



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE
3 4544 LANES RD.

\$149,000 | 3 BEDS | 2 BATHS

Jeff Hunter
(250) 815-0882
jeff@jeffhunterrealty.com

Royal LePage Duncan Realty
371 Festubert Street
Duncan, BC V9L 3T1



PROPERTY FEATURES

3 4544 LANES RD.



Located in the welcoming Edgewater Terrace Manufactured Home Park in lovely Cowichan Bay is where you will find this spacious Double Wide with additions completed over the Years that offer a warm inviting feel. Here you will find 3bds, 2 baths. and a welcoming easy floor plan. The home is priced sharp for that savvy buyer that is willing to take on the projects required. A full information package along with recent Building Inspection is available upon request.



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It is the Responsibility of anyone receiving this package to check they have received all documents noted above. If you believe there is something missing, please notify me by email immediately identifying what needs to be provided or corrected.

I am providing title documents I believe are relevant. Please double check that you have received all the charges important to you as I may not be including charges that I do not deem important.

Measurements are approximate and Buyers should verify if they are fundamental to the sale. The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



Offers will be reviewed as Received.

**I am providing title documents/Registration I believe are relevant.
Please double check that you have received all the charges important
to you as I may not be including charges that I do not deem
important.**

**Measurements are approximate and Buyers should verify if they are
fundamental to the sale.**

**The information and documentation included in the listing package
was gathered from assumed reliable sources, but should not be relied
upon without further independent investigation and verification.**

**Please Note: A signed copy of the Contract of Purchase and Sale
Addendum must accompany all offers**

Age of home from BC Assessment

Lot size from BC Assessment

**Please Review Sellers Instructions with Clients Prior to submitting
offer. All offers left open a minimum of 24hours for consideration.**

**The following is shared by the seller to answer your questions in
advance, buyer to verify if important:**

The Home has been priced to reflect the work required.

**The prudent Buyer will recognise the value of sweat equity and
improvements to take the home to the next level.**

Amazing neighbours and community await the next family.

REALTOR NOTES

3 4544 Lanes Road

**PLEASE SEE THE LINK TO THE BUILDING INSPECTION
([Click the link for the document](#))**

[Park Documents](#) - ([Click the link for the documents](#))

Electrical upgrade and inspection completed.



- **Park Improvement Document - ([Click the link for the Document](#))**
- **MHR Package - ([Click the link for the Document](#))**

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

3 4544 LANES RD.

PROPERTY ADDRESS: 3 - 4544 Lanes Rd Cowichan Bay BC DATED: September 8, 2025

PLEASE NOTE ALL OFFERS SUBMITTED AFTER 8PM WILL BE CONSIDERED RECEIVED AND PRESENTED THE NEXT DAY AT 9AM. PLEASE LEAVE ALL OFFERS OPEN FOR MINIMUM 24 HOURS.

MCR The Seller(s) will be reviewing offer(s) on As Received
MCR The Seller(s) requests any offer(s) be open for 24 hours for consideration
Seller signs all documents in person.

Seller(s) allow the following information to be disclosed to potential Buyers:

Seller(s) prefer completion date: Close plus 30

Seller(s) preferred possession date: Close plus 30

Other terms the Seller(s) consider favourable: _____

_____ Seller(s) will allow other REALTORS to present offers

MCR Seller(s) wish that all offers are presented by the listing REALTOR only

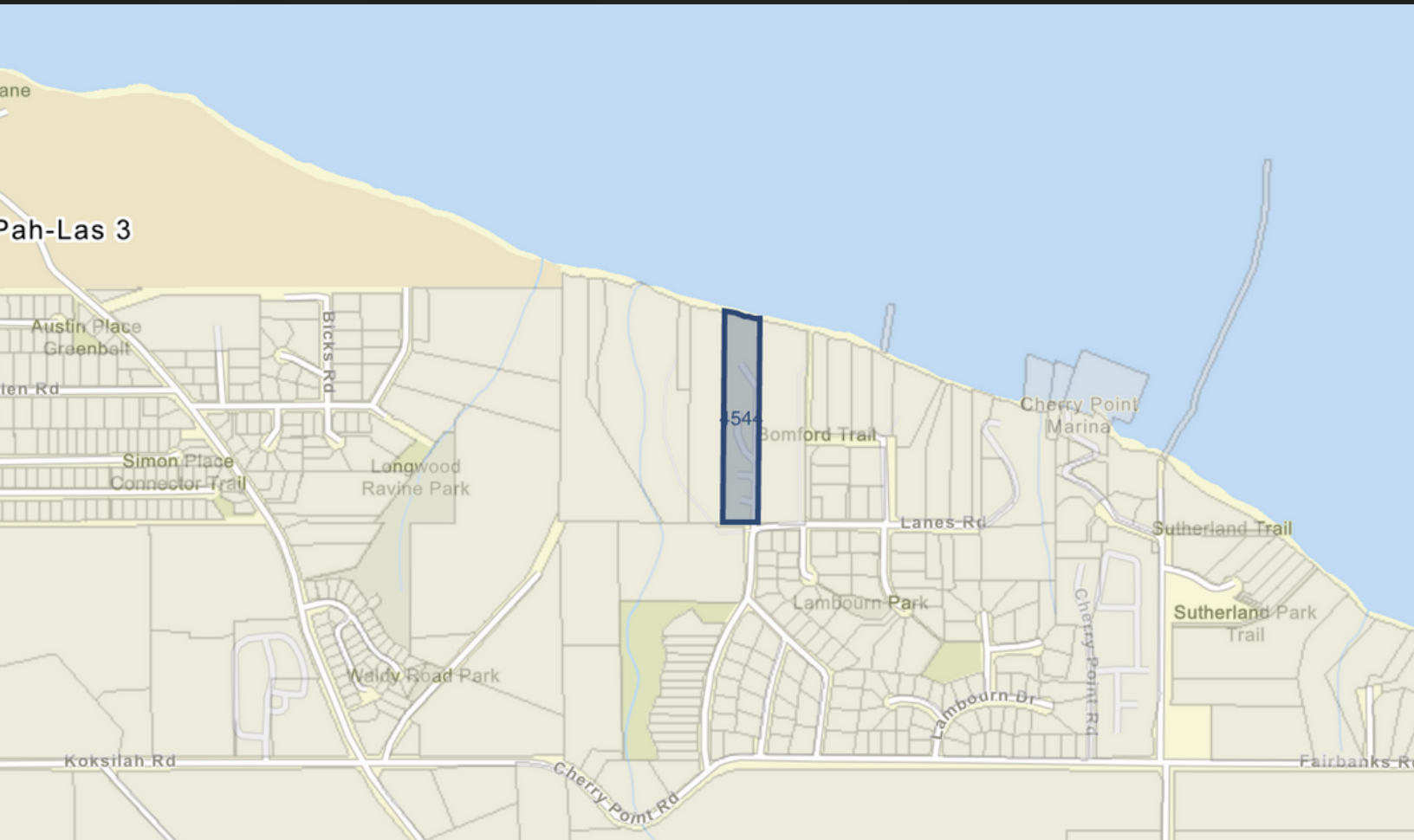
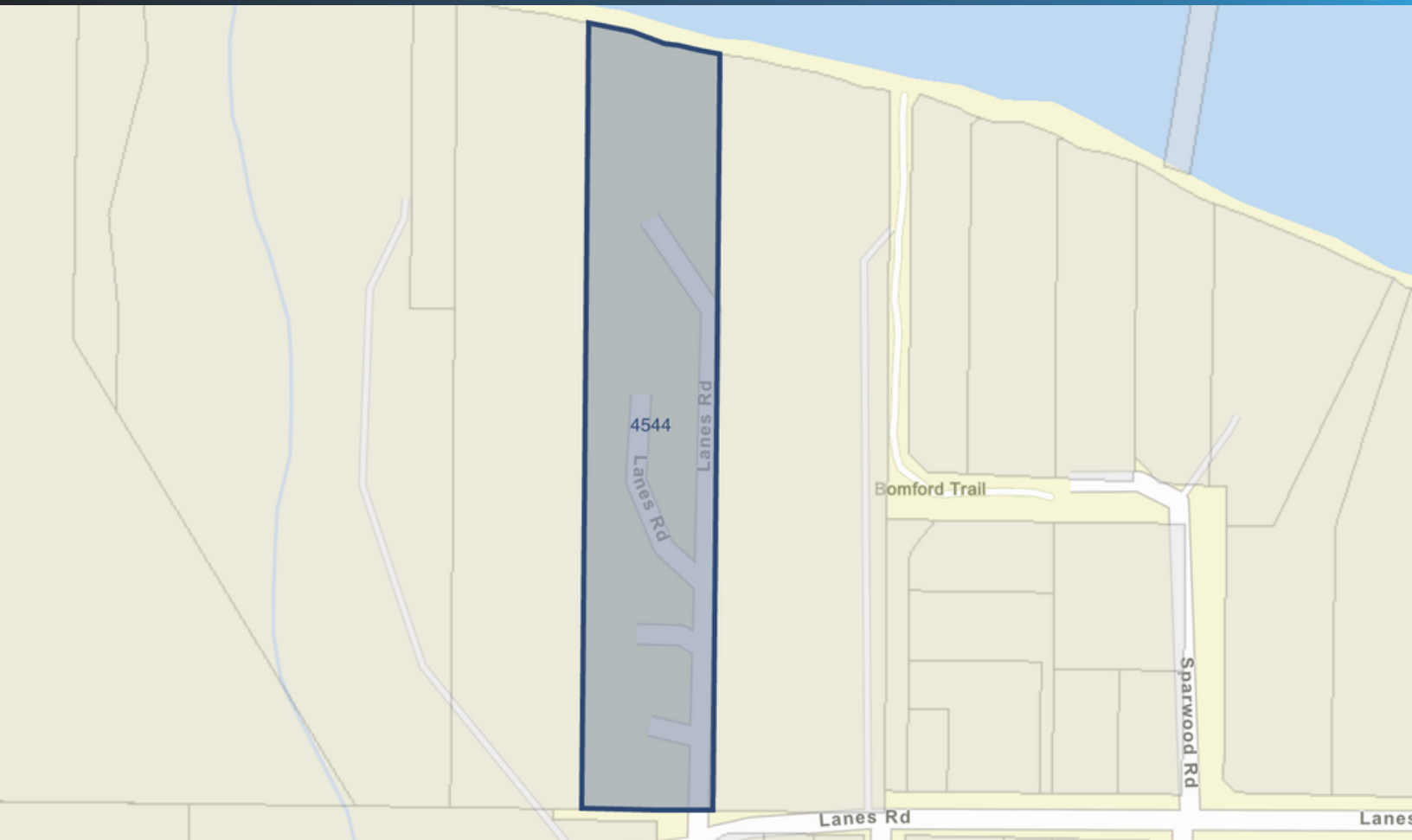
To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised you to obtain independent Legal Advice prior to authorizing these instructions.

In the event the Seller(s) change their mind on the process above, the Seller(s) will immediately notify the Listing Agent providing written instructions regarding the same.

Seller: Maartje C Reimer Date: Sept 8/25
Maartje Cornelia Reimer

Seller: _____ Date: _____

Listing Realtor: Jeff Hunter Date: Sept 8/25
Jeff Hunter



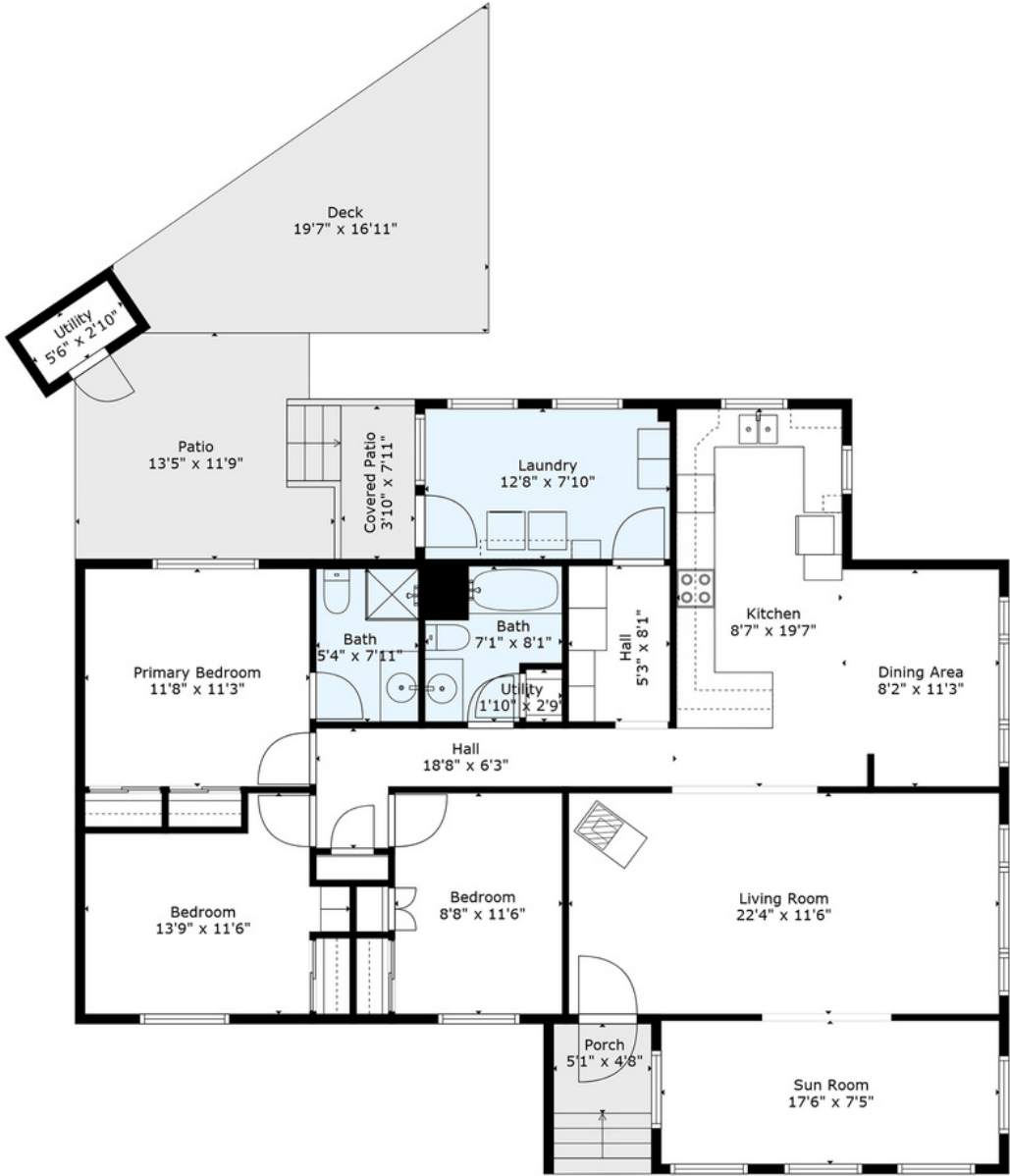
FLOOR PLAN

3 4544 LANES RD.



	INCLUDED	EXCLUDED	TOTAL
	FLOOR 1	1497 SQFT	1497 SQFT
	1497 SQFT		1497 SQFT

- MODULAR UNIT - 3 BEDROOMS - 2 BATHS - 198 SQFT DECK -



3-4544 LANES RD
COWICHAN BAY



9/12/25, 9:40 PM

BC Assessment - Independent, uniform and efficient property assessment



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

4544 LANES RD COWICHAN BAY V0R 1N2

Area-Jurisdiction-Roll: 04-765-00549.000



Total value \$3,098,000

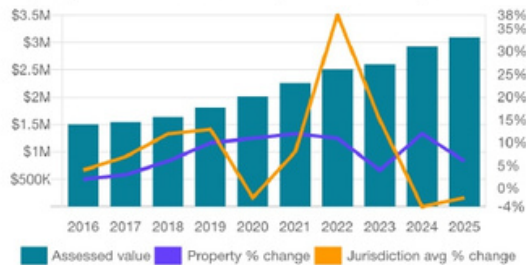
2025 assessment as of July 1, 2024

Land	\$2,385,000
Buildings	\$713,000
Previous year value	\$2,925,000
Land	\$2,191,000
Buildings	\$734,000

Property value history

2025	+6%	\$3,098,000
2024	+12%	\$2,925,000
2023	+4%	\$2,607,000
2022	+11%	\$2,511,000
2021	+12%	\$2,259,000

Property value and Duncan Rural jurisdiction change



Property information

Year built	
Description	Mobile Home Park
Bedrooms	6
Baths	
Carports	
Garages	
Land size	5.22 Acres
First floor area	
Second floor area	
Basement finish area	2,300
Strata area	
Building storeys	3
Gross leasable area	
Net leasable area	

Legal description and parcel ID

PARCEL F, SECTION 5, RANGE 6, COWICHAN LAND DISTRICT, (DD 49152I)
PID: 001-340-000

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width



9/12/25, 9:40 PM

BC Assessment - Independent, uniform and efficient property assessment

No.of apartment units	9	Length
		Total area

Comments

Property has more than one structure; Property Details may be for multiple structures



Public Records Full Property Report

Property Identification & Legal Description

Address: 4544 LANES RD COWICHAN BAY BC V0R 1N2
Jurisdiction: Duncan Rural (765)
Roll No: 549000 **Assessment Area:** 4
PID No: 001-340-000
Neighbourhood: Cowichan Bay to Waterfront **MHR No:**
Legal Unique ID: A00000R8Z3
Legal Description: PARCEL F, SECTION 5, RANGE 6, COWICHAN LAND DISTRICT, (DD 49152I)

2025 Municipal Taxes

Gross Taxes: \$15,698

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$2,385,000	\$713,000	\$3,098,000
		Land	Improve	Total
	Gross Value:	\$2,385,000	\$713,000	\$3,098,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$2,385,000	\$713,000	\$3,098,000
SCHOOL:		Land	Improve	Total
	Gross Value:	\$2,385,000	\$713,000	\$3,098,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$2,385,000	\$713,000	\$3,098,000
BC TRANSIT:		Land	Improve	Total
	Gross Value:	\$0	\$0	\$0
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2013-09-05	\$692,000	CA3334284	Reject - Not Suitable for Sales Analysis
2012-09-06	\$1,384,000	CA2756751	Reject - Not Suitable for Sales Analysis
2000-06-30	\$1,000,001	EP54937	Improved Single Property Transaction

Other Property Information

Lot SqFt:	227,383	Lot Width:	
Lot Acres:	5.22	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Manufactured Home Park
School District:	Cowichan Valley	Manual Class:	Mobile Home Park
Vacant Flag:	No	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2025-03-31	Rec Last Modified:	2025-03-31

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$2,925,000	\$14,257
2023	\$2,607,000	\$11,684
2022	\$2,511,000	\$11,165
2021	\$2,259,000	\$12,838
2020	\$2,014,000	\$12,033
2019	\$1,812,000	\$10,823



2018	\$1,643,000	\$10,466
2017	\$1,547,000	\$10,481
2016	\$1,503,000	\$11,019
2015	\$1,475,000	\$11,027
2014	\$1,456,000	\$10,593
2013	\$0	\$9,706
2012	\$1,384,000	\$9,159
2011	\$1,360,000	\$8,689
2010	\$1,157,000	\$7,350
2009	\$1,185,000	\$7,206
2008	\$1,185,000	\$7,061
2007	\$1,037,000	\$6,743
2006	\$959,000	\$7,086
2005	\$912,000	\$7,158
2004	\$992,000	\$8,793
2003	\$992,000	\$9,044
2002	\$992,000	\$9,151
2001	\$990,000	\$8,991



MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

Manufactured Home Registration Number: 003646

Document Type: Manufactured Home Act
Document Registration Date and Time: November 14, 1995 at 12:00:01 am Pacific time
Home Registration Status: Active
Declared Value: \$53,400.00 as of April 22, 2021

CURRENT REGISTRATION INFORMATION

(as of August 14, 2025 at 10:37:42 am Pacific time)

Registered Owner(s) Information

Home Tenancy Type: Sole Owner

**REIMER, MAARTJE
CORNELIA** **Address**
 3 - 4544 LANES ROAD
 COWICHAN BAY BC
 V0R 1N2 CANADA

Registered Location

Park Name	Address	Pad
EDGEWATER TERRACE MANUFACTURED HOME PARK	4544 LANES ROAD COWICHAN BAY BC CANADA	3

Description of Manufactured Home

Year: 1974
Manufacturer: MODULINE INDUSTRIES LTD.
Make/Model: MONARCH
CSA Number: N/A
CSA Standard: N/A
Engineer's Name: N/A
Date of Engineer's Report: N/A

M & R



MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

Number of Home Sections: 2

Section	Serial Number	Length	Width
1.	3E4572	48 feet 0 inches	24 feet 0 inches

Rebuilt Status

N/A

Other Information

N/A

SPECIAL TRANSPORT RESTRICTIONS APPLY TO THIS HOME DUE TO THE WIDTH. PLEASE CONTACT PROVINCIAL PERMIT CENTRE 1-800-559-9688 FOR FURTHER DETAILS.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "003646" as of August 14, 2025 at 10:37:42 am Pacific time

NIL RESULT

Exact Matches: 0

The Personal Property Registry search for MHR Number "003646" returned a NIL result.
0 registrations were found.

No registered liens or encumbrances have been found on file that match to the search criteria listed above.

Some, but not all, tax liens and other Crown claims are registered at the Personal Property Registry (PPR) and if registered, will be displayed on this search result. HOWEVER, it is possible that a particular chattel is subject to a Crown claim that is not registered at the PPR. Please consult the Miscellaneous Registrations Act, 1992, for more details. If you are concerned that a particular chattel may be subject to a Crown claim not registered at the PPR, please consult the agency administering the type of Crown claim.

MCR



MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

END OF PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "003646"

ACB





MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

Manufactured Home Registration Number - "003646"

Search Date and Time: August 14, 2025 at 10:37:42 am Pacific time
 Account Name: ROYAL LEPAGE DUNCAN REALTY
 Folio Number: N/A

TABLE OF CONTENTS

Matches in Report: 1 Registrations in Report: 1 Total Search Report Pages: 4

	Registration Number	Registration Status	Owner Name	Owner Status	Year	Make/Model	Home Location	Page
1.	<u>003646</u>	ACTIVE	REIMER, MAARTJE CORNELIA	ACTIVE	1974	MONARCH	COWICHAN BAY	<u>2</u>

mcr

PROPERTY NO-DISCLOSURE STATEMENT

3 4544 LANES RD.



PAGE 1 of 1

PROPERTY NO-DISCLOSURE STATEMENT

DATE: September 08 2025

ADDRESS: 3 4544 Lanes Road Cowichan Bay BC V0R1N2 (the "Property")

In lieu of a detailed Property Disclosure Statement, the Seller is not making any representations or warranties about the Property. The Seller is aware of their obligation to disclose any known latent defects.

Maartje Cornelia Reimer 
SELLER'S SIGNATURE

Maartje Cornelia Reimer
PRINT NAME

WITNESS


SELLER'S SIGNATURE

PRINT NAME

WITNESS


SELLER'S SIGNATURE

PRINT NAME

WITNESS

REALTORS DISCLOSURE OF MATERIALS LATENT DEFECTS

3 4544 LANES RD.



BCrea
British Columbia
Real Estate Association

PAGE 1 of 2 PAGES

REALTORS' DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 3 4544 Lanes Road Cowichan Bay BC V0R1N2 (the "Property")

DESIGNATED AGENT(S): Jeff Hunter

NAME OF BROKERAGE: Royal LePage Duncan Realty

DATE OF DISCLOSURE: September 08 2025

Section 59(2) of the Real Estate Services Rules (the "Rules") requires that a licensee who is providing trading services to a client who is disposing of real estate must disclose to all other parties to the trade promptly, but in any case before an agreement for the acquisition or disposition of the real estate is entered into, any Material Latent Defect in the real estate that is known to the licensee, unless the other parties have already received written disclosure of such Material Latent Defect from such client.

Section 59(3) of the Rules requires that if a client instructs a licensee to withhold disclosure required by section 59(2) of the Rules, the licensee must refuse to provide further trading services to or on behalf of that client in respect of the trade in real estate.

For the purpose of the Rules and this Form, a "Material Latent Defect" is defined as:

a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) *a defect that renders the real estate:*

(i) *dangerous or potentially dangerous to the occupants,*

(ii) *unfit for habitation, or*

(iii) *unfit for the purpose for which a party is acquiring it, if*

(A) *the party has made this purpose known to the licensee, or*

(B) *the licensee has otherwise become aware of this purpose;*

(b) *a defect that would involve great expense to remedy;*

(c) *a circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the client or the licensee, indicating that the circumstance must or should be remedied;*

(d) *a lack of appropriate municipal building and other permits respecting the real estate.*

As of the date hereof, the Designated Agent(s) know of the following Material Latent Defect(s) in respect of the Property:
Please see the Building Inspection done prior to listing the property for sale. Tuesday, August 19, 2025 Performed by Russ McCarthy, 47677 Barnes & Co.

REALTOR'S SIGNATURE

USE ADDITIONAL PAGE(S) IF NECESSARY.

Jeff Hunter
REALTOR'S NAME (PRINT)

BC 2080 JUL 2025

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REALTORS® DISCLOSURE OF MATERIAL LATENT DEFECTS

Seller Acknowledgement and Authorization:

The Seller acknowledges that they have disclosed to their REALTOR®, or their REALTOR® has identified, the Material Latent Defect(s) described in this Form. The Seller understands that, pursuant to the Rules, a licensee providing trading services to a seller must promptly disclose to all other parties to the trade - before an agreement for the acquisition or disposition is entered into - any Material Latent Defect known to the licensee, unless the other parties have already received written disclosure of the defect from the Seller. By signing below, the Seller authorizes their REALTOR® to disclose the information contained in this Form to prospective buyers and / or their representatives, as required under Section 59(2) of the Rules and, to the extent applicable, for the purpose of satisfying the Seller's legal disclosure obligations. Unless agreed to between the Seller and the Buyer or as otherwise required by law, the Seller does not commit to making any disclosure regarding the Property to the Buyer.

The Seller has been advised that the Designated Agent's obligations under the Rules to disclose Material Latent Defects set out above may differ from the Seller's disclosure obligations. If the Seller is unsure of their disclosure obligations, prior to signing this Form, they should speak with their Designated Agent or obtain independent legal advice.

 
SELLER'S SIGNATURE

Maartje Cornelia Reimer
SELLER'S NAME (PRINT)


SELLER'S SIGNATURE

SELLER'S NAME (PRINT)


SELLER'S SIGNATURE

SELLER'S NAME (PRINT)

THE UNDERSIGNED ACKNOWLEDGES THAT THEY HAVE RECEIVED THE DISCLOSURE SET OUT IN THIS FORM FOR THE PURPOSES SET OUT ABOVE.


BUYER'S SIGNATURE

BUYER'S NAME (PRINT)


BUYER'S SIGNATURE

BUYER'S NAME (PRINT)


BUYER'S SIGNATURE

BUYER'S NAME (PRINT)

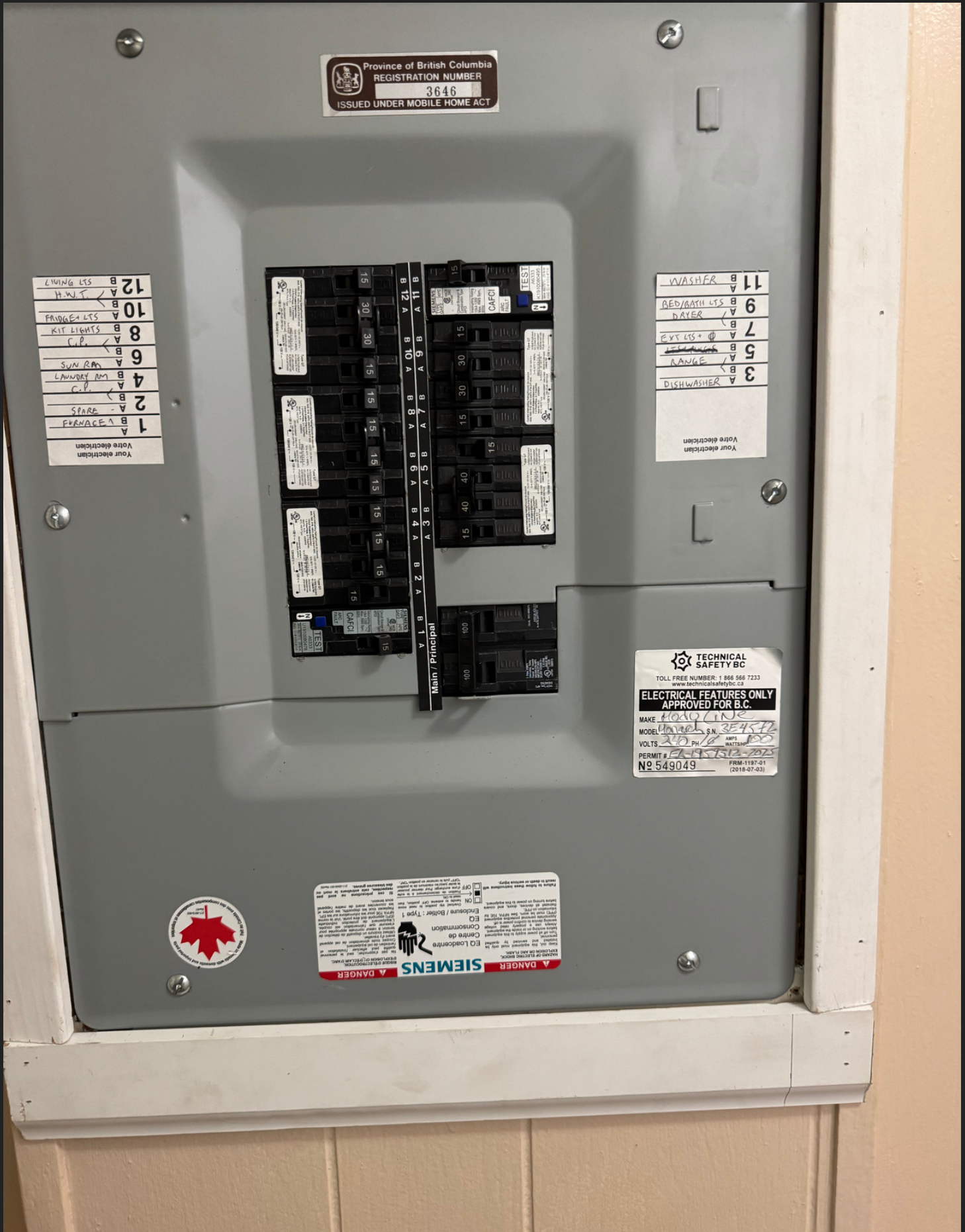
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BC 2080 JUL 2025

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LOCAL REGIONAL AUTHORITIES

MID-ISLAND



FOR YOUR PROTECTION

All information contained within this information package is deemed to be from reliable sources but should not be relied upon without verification.

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8

Phone 250-746-2500

Hours: Monday – Friday 8:30 am - 4:30 pm CVRD Development Services

Email: ds@cvrld.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

Municipality of North Cowichan

7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2 Phone: 250-245-6400

Fax: 250-245-6411

Email: info@ladysmith.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 754-4251

LOCAL REGIONAL AUTHORITIES

MID-ISLAND



Town of Lake Cowichan

39 South Shore Rd. Box 860, Lake Cowichan BC V0R 2G0

Phone: 250-749-6681

Fax: 250-749-3900

District of Ucuelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: info@ucuelet.ca

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2

Hours: Monday – Friday 8:30 am - 4:30 pm Phone: (250) 390-4111

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3

Hours: Monday – Friday 8:00 am - 4:00 pm Phone: 250 248-6144

Fax: 250 248-6650

City of Campbell River

301 St. Ann's Rd., Campbell River BC, V9W 4C7

Hours: Monday – Friday 8:30 am - 4:30 pm Phone: (250) 286-5700

Fax: (250) 286-5760

Town of Qualicum Beach

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7

Hours: Monday – Friday 8:00 am - 4:00 pm

Phone: 250.752.6921

Fax: 250.752.1243

Email: qbtown@qualicumbeach.com

Vancouver Island Health Authority

1952 Bay Street, Victoria, BC V8R 1J8

Phone: 250.370.8699

Toll-free: 1-877-370-8699

Fax: 250.370.8750 Email: info@viha.ca

APPRAISERS AND HOME INSPECTORS MID-ISLAND



PROPERTY APPRAISERS

Cunningham Rivard Appraisers

Nanaimo Office

Phone: 250.753.3428

70 Prideaux Street, Nanaimo, BC V9R 2M5

Duncan Office

Phone: 250.737.1777

300 - 394 Duncan Street, Duncan, BC V9L 3W4

Benson Appraisals

Jim Saunders, BA, CRA

Phone: 250-753-9995

Toll Free: 1-866-753-9995

Ladysmith: 245-7502

Email: info@bensonappraisals.ca

Address: #107-30 Cavan Street Nanaimo, BC, V9R 6K3

Home Inspectors

Barnes & Co.

Home Inspection Services Inc. Phone: 250-881-1086

Fax: 250-483-6494

E-mail: admin@inspectionsvictoria.ca

Web: www.inspectionsvictoria.ca

Falcon Home Inspections

Residential & Commercial Inspections Piece Bowie

Phone: 778-708-5085

Email: info@falconhomeinspections.ca

Web: www.falconhomeinspections.ca

Neil Pickard

Phone: 1-800-550-1533

Email: contact@canadianresidential.com

Web: www.canadianresidential.com/inspector/Neil_Pickard/

APPRAISERS AND HOME INSPECTORS MID-ISLAND



DEMOLITION & HAZMAT

Rockridge Inc. Demolition

Andrew Hall

Cell: (250) 883-2436

Office: (250) 658-1001

Email: marooned@island.net Web: www.rockridgeinc.com

Demxx - Demolition

1688 Alberni Hwy.

P.O. Box 764 Coombs, B.C. V0R 1M0 Phone - 250-954-0296

Email: alan@demxx.com

Web: www.demxx.com

Lewkowich Engineering - Hazmat Testing

Suite A-2569 Kenworth Road Nanaimo, BC V9T 3M4

Tel: 250-756-0355

Fax: 250-756-3831

SEPTIC INSPECTORS & SEPTIC PUMPING

Ace Bobcat Septic Inspections

6149 Scott Road, Duncan BC

(250) 709-9643

Save-On Septic – Inspections & Pumping

Phone: (250) 748-5676

Cowichan Septic – Pumping Only

Dale - Phone: (250) 246-7519



WATER TESTING

BC Aquifer

Phone : (250) 748-4041

Fax: (250) 748-5775

Address: 5295 Trans Canada Hwy Duncan, BC, V9L5J2

Caledonian Water Company

Ed Henderson

Phone: (250) 746-3975

Address: 1061 Canada Ave, Duncan BC, V9L 1V2



JEFF HUNTER

REAL ESTATE

Please contact me with any questions or requests for further information on this property.

Jeff Hunter

(250) 815-0882

jeff@jeffhunterrealty.com

Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1

