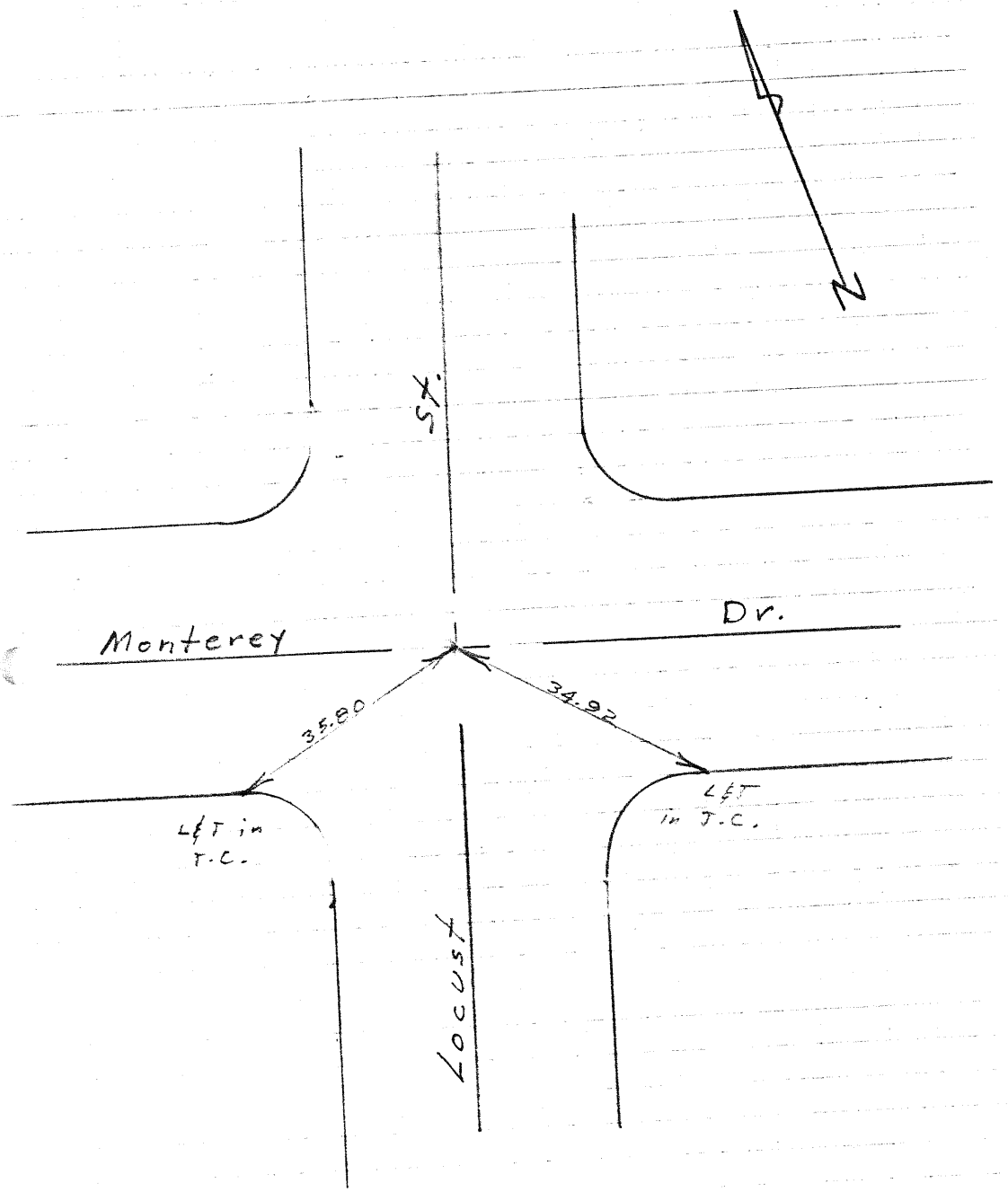℄ TIES - MONTEREY DRIVE & LOCUST ST.