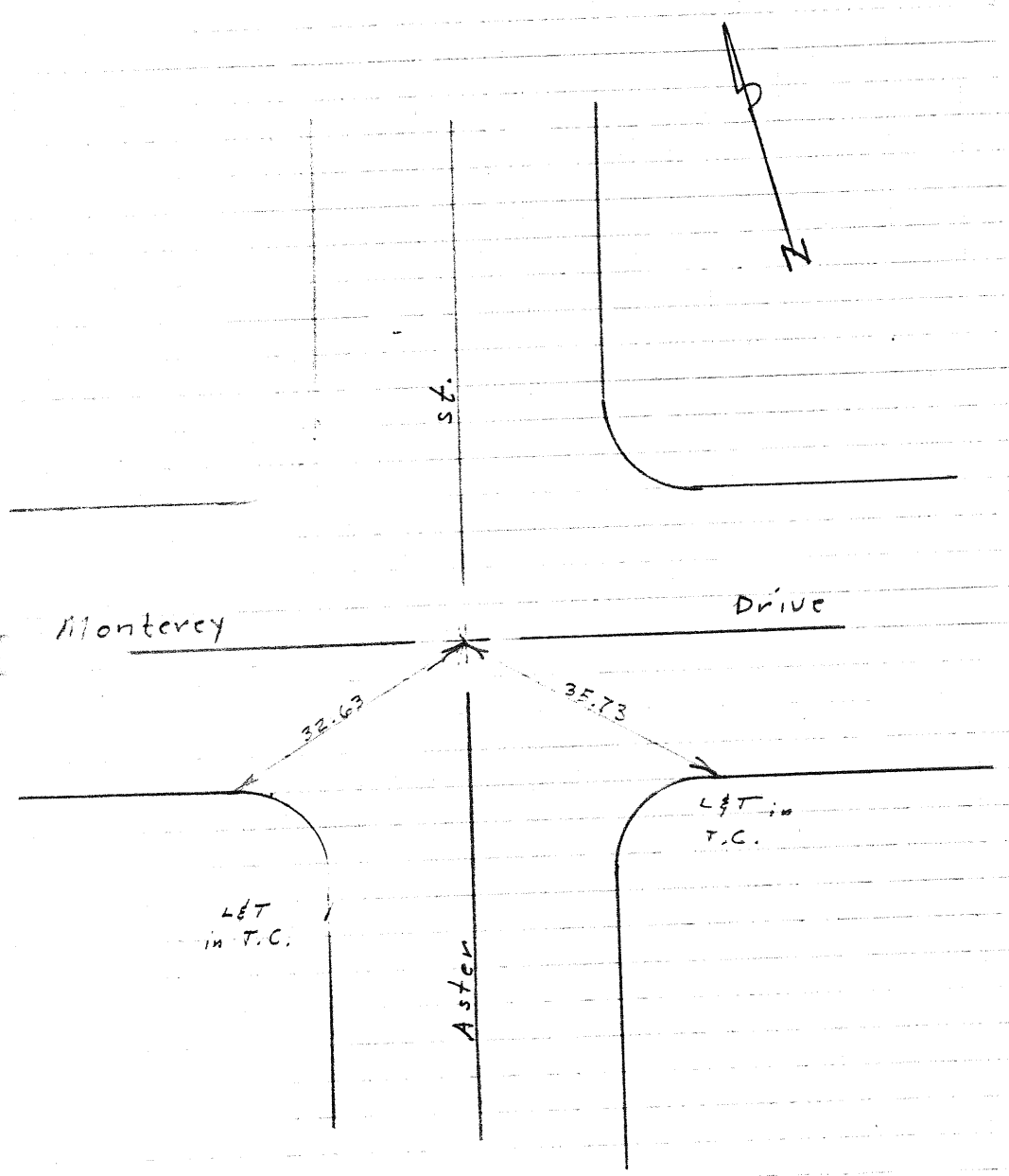℄ TIES - MONTEREY DR. & ASTER ST.