

File No.: 04-1000-20-2021-585 - Phased Release Part 1 of 2

April 14, 2022

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of November 17, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Records of the sale, purchase price, and appraisal of the laneway reviewed during December 9, 2019 Development Permit Board meeting relating to application for 1489 West Broadway (1465 - 1489 West Broadway, DP-2019-00704), specifically regarding it stated that "Arrangements for the purchase of the lane are to be made between the City of Vancouver and the Developer". Date Range: January 1, 2017 to November 17, 2021

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1) and s.17(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Please note: this is a phased release (part one of two). Additional records (part two of two) will be released to you no later than April 26, 2022.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-585); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the Acting FOI Case Manager at 604-871-6584.

Encl. (Phased release records package)

:ma

From: "Dan Turner" <DTurner@pci-group.com>
To: "Newman, Andrew" <Andrew.Newman@vancouver.ca>
Date: 6/26/2019 3:26:08 PM
Subject: FW: 1497 West Broadway Vancouver, BC Jun26'19
Attachments: PCI - 1497 West Broadway Vancouver, BC Jun26'19.pdf

Here you go on the Hydro

Dan Turner
EXECUTIVE VICE PRESIDENT



PCI DEVELOPMENTS

300 – 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3
604 684 1151 tel | 604 331 5260 direct
604 230 5577 cell | 604 688 2328 fax
dturner@pci-group.com
www.pci-group.com

From: Nathan Shuttleworth <Nshuttleworth@pci-group.com>
Sent: Wednesday, June 26, 2019 3:25 PM
To: Dan Turner <DTurner@pci-group.com>
Subject: FW: 1497 West Broadway Vancouver, BC Jun26'19

Hydro cost from Steve.

Nathan

Nathan Shuttleworth
ARCHITECT-AIBC, LEED AP, CPHD
DEVELOPMENT MANAGER



PCI DEVELOPMENTS

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604 331 5271 direct | 778 239 3335 cell
nshuttleworth@pci-group.com
www.pci-group.com

From: Steve Nemetz <steven@nemetz.com>
Sent: June 26, 2019 3:21 PM
To: Nathan Shuttleworth <Nshuttleworth@pci-group.com>
Subject: 1497 West Broadway Vancouver, BC Jun26'19

Hi Nathan,

Per our conversation, please find enclosed our letter.

Regards,

Steve Nemetz, P. Eng.
CEO/Senior Principal
M: (604) 808.2534 | M: (416) 451.4766 | E: STEVEN@NEMETZ.COM

 NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS
WWW.NEMETZ.COM

VANCOUVER: (604) 736.6562 | TORONTO: (647) 253.0086 | CALGARY: (403) 294.9027



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL.

June 26, 2019

PCI Developments Corp.
300 – 1030 West Georgia Street
Vancouver, B.C.
V6E 2Y3

Via Email: NShuttleworth@pci-group.com

Attention: **Nathan Shuttleworth**

Dear Nathan,

Re: **1497 West Broadway, Vancouver, British Columbia**

This letter is to confirm that in our opinion the costs for the re-routing of the BC Hydro's services in the lane would be approximately \$1,000,000.00 plus GST.

Yours truly,

NEMETZ (S/A) & ASSOCIATES LTD.

A handwritten signature in black ink, appearing to read "Steve Nemetz", is written over a faint, larger version of the same signature.

Steve Nemetz, P. Eng.
CEO/Senior Principal

SN/ec
G:\LBRARY\SNWORD LETTERS\PCI - 1497 West Broadway Vancouver, BC Jun26'19.docx

From: "Newman, Andrew" <Andrew.Newman@vancouver.ca>
To: "Dan Turner" <DTurner@pci-group.com>
Date: 6/26/2019 4:33:14 PM
Subject: RE: 1497 W Broadway - Relocation Estimate

Thanks Dan

Just saw your other email on the Hydro estimate. So as I understand, you're looking at \$1,000,000 Hydro + \$1,230,000 Telus = \$2.23 million, subject to further refinement (and whether this "MH 346" needs relocating too). Ouch.

But to clarify: the City-site was never going to be encumbered by the station infrastructure under the Reference Case scenario, so the \$725pba value we are seeking from Shato is not impacted by where the station ends up.

I appreciate some discount from the Shato deal is warranted; that said, these lane relocation costs are part of PCI's proposed assembly/redevelopment scheme and the City can't be asked to make up those associated costs. While the City endorses the station being moved to the corner, we're by no means requiring PCI to purchase the lane and make it all happen. Nor does the Province have a preference in where the station finally lands.

I believe PCI is in receipt of our appraisal for the City-lands, which was undertaken by CWPC (if not I can forward again). Although it's for a different site, it provides a thorough analysis and opinion of value at this location, which is important given we use "across the fence" valuations for lane/road sales. The appraisal includes a value range, and I'm prepared to consider a number in the low to mid-point of the range. Anything below this will be challenged.

I need to be able to defend the sale as market value; more importantly, I'm concerned with securing Council approval for this deal so it doesn't die at the 11th hour, and waste the Province's, PCI's and City's time (when time is already short on the Broadway Subway Project). Given Council will be approving the Shato sale and likely the Lane sale in close proximity to each other, there needs to be some consistency.

Give this some thought, I'm available to discuss

AN

Andrew Newman, RI, B.Comm
Associate Director | Real Estate Services | Real Estate and Facilities Management
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4
t: 604.673.8105 | f: 604.873-7064 | e: andrew.newman@vancouver.ca

From: Dan Turner [<mailto:DTurner@pci-group.com>]

Sent: Wednesday, June 26, 2019 2:00 PM
To: Newman, Andrew
Subject: FW: 1497 W Broadway - Relocation Estimate

Andrew

This is Telus. as I said Nathan thinks this is high. He is calling Nemetz, our electrical consultant to get in writing their estimate that they have given us regarding hydro. He thinks it is a million for Hydro.

Help us.

Just remember that the COV is getting 725 a foot now that your site is unencumbered with the relocation of the station□

Dan

Dan Turner
EXECUTIVE VICE PRESIDENT



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www.pci-group.com

From: Nathan Shuttleworth <Nshuttleworth@pci-group.com>
Sent: Wednesday, June 26, 2019 1:53 PM
To: Dan Turner <DTurner@pci-group.com>
Subject: FW: 1497 W Broadway - Relocation Estimate

Estimates from Telus below.

Nathan

Nathan Shuttleworth
ARCHITECT-AIBC, LEED AP, CPHD
DEVELOPMENT MANAGER



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From: "Newman, Andrew" <Andrew.Newman@vancouver.ca>
To: "Nathan Shuttleworth" <Nshuttleworth@pci-group.com>
Date: 7/10/2019 8:43:29 AM
Subject: RE: Proposed B&G Lane Acquisition

Thanks Nathan, will review and let you know if any questions

Best,
Andrew

From: Nathan Shuttleworth [mailto:Nshuttleworth@pci-group.com]
Sent: Wednesday, July 10, 2019 7:47 AM
To: Newman, Andrew
Cc: Brown, Steve; Tim Grant; Dan Turner
Subject: Proposed B&G Lane Acquisition

Hi Andrew,

Please see attached memo from Nemetz & Associates regarding cost of the Telus relocation work and an estimate from BC Hydro (just received yesterday) for their utility relocation works required due to lane closure.

Regarding higher than usual cost for closing the lane, the is largely due to two reasons:

1. The lane is the primary distribution route for both BC Hydro and Telus. To close this lane requires extensive rerouting and installation of new infrastructure for both utilities. The extent of new infrastructure extends from the laneway on 10th Avenue, east on 10th Avenue to Hemlock, north on Hemlock Street and then back along the lane or 8th avenue to the remaining portion of the laneway north of our site. Almost 500m of infrastructure works.
2. The existing BC Hydro service is overhead, and to facilitate undergrounding north of our site, the existing Telus manhole (a major connection point for the utility), must be relocated.

It is worth noting that this infrastructure work will serve all the buildings along the laneway (both E-W and N-S portions), not just our development. In addition, our site will accommodate BC Hydro infrastructure (a system vista switch and PMT) that will serve the neighbouring properties.

Please don't hesitate to call if you want to discuss any of the above.

Best,
Nathan

Nathan Shuttleworth
ARCHITECT-AIBC, LEED AP, CPHD
DEVELOPMENT MANAGER

PCI

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nshuttleworth@pci-group.com
www.pci-group.com

From: Tim Grant <Tgrant@pci-group.com>
Sent: July 8, 2019 9:59 AM
To: Newman, Andrew <Andrew.Newman@vancouver.ca>
Cc: Dan Turner <DTurner@pci-group.com>; Nathan Shuttleworth <Nshuttleworth@pci-group.com>
Subject: RE: Proposed B&G Lane Acquisition

Thanks Andrew. Nathan will provide any further detail we can as you've noted.

We do appreciate concern around setting precedent – but also suggest that the exceptional circumstance in this case is facilitating transit station at corner of Broadway & Granville, which we understand to be a priority for the City. Incorporation of the lane and relocating/improving significant existing utilities are necessary to facilitate the station.

Thanks.

Tim

From: Newman, Andrew <Andrew.Newman@vancouver.ca>
Sent: Monday, July 8, 2019 9:28:43 AM
To: Tim Grant
Cc: Dan Turner; Nathan Shuttleworth
Subject: RE: Proposed B&G Lane Acquisition

Hi Tim

Thanks for reaching out. Yes, I believe you'll be receiving an invite for approximately 4pm Wednesday to discuss with the Province, myself and Engineering on steps forward. In preparation, would you be able to provide any further supporting info on the following:

- Estimates from BC Hydro on the \$1 - \$1.5 million cost (I am in receipt of Nemetz & Associates third-party estimate)
- Fortis documentation on the \$100,000
- Shaw documentation on the \$100,000
- General rationale for why this particular lane is so costly? Not knowing the utility technicals, typical lane-sales see some amount of utility relocation cost. But this is much higher and I'd like to understand why (e.g. is this a major junction location for both Telus and BC Hydro infrastructure, H-Frames, etc.?).

Dan has sent me the Telus details already, but if there was a third-party opinion from Nemetz & Associates I'd be keen to see that too.

As noted in the attached email, our practice is to use "across the fence" valuations for lane/road sales. Certainly the lane has minimal development potential on its own - the critical piece is upon assemblage. I appreciate the high costs in this situation, but historically we have not discounted for

utility relocation expenses as these are business costs relating to the purchaser's assemblage /redevelopment with adjacent parcels. We are discussing what can be done to inch this forward on our side, but there is significant concern around setting new precedents for future lane/road sales. Therefore, anything you can provide me which helps articulate why this is an exceptional circumstance would be helpful.

Looking forward to meeting Wednesday, stay tuned for the invite and don't hesitate to call me direct.

Thanks
AN

Andrew Newman, RI, B.Comm
Associate Director | Real Estate Services | Real Estate and Facilities Management
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4
t: 604.673.8105 | f: 604.873-7064 | e: andrew.newman@vancouver.ca

From: Tim Grant [<mailto:Tgrant@pci-group.com>]
Sent: Sunday, July 7, 2019 12:33 PM
To: Newman, Andrew
Cc: Dan Turner; Nathan Shuttleworth
Subject: Proposed B&G Lane Acquisition

Hi Andrew,

Further to your discussions with Dan & Nathan from our office, I am writing to clarify aspects of our proposed lane acquisition at Broadway & Granville between 1409 West Broadway and 1465 West Broadway.

We are seeking to acquire 2,297 SF of lane area (after requested dedication to City). Further to your discussion with Dan, given the relatively limited opportunity for independent redevelopment of this lane area, we would suggest valuing on same basis as other properties on the block, notably 1465 West Broadway is not appropriate.

We also suggest that significant infrastructure costs we would need to incur to redevelop should be considered. In acquiring lane area and redeveloping with transit station integrated with our proposed development, we will be committing to taking on approximately \$3M in infrastructure relocation & improvements costs for Telus (current estimate: \$1.2M - \$1.8M), BC Hydro (current estimate: \$1M - \$1.5M), Fortis (current estimate: <\$100,000) and Shaw (current estimate: <\$100,000). Nathan & our team are in frequent contact with each of these utilities as required scope of work continues to develop and we will keep you apprised of any notable updates to these estimates.

I understand there may be a meeting set up to discuss further this week. In meantime, please let us know if we can provide anything further.

Regards,

Tim

Tim Grant CPA, CA
VICE PRESIDENT, DEVELOPMENT



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778 668 7024 cell

tgrant@pci-group.com

www.pci-group.com

From: "Newman, Andrew" <Andrew.Newman@vancouver.ca>
To: "Tim Grant (Tgrant@pci-group.com)" <Tgrant@pci-group.com>
"Dan Turner \ (Dturner@pci-group.com)" <Dturner@pci-group.com>
Date: 7/18/2019 2:59:11 PM
Subject: Granville & Broadway

Hi Tim and Dan

A quick note to confirm - s.13(1), s.17(1)
s.13(1), s.17(1)

It's the right call and bigger picture, will secure what we all want AND get the deals through Council.

Appreciate all your work on making this a much better transit system than it would've been, if left only to Engineers!

AN

Andrew Newman, RI, B.Comm
Associate Director | Real Estate Services | Real Estate and Facilities Management
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4
t: 604.673.8105 | f: 604.873-7064 | e: andrew.newman@vancouver.ca

From: "Brown, Steve" <Steve.Brown@vancouver.ca>
To: "Newman, Andrew" <Andrew.Newman@vancouver.ca>
Date: 11/30/2021 5:36:37 PM
Subject: FW: Proposed B&G Lane Acquisition
Attachments: RE: Proposed B&G Lane Acquisition.msg
PCI - 1497 West Broadway Vancouver, BC Telus Cost - Jul9'19.pdf

As requested

From: Nathan Shuttleworth <Nshuttleworth@pci-group.com>
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To: Newman, Andrew <Andrew.Newman@vancouver.ca>
Cc: Brown, Steve <Steve.Brown@vancouver.ca>; Tim Grant <Tgrant@pci-group.com>; Dan Turner <DTurner@pci-group.com>
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Best,
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Nathan Shuttleworth
ARCHITECT-AIBC, LEED AP, CPHD
DEVELOPMENT MANAGER

PCI

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assemblage. I appreciate the high costs in this situation, but historically we have not discounted for utility relocation expenses as these are business costs relating to the purchaser's assemblage /redevelopment with adjacent parcels. We are discussing what can be done to inch this forward on our side, but there is significant concern around setting new precedents for future lane/road sales. Therefore, anything you can provide me which helps articulate why this is an exceptional circumstance would be helpful.

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Andrew Newman, RI, B.Comm
Associate Director | Real Estate Services | Real Estate and Facilities Management
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Cc: Dan Turner; Nathan Shuttleworth
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We also suggest that significant infrastructure costs we would need to incur to redevelop should be considered. In acquiring lane area and redeveloping with transit station integrated with our proposed development, we will be committing to taking on approximately \$3M in infrastructure relocation & improvements costs for Telus (current estimate: \$1.2M - \$1.8M), BC Hydro (current estimate: \$1M - \$1.5M), Fortis (current estimate: <\$100,000) and Shaw (current estimate: <\$100,000). Nathan & our team are in frequent contact with each of these utilities as required scope of work continues to develop and we will keep you apprised of any notable updates to these estimates.

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VICE PRESIDENT, DEVELOPMENT



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July 9, 2019

PCI Developments Corp.
300 – 1030 West Georgia Street
Vancouver, B.C.
V6E 2Y3

Via Email: NShuttleworth@pci-group.com

Attention: **Nathan Shuttleworth**

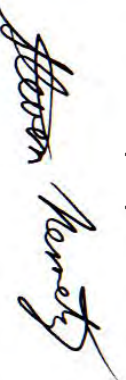
Dear Nathan,

Re: **1497 West Broadway, Vancouver, British Columbia**

In our opinion the costs to remove the Telus Services out of the North – South Lane; and reroute the services East on 8th Avenue and South on Hemlock Street to 11th Avenue and add a new Manhole would be \$1,700,000.00 - \$2,000,000.00.

Yours truly,

NEMETZ (S/A) & ASSOCIATES LTD.

A handwritten signature in black ink, appearing to read "Steve Nemetz", written over a faint, larger signature.

Steve Nemetz, P. Eng.
CEO/Senior Principal

SN/ec

G:\L\BRARY\SN\WORD LETTERS\PCI - 1497 West Broadway Vancouver, BC Telus Cost - Jul9'19 docx

From: "Chua, Jeff" <jeff.chua@bchydro.com>
To: "Nathan Shuttleworth" <Nshuttleworth@pci-group.com>
Date: 7/9/2019 2:09:19 PM
Subject: RE: Proposed B&G Lane Acquisition
Attachments: High level estimate.pdf

Hi Nathan,

Please find attached high level estimate letter for overhead to underground work associated with the lane closure.

Please note:

- BC Hydro's overhead infrastructures (including the H-frame at the T-junction of the lane) running east-west along the north side of the lane will remain.
- Only the overhead primary lines on the north side of the H-frame at the T-junction will be removed. The overhead secondary lines will remain.

This high level estimate does not include:

- Temporary construction service (Typically this is coordinated with your site general contractor)
- Interim overhead line and H-frame removal in the lane closure. (Separate quote letter to be sent to you as per our site meeting)

Feel free to contact me if you have any questions.

Thanks

Jeff Chua | Design Specialist, Distribution Design

BC Hydro

6900 Southpoint Dr (C01)
Burnaby, BC V3N 4X8

P 604 528 7831

F 604 528 2232

E jeff.chua@bchydro.com

bchydro.com

Smart about power in all we do.

From: Nathan Shuttleworth [mailto:Nshuttleworth@pci-group.com]
Sent: 2019, July 08 9:52 AM
To: Chua, Jeff; Sidhu, Amarjit
Cc: Steve Nemetz
Subject: FW: Proposed B&G Lane Acquisition
Importance: High

Hi Jeff and Amarjit,

Per email below, we are meeting with the city on Wednesday this week regarding lane acquisition

so it would be very helpful if we could have your estimate (even if in draft form) prior to this meeting. If you could also provide a quick email response as to why this particular lane is more costly for utility relocation than others that would be very helpful.

Thank you,
Nathan

Nathan Shuttleworth
ARCHITECT-AIBC, LEED AP, CPHD
DEVELOPMENT MANAGER



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Sent: July 8, 2019 9:29 AM
To: Tim Grant <Tgrant@pci-group.com>
Cc: Dan Turner <DTurner@pci-group.com>; Nathan Shuttleworth <Nshuttleworth@pci-group.com>
Subject: RE: Proposed B&G Lane Acquisition

Hi Tim

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- General rationale for why this particular lane is so costly? Not knowing the utility technicals, typical lane-sales see some amount of utility relocation cost. But this is much higher and I'd like to understand why (e.g. is this a major junction location for both Telus and BC Hydro infrastructure, H-Frames, etc.?).

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Looking forward to meeting Wednesday, stay tuned for the invite and don't hesitate to call me direct.

Thanks
AN

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July 9, 2019

Project No. 4086160

PCI Developments
C/O Nathan Shuttleworth
300 – 1030 W Georgia St
Vancouver BC V6E 2Y3

Dear Nathan:

For BC Hydro overhead line removal - proposed lane closure
1497 W Broadway, Vancouver

We have completed a preliminary review of the electrical system modification requirements for BC Hydro's overhead infrastructures to be removed for the proposed lane closure at 1497 W Broadway, Vancouver.

Conceptual Estimate

The estimated cost indicated below is high level estimate and preliminary in nature. The amount will change when the detailed design is completed. The Electric Tariff currently allows us to contribute towards the project for the extension of electrical facilities on public property based on the estimated Billing Demand and/or number of residential dwellings being added to the distribution system. We will not provide contributions towards the cost of Optional Facilities – works associated with overhead line removal driven by the customer. BC Hydro's contribution is not included as the preliminary site information has not been provided and is subject to change upon validation of the anticipated electrical demand to be utilized at the site and/or the number of residential dwellings to be added.

These costs are conceptual level in nature (+100%/-10%) and will vary based upon actual detailed design, site conditions, service energization schedule requirements, and governing policies in place at the time of the formal and detailed quotation.

Description	Cost
Estimated Construction Cost	1,800,000.00

The above estimate is based on:

- Acceptance by the local Municipality or Regional District and/or other jurisdictional bodies having authority.
- TELUS abandoning and allowing BC Hydro to remove their existing underground civil to create a corridor in the lane (north of lane closure) to install our service box and ducts.

- Costs assume the following servicing configuration as per the sketches below:



Other costs and adjustments not included

The preliminary estimate above does not include the following:

- Costs for environmental mitigation, land acquisition, Statutory Right of Way and public consultation.
- Costs for temporary construction service requirements or provisions for the future redevelopment (ie. MLBE project) of the subject area.
- Installation of all civil works on private property, which is the customers' responsibility.
- Costs to comply with [BC Hydro's power quality emission limits](#).
- On-site electrical servicing fees.
- Applicable taxes.
- Potential cost adjustments to the Estimated Extension Fee such as BC Hydro driven System Reinforcements, Asset Renewal Credits, Civil Contribution in Kind or TELUS contributions. These adjustments will be determined during the detailed design stage.
- Potential future [Extension Fee Refund](#) up to the amount of the Extension Fee.
- Costs for removal of the two spans of overhead line and H-frame in the proposed lane closure.

Detailed Design Requirements

Before we can begin a detailed design, we'll need the following:

- Complete submission package as detailed in the [BC Hydro Primary Service guide](#) (Section 5.2).
- Civic address and registered legal plan of the property.
- Civil drawings indicating the existing and planned underground services (sanitary, storm, water, telephone, others) on public and private property.
- Offsite plans, landscaping plans, and streetlight plans, if applicable.
- Environmental and archaeological reviews, assessments, and associated management plans, if applicable.
- Tentative construction and energization schedule.

Please note that this letter is for providing conceptual level estimate and will not be treated as a formal request until the customer has provided enough project details for us to commence the detailed design stage. Other customer developments, known or unknown to us, may materially impact the feasibility, costs, and schedule of your electrical servicing request.

As we execute detailed design, if/when any design conflicts or capacity constraints are identified that could significantly impact the project conceptual estimate identified above, we will immediately notify you of our findings and the anticipated cost implications. Your acknowledgement and acceptance to continue with the project will be requested to ensure that all parties are aware of possible project scope and budget impacts.

Please note that this letter is subject to revision 90 days from the date of this letter, or the terms of the Electric Tariff change, whichever occurs first. If you have any questions or would like to meet to discuss further details regarding this preliminary estimate, please feel free to contact me by email or by phone at (604)528-7831.

If you have any questions concerning this project, please contact me.

Sincerely,




BC Hydro | Design Specialist

T: (604) 528-7831

E: jeff.chua@bchydro.com

ABOUT OUR SURVEY: You will be emailed a survey once this project is completed. We are always looking for ways to improve our service to customers and hope you can provide your feedback about the service you received from us during the design process. All information in the survey is used for BC Hydro business purposes only, will not be shared with any outside parties, and is collected under the authority of the *Hydro and Power Authority Act*. If you have any questions about the survey, or about how your answers will be handled, please contact our program manager Ned Dharamshi at 604.515.8532. For all other inquiries, please contact the BC Hydro designer listed above.

s.13(1), s.17(1)



s.13(1), s.17(1)



s.13(1), s.17(1)

