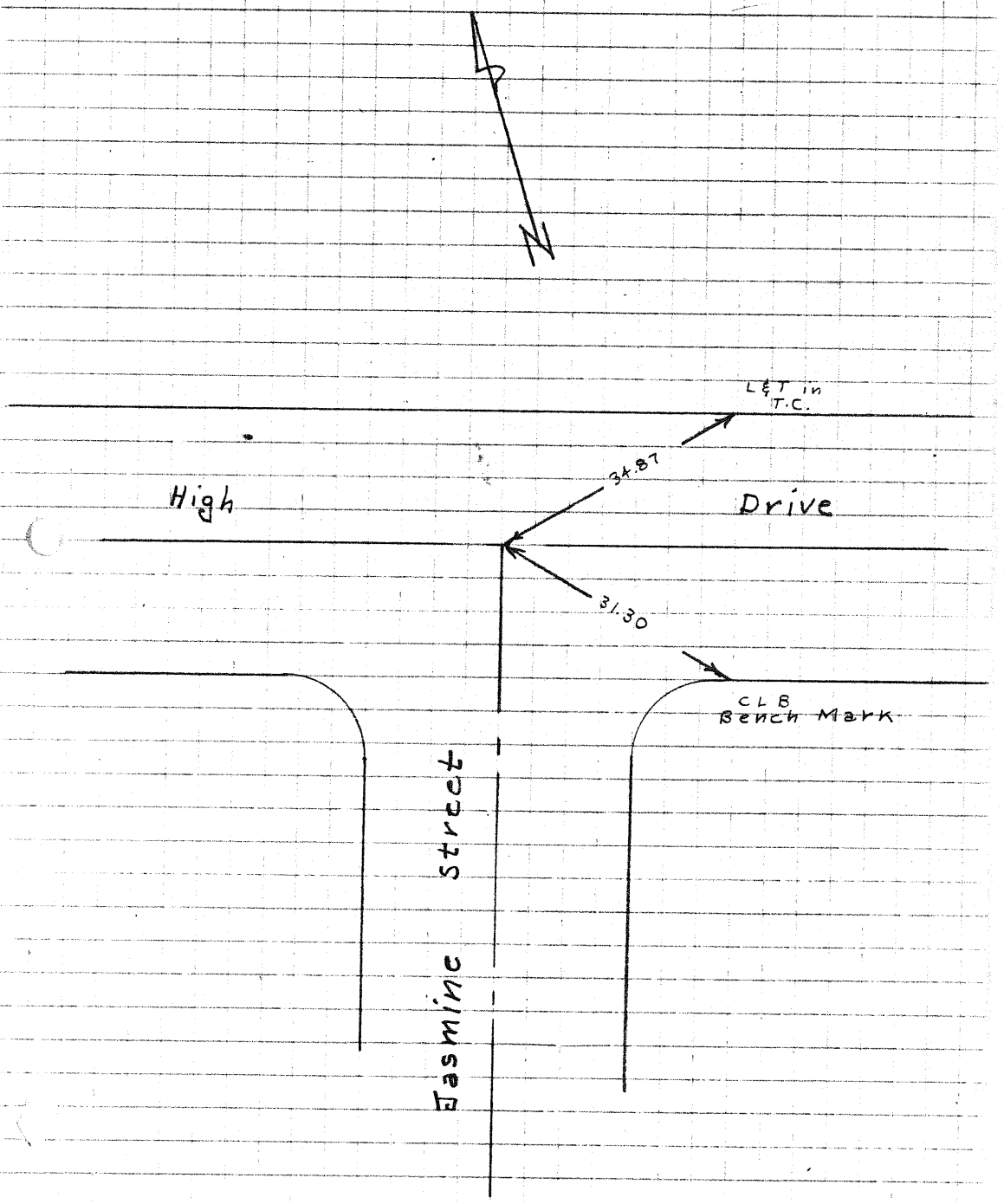E TIES - HIGH DRIVE & JASMINE STREET