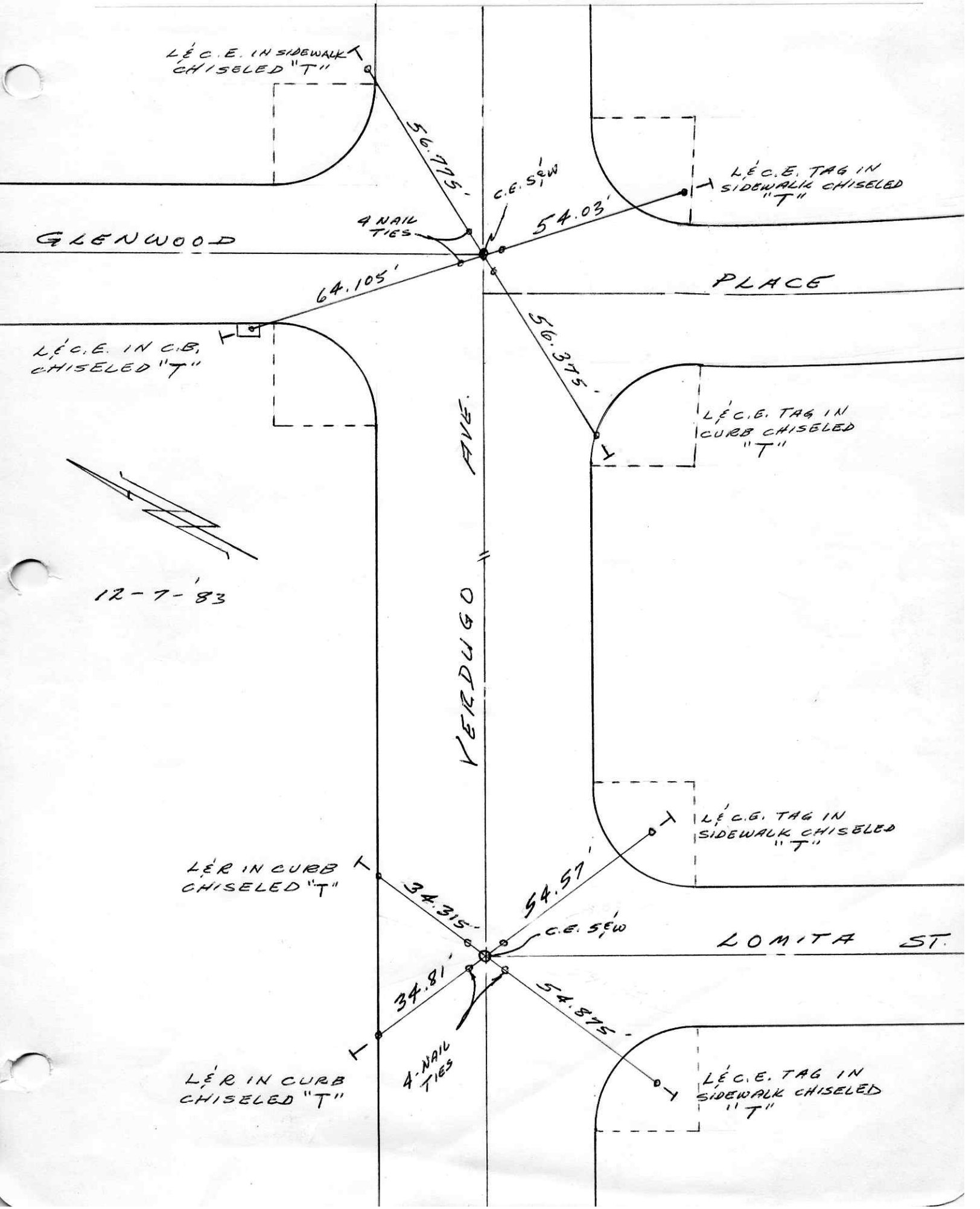VERDUGO AVENUE & TIES