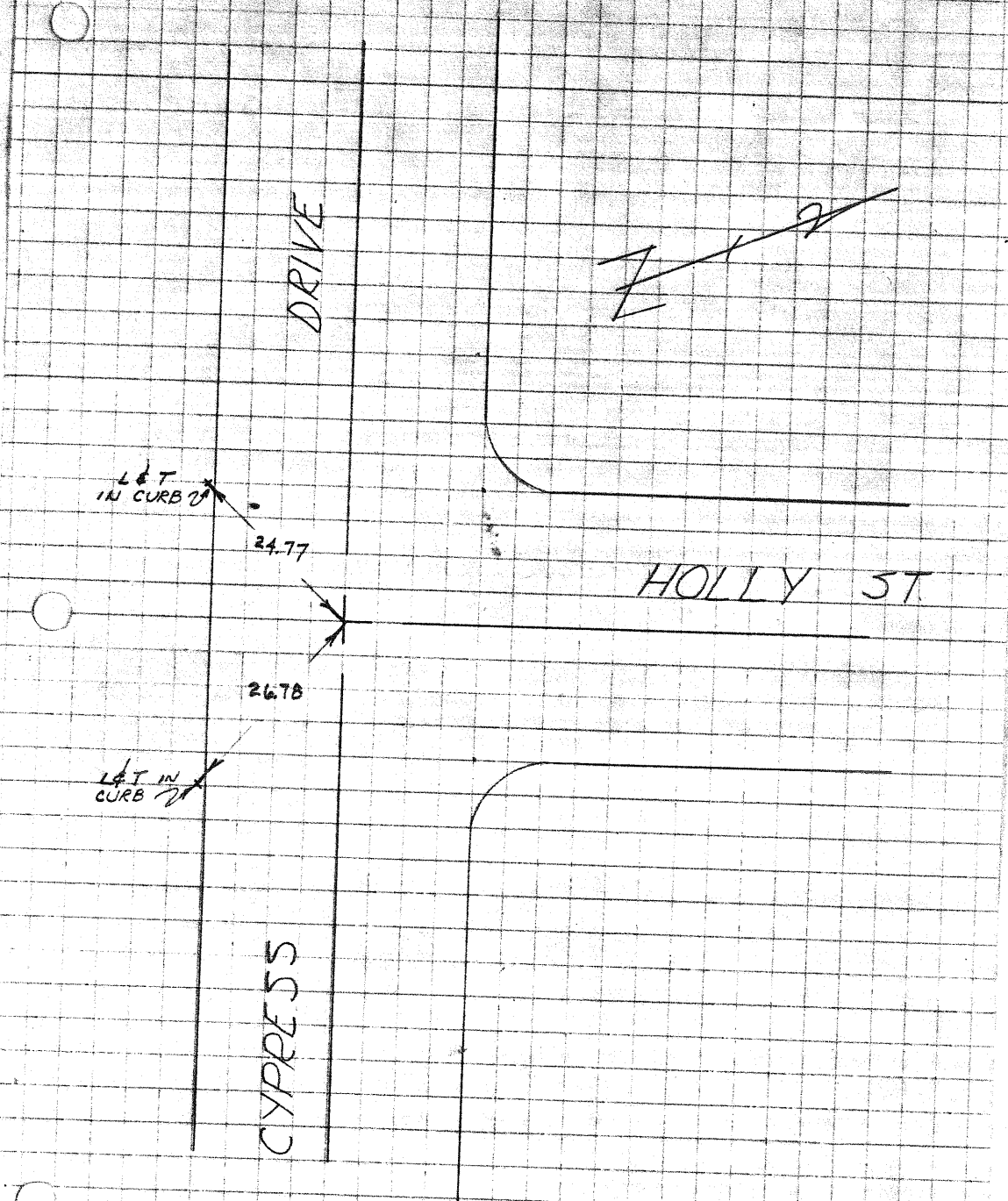℄ TIES - CYPRESS DRIVE & HOLLY ST. 90