

Status quo endorsed by Trust

The Islands Trust will ask Finance Minister Mel Couvelier to reconsider a possible increase in the minimum amount of revenue a farm must produce before it is eligible for farm tax status.

At present, a farm must receive revenue of \$1,600 a year to qualify for farm tax status and the reduced tax rate such status carries. An increase in the minimum amount, under consideration for much of the past year, could jump the minimum to \$5,000.

At their quarterly council meeting held last weekend on Thetis Island, trustees endorsed a paper prepared by Thetis trustee John Dunfield which set out a number of arguments against raising the tax status minimum.

"Small farms on the islands in the Trust area provide economic, sociological and environmental benefits to the province and the islands in general," Dunfield's paper said. "In their own right, small farms on the islands should be encouraged rather than discouraged by raising their productivity level."

The paper, prepared from letters received from farmers surveyed by Dunfield, asked the finance minister to recognize the following characteristics of small farms in the Trust area:

- "topography, soil conditions and available water throughout the islands severely restrict the options on the types of farming feasible, and consequently limit the productivity value level for small farms;
- "small farms on the islands, because of logistics and costs of transportation, market their products to the residents of their respective islands, which is a valued service to island residents;
- "many of the small farms on the islands are operated by retired people who need the supplementary income from their small farms;
- "the owners and operators of small farms should be (perceived)

Turn to Page C5

Before choosing

Weigh tub, sauna maintenance costs

Hot tubs and saunas can offer therapeutic and social benefits, but certain factors must be considered before purchasing a home with one, or before having one installed.

Compared to a swimming pool, which holds between 10,000 and 30,000 gallons of water, a medium-sized hot tub needs about 250 gallons. As far as maintenance goes, says Bob Ellison of Isles West Hot Tubs, who services both items, "it's two different ball games."

The decision to purchase a home with a hot tub has fewer ramifications. But as Ellison points out, the wrong hot tub can lead to problems.

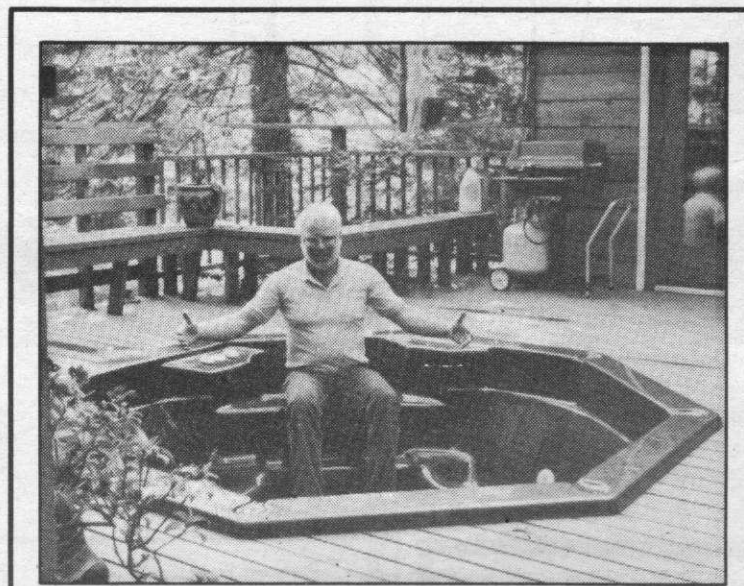
If the hot tub is more than five years old, Ellison advises "having a really good look at it."

Because there have been so many advances in the industry in the past five years, older models have become dated. Ellison recalls one older model which was installed without insulation: the hot tub caused so many problems that its Salt Spring owners eventually filled it in.

Older models are hard to service and find parts for, Ellison says, and often suffer from a poor design. "Don't put a high value on it," he warns, if you are considering purchasing a home with an older hot tub.

'It's two different ball games.'

Ellison estimates there are between 150 and 200 home spas on Salt Spring. Installation is not difficult — the tubs can be carried to practically any location by two or three individuals — and the price does not have to involve blasting and/or tree removal.



Bob Ellison and two of more than 150 island hot tubs.

Generally, he says, one should look for the modern package, which includes a heater, filter and pump. The tub should be finished in acrylic with a fiberglass back.

Total cost for a medium-sized spa, complete with decking and electrical work, is in the area of

\$4,500. This compares to \$20,000 to \$30,000 for a swimming pool. Hot tub maintenance costs usually run in the area of \$1 to \$1.25 per day for year-round use, Ellison says. The largest portion of this price tag is the heating costs.

The hot tub owner should plan

on spending five minutes daily, plus half an hour one day a week, in maintenance work. On top of that, the tub will need draining, re-filling and re-chemicalizing three times each year.

"It's one-tenth the work of a swimming pool," Ellison says, "but it still needs maintaining."

Those with medical problems such as low or high blood pressure or sensitive skin should consult with a doctor before committing themselves to the expense and energy of installing a hot tub. On the other hand, those with a legitimate, authorized health complaint (such as arthritis or a back problem) can apply to use the cost of hot tub installation as an income tax deduction.

Aside from being therapeutic for health problems, hot tubs offer relaxation, and the circular shape can provide a social atmosphere. Ellison recalls one family which said a hot tub brought its members closer together. Instead of watching television, they more frequently shared each other's company in the tub.

Saunas also offer relaxation, but like a hot tub, certain precautions should be taken before deciding on installation. Again, consultation with a physician is recommended beforehand.

Ellison estimates there are between 25 and 30 Salt Spring homes with saunas. A person considering purchase of a house with a sauna already in place should check for proper ventilation, to avoid any odour build-up.

The most important safety feature to look for, Ellison says, is outward-opening doors. Saunas with sliding doors can be dangerous should the user become disoriented by the heat.

"You have to be a little more cautious with use of a sauna," Ellison says.

Whatever the recreational choice, swimming pools, hot tubs and saunas each offer advantages and disadvantages. The cost — installation and maintenance — of each should be weighed against intended use and the reasons for the purchase.



Your guide to Gulf Island properties

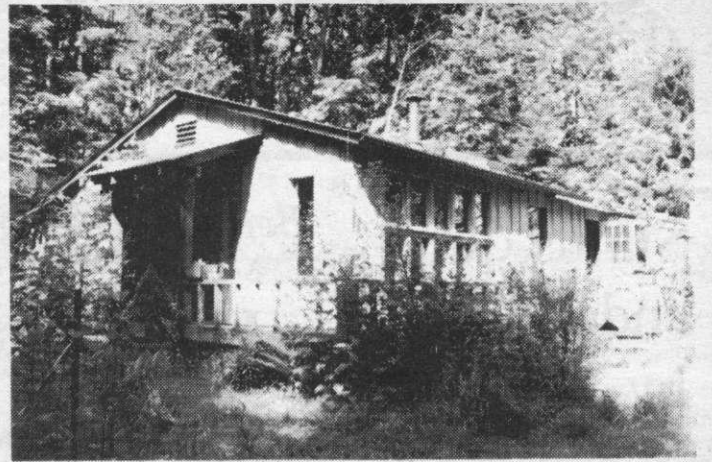
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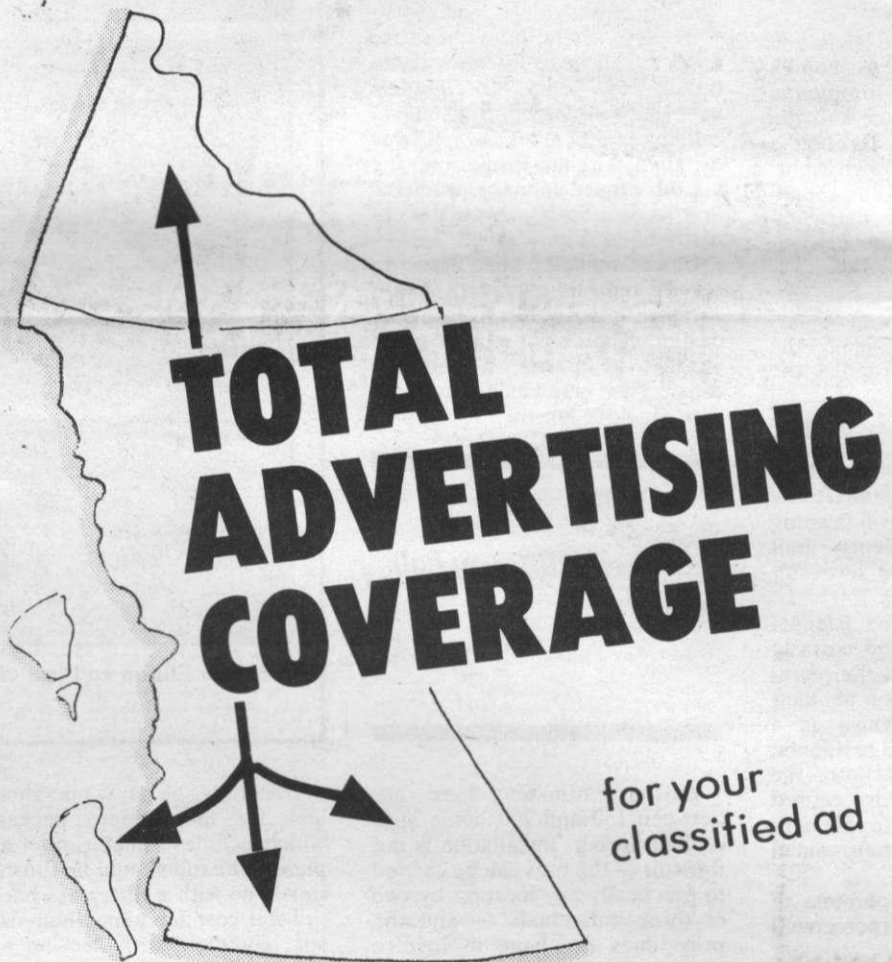
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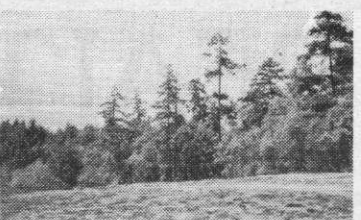
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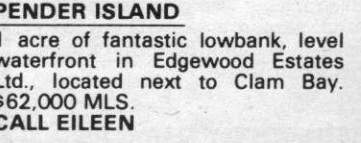
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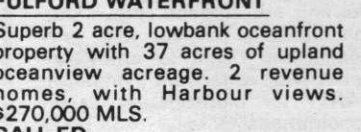
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FULFORD WATERFRONT
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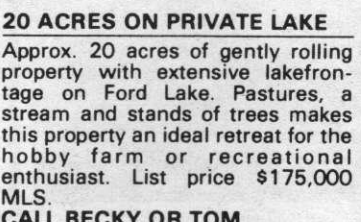
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Approx. 20 acres of gently rolling property with extensive lakefrontage on Ford Lake. Pastures, a stream and stands of trees makes this property an ideal retreat for the hobby farm or recreational enthusiast. List price \$175,000 MLS.
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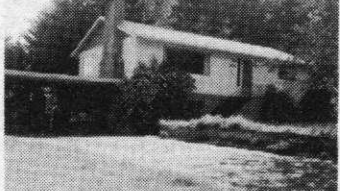
WATERFRONT CHARACTER HOME
Walk to town from this sunny southern exposure Ganges Harbour home. You'll enjoy the gardens, large separate workshop & greenhouse. Comfort and convenience. Asking \$240,000 MLS.
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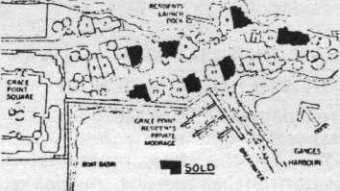
FIRST-CLASS VIEW
This 0.64 acre lot has a fabulous panoramic view that encompasses Mt. Baker, Gulf Islands, Bellingham lights & North Shore mountains. The community water system, cablevision & power are available plus its only a short trip to Ganges. Build that dream home here. Asking \$58,000 MLS.
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SUNNY, SPACIOUS RANCHER
Attractive one level, 3 bdrm., 2 bathrm. home on quiet cul-de-sac near St. Mary Lake. Large living/dining room with brick fireplace, separate family room, master bdrm., ensuite, super kitchen with eating area, delightful garden, paved driveway and extra height double carport with attached workshop. List price \$155,000 MLS.
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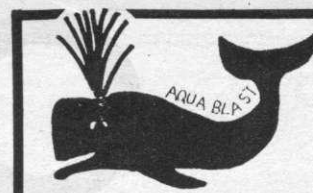
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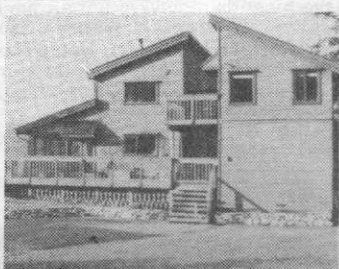
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Farm tax rate hike opposed

From Page C1

as 'stewards of the countryside' (who) enhance or preserve the scenic and rural values of the islands;

- "a small farm on the islands is a way of life for many families; there may be families operating at a so-called subsistence level but, from a socio-economic standpoint, this way of life must be far superior to living on welfare in an urban ghetto — why force them off the land; and

- "raising the productivity level to snare a few affluent hobby farmers may inflict severe economic hardship on the many legitimate small farmers. Why penalize the many just to catch a few?"

The paper also said that a sharp and sudden increase in taxes on small farms would be harmful to the overall well-being of the islands and the province.

FACTS ABOUT THE CANADIAN CANCER SOCIETY, B.C. AND YUKON DIVISION

Did You Know:

- A. The partnership between CCS volunteers and generous donors raised \$3,734,253.00, surpassing the 1987 campaign goal and exceeding the 1986 total by 16%?

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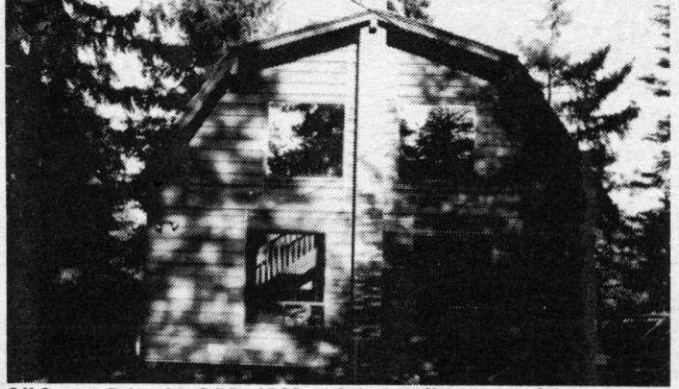
WATERFRONT - \$139,000



Waterfront home situated on Ganges Harbour. Accessible beachfront by pathway. 2200 sq. ft. spacious 2 level home that qualifies for Hydro's Electric Plus Program. Panoramic views from both levels, as house contains a guest suite it is ideally suited for Bed & Breakfast.

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Off Sunset Drive this 3 BR., 1500 sq. ft. home offers a peaceful atmosphere in an area of good homes, with its large open living/dining area to its 21' x 18' master bdrm., makes it a must.

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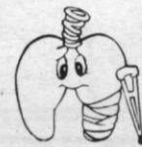
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NEW LISTING - Nice and use of skylights on 2 acres of seclusion. Offers to \$76,000.

FULFORD HARBOUR UNDER \$70,000

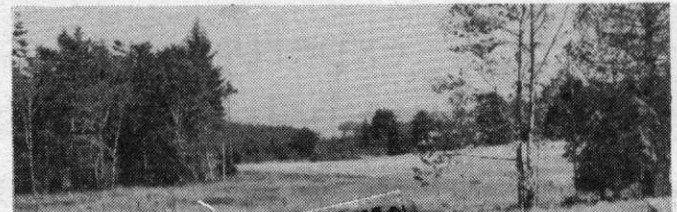
If you're prepared to pitch in and do some of the work yourself, you can be in a new home in the Beaver Point area for under \$70,000. The owners of the 1.2 acres will accept \$2,300 down and payments of \$200 per month on an end price of \$23,000. This leaves you \$47,000 to build and service a 1,000 sq. ft. home. There's already an excellent well. The rest is up to you. Walk through this nicely parked and easy to build on acreage — the only one for sale on King Road!



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For up to date information on real estate in the Fulford Harbour area:

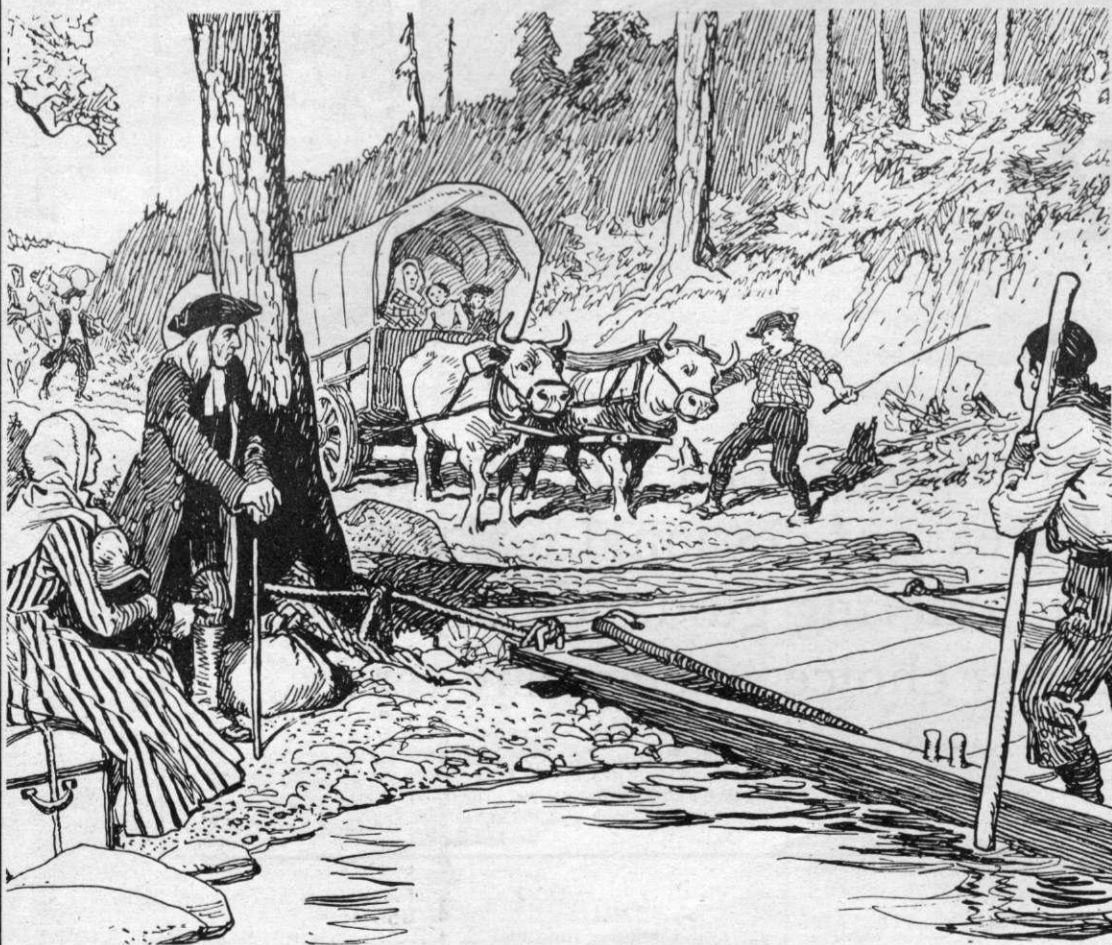
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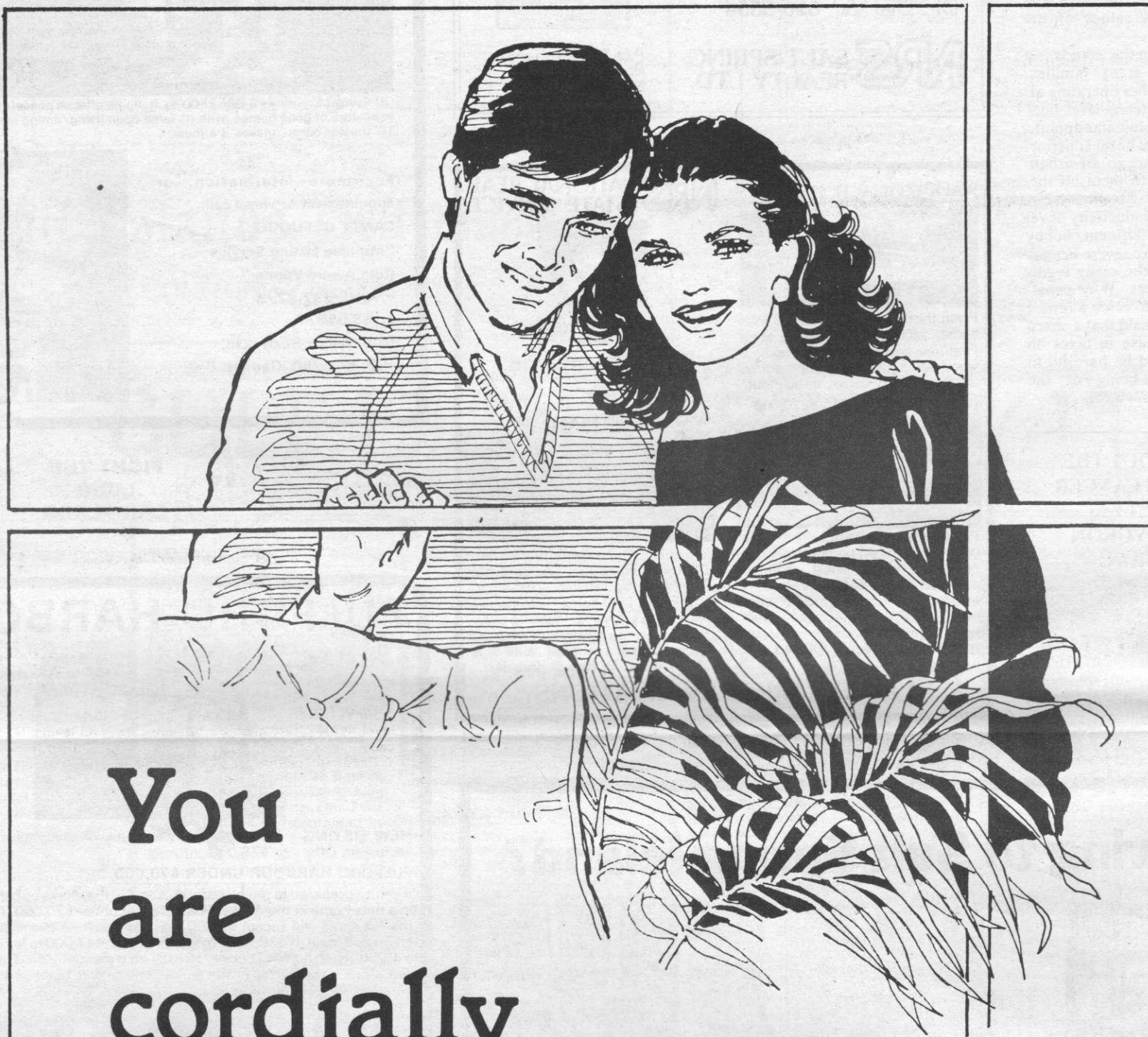
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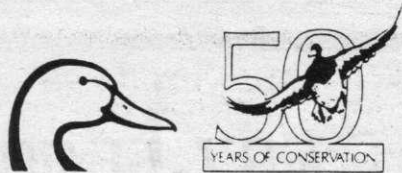
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cordially
invited ...**

to look inside this real estate special section where you'll find a group of great, professional real estate experts advertising and offering guidance and tips to help you make a better choice when you're ready to buy your home.



WE CONSERVE WETLANDS...

Ducks Unlimited Canada

We've been doing it since 1938. Today we employ more than 400 professionals and support staff in 44 offices across Canada. We keep an eye on wetlands — and we're good at it.

During 1988, we're celebrating our golden anniversary. How? By building wetland conservation projects. And when we finish those, we'll work on more, because helping out Canada's waterfowl and wildlife is the best way we know to celebrate the beginning of our next fifty years.

We don't think of ourselves as saviours of the natural world. We're hard-working, down-to-earth, nuts-and-bolts conservationists who do what we know best...conserve wetlands.

THE DUCKS AND GEESE DO THE REST.

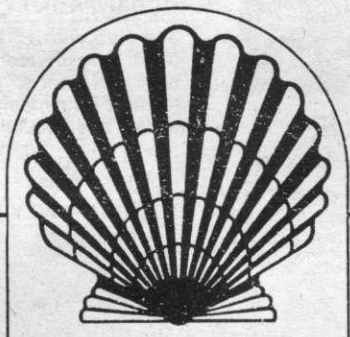
Call 1-800-665-DUCK for more information.

Realtors:

Use this real estate section to answer inquiries from prospective purchasers of Gulf Islands properties!

To reserve additional copies, call

537-9933



GRACE POINT

EXCLUSIVE OCEANFRONT TOWNHOMES ON SALTSRING ISLAND

Twenty-one exclusive waterfront townhomes are now under construction on beautiful Grace Point in Ganges. Superb views, moorage, 2 bedrooms plus den, oceanfront sundecks. For more information on the Gulf Islands' first and only harbourfront condominiums, call or write:



ISLANDS REALTY LTD.

1-537-9981

P.O. BOX 454, GANGES, B.C. V0S 1E0

Box 1022,
Ganges, B.C. V0S 1E0

SMALL WORLD REAL ESTATE COMPANY INC.

PRESTIGIOUS HOME SITE - Maracaibo, free hold - 2 ac. south facing. Power, phone, shared well. \$36,500.

OCEAN VIEW - 2 BR. Lindal cottage on 1.27 acres good soil, sleeping cabin, workshop & games room. Drilled well plus two dug wells for garden, partly forested with big trees, fruit trees, etc. \$79,900.

MOBILE HOME - In established park. Site fees \$157. Single wide with large addition, attractive landscaping and nice view. \$17,500.

WATERFRONT - LARGE HOMESITES

1.8 ACRES - level with lovely large trees, lots of building space, views, drilled well. Very accessible yet private. \$90,000.

1.1 ACRES - Sandy beach, quiet anchorage, good soil, Mt. Maxwell water, sunny AND within 1 mile of Ganges. \$85,000.

FOR THE DISCRIMINATING BUYER - 8½ ac. estate property with excellent soil, lots of sun, protected from winds, pond, creek and lovely trees. Distance views to the south and west. Subdividable. \$129,900.

MAYNE ISLAND WATERFRONT - Very pretty setting for your home or cottage on Campbell Bay. Lots of sun, good building sites, power & piped water. \$46,500.

FOR QUALITY PROPERTY IN ALL PRICE RANGES

JESSIE (PAT) JAMES — (604) 537-5224

SMALL WORLD REAL ESTATE CO. INC.

P.O. Box 1022, Ganges, B.C. V0S 1E0 (604) 537-9977

INVESTMENT OPPORTUNITY!

Become a partner in a condominium project planned for property adjacent to the new Upper Village Shopping Centre. Phone 732-8559 or on weekends 537-2308.

23-1

Real Property Law

Offers to Purchase - Conveyances - Mortgages
Subdivisions - Rights of Way - Foreclosures

TALK TO

Jonathan L. Oldroyd
BARRISTER & SOLICITOR

121 McPhillips Ave., Ganges

537-2752

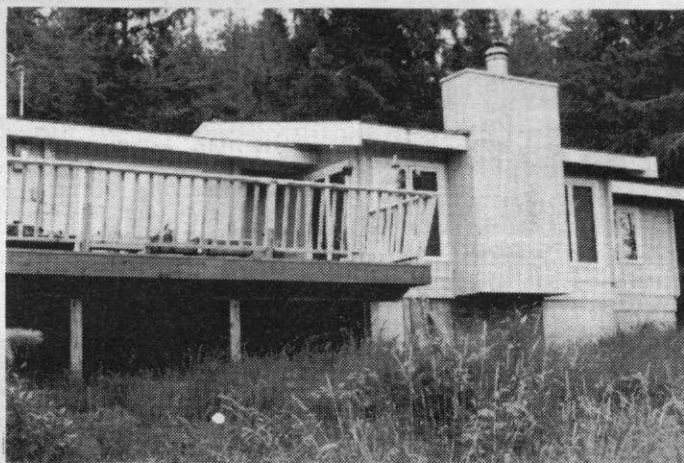
537-5537



Box 8, Ganges, B. C. V0S 1E0

1. Booth Canal Waterfront lot, 1/2 acre, 92' W.F. - \$38,000
2. 20 acres - subdivide into 4 lots - \$75,000
3. 2 acres - level, cleared, mobile home on site - \$36,000
4. COMMERCIAL ZONING (C1), 1.8 acres, house, shop - \$169,000
5. 3 bedroom home on 3½ acres close to Ganges. Several outbuildings, landscaped, very sunny. Good exposure for home occupation - \$69,000.
6. VIEW HOME - Mt. Belcher area - \$85,000. Loaded with potential, 3 level home offers good ocean views from all levels. Nestled in large cedars, this energy efficient home sits on .79 acres.
7. Recently updated, this 2 bedroom home has plenty of development potential in the full basement. Kitchen is remodelled, 2 fireplaces, excellent level yard. Walk to St. Mary Lake - \$79,900.
KEVIN BELL — 537-5537 (O) or 537-5833 (H)

NEW LISTING



This attractive, roomy 2 bedroom home is now available for sale. It is located in the north end of the island in a sunny spot where one can enjoy water views and a beach access two blocks away. A one owner home that has been kept in immaculate condition is offered at \$111,000.

For further information, contact **FRANCES EIDE** at 537-5537 or 537-9350

BUILDING LOT — GANGES CORE

1/4 ac. lot presently zoned for SFD with sewers, piped water and hydro. This lot has potential to be rezoned COMMERCIAL or as part of a package with adjoining lots for a MULTI-FAMILY DEVELOPMENT. \$43,500.

HOUSE FOR SALE

- South facing with wide lake view
- Direct access to lake for fishing, warm water swimming, boating and windsurfing
- Mature garden with fenced areas, raised beds and several good outbuildings
- Parking for your camper, boat and several cars
- Piped water, hydro and cable TV
- 3 bedrooms in well cared for 1056 sq. ft. house on almost 1 acre
- Asking only \$75,000

If this sounds too good to be true, let me show it to you!
CALL WYNNE DAVIES - 537-5537 or 537-9484

MILLER & TOYNBEE REALTY LTD., Box 8, Ganges, B.C. V0S 1E0



PEMBERTON, HOLMES LTD.

537-5568

P.O. Box 929, Ganges, B.C.
156 Fulford-Ganges Road

1887-1988 — 101 years as your good neighbour! — 1887-1988

NEW LISTING

Duplex, 2 BR. each side, beautiful garden and young orchard. Immaculate inside and out. Great rental area. Will sell quickly at \$98,000 MLS.

OR HOW ABOUT THIS?

Compact, well built home on tidal waterfront. Completely self-contained. In-law suite down. \$84,500 MLS.

HOMESTEAD

6 acres, pasture, wood lot. Large architectural designed house with several outstanding features, cabin, good barn, well. South end. Only \$149,000 MLS.

OCEANFRONT

Rare south-facing Vesuvius waterfront. View down Sansum Narrows. Fenced, pleasant garden. \$186,000.

ACREAGE

5 acres on Long Harbour Rd. Perhaps the lowest priced 5 acres available on the island. Now \$29,000 mls.

ISLAND FARM

The move back to the land is growing again. If you are part of it, or aspire to be, you are unlikely to find a better acreage in this price range than this 50 acres on which the hard work has been done. Good barn, cottage, excellent well, good land and some timber. Views to the southwest. It deserves a close look and then your offer to the asking price of \$265,000 mls.

DAVID WILLIAMS 537-5568



GOOD TASTE, GOOD BUY

Come and see this gracious Tudor country home on 5 acres. Attractive woodwork and finishing throughout enhance the spacious rooms. Pond and good arable area. \$112,900 mls.



LOVE A SPECTACULAR VIEW?

Sparkling view home overlooking popular Cusheon Lake. Some outbuildings and fenced garden area. See it today. \$75,000 MLS.

SECLUDED — SPECIAL

Cosy waterfront cottage on Welbury Bay. Private steps to beach and large deck overlooking the ocean. See it today. \$129,000 mls.

LET THE TENANTS PAY!

Ocean view home currently divided into 2 rental suites. Close to town, yet private and quiet. See it today. \$77,900 MLS.



DON'T MISS THIS BARGAIN BEAUTY!

If you want beach waterfront, a large house, a good view, good water and garden, and you want it all for a low price, then look at this property today. \$127,500 MLS.



STRATEGICALLY LOCATED COMMERCIAL 1 ZONE PROPERTY

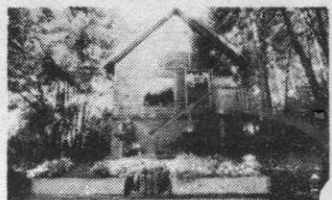
On McPhillips Ave. lot size 66' x 198'. Almost 1478 sq. ft. of space with 908 sq. ft. on main. Close to Ganges bypass. Adequate space at side of lot will provide access to rear of lot for parking. Existing buildings can easily be expanded to provide for most leasable space. \$129,500 mls.

THE TIME TO BUY IS NOW!

This 2 bdrm. waterfront home is just nearing completion. Open plan living and dining, beams, cedar, skylights and tucked away on a secluded dead end. If you're a serious minded buyer, get here fast! \$175,000 mls.

CHANCE OF A LIFETIME

Waterfront estate on Pender Island has 496 ft. of southwest facing oceanfront. A Frank Lloyd Wright style architect-designed contemporary home sits on 10 forested acres. Detailed brochure available. Offered for sale at \$375,000 mls.



GOODBYE TO CITY CRAMPS

Year-round vacation home you won't want to leave! Nestled in the trees this cosy 2 bdrm. wood home is just minutes from swimming, boating and fishing on St. Mary Lake. Be comfortable by summer! \$71,900 mls.



WHY DIDN'T I SEE THIS FIRST?

Be first to see this newly decorated one level, 2 bdrm. beauty, close to St. Mary Lake. Level sunny lot in area of fine homes. Don't hesitate on this one. \$80,900 MLS.

LOG CABIN HIDEAWAY

New roof and gutters. 2.5 acres and 2 bedrooms. \$59,000 mls.



CHARACTER HOME IN GANGES CORE AREA

Ideal for commercial-residential mix, this 2 bdrm. house is an ideal holding property. Long frontage on the Ganges bypass. \$115,000 mls.

LOTS & ACREAGES

● Next to Sailing Club, this 1.08 acre gently sloping property has path to ocean. Fruit trees, superb ocean view and deep moorage. Hydro and piped water available. \$109,500 mls.

● All the hard work is done! Seaview acreage with cleared building site. Sunny, quiet 4.96 acres close to swimming, boating and fishing at nearby St. Mary Lake. Driveway and hydro to house site. \$49,000 mls.

● Ideal investment lot in commercial core of Ganges. Currently zoned industrial but easily rezoned to Commercial 1. \$45,000 mls.

● Fantastic view acreage. Mt. Baker, Outer Islands and sea. Creek and park at rear of property. Access to beach and waterfront by reg'd easement. \$59,900 mls.

● Acreage with lots of sun and timber! This 3-plus acres has view potential and is easily accessible from road. Close to town and ferries. \$28,500 mls.

● 10 acres with creek frontage close to Blackburn and Cusheon Lakes. Ideal swimming and fishing. Hydro on the road, ready to go. \$55,000 mls.

● Gently sloping 3 acres on Ganges Harbour. Good protected moorage. \$123,000 mls.

● Ocean view building lot with pleasant views of Ganges Harbour. Gently sloping site has driveway in and building site levelled. There are still lots of trees for privacy and seclusion. \$33,500 mls.

● All day sun! Great value. Over 5 acres of seclusion and just 5 minutes from Ganges village. Well treed acreage is perfect for hobby farm or hideaway. Zoning RR1. \$21,900.

● Southend 4.97 acres enjoying views of Outer Islands and Mt. Baker. Property has drilled well, hydro and phone at front lot line. \$59,000 mls.

● Nicely treed lot on sunny south end in area of nice homes. Property has a potential ocean view and is just minutes from one of the finest sand and shell beaches on the island. \$25,900 msl.

● Sunny south end 5 level acres. Good arable potential. Hydro on road. \$37,900 mls.

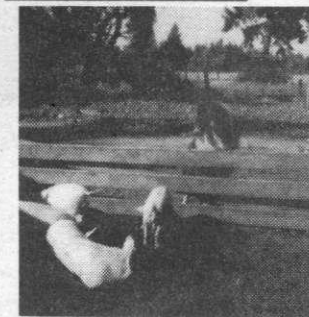
ST. MARY LAKEFRONT

115' west-facing accessible waterfront in a prime location. Very private with large evergreens flanking the winding driveway. Small cottage provides a cosy retreat. Offers to \$115,000 mls.

OCEANFRONT COTTAGE

3/4 acre with 160 ft. lowbank sea front. Very private. Fully serviced 2 BR. cottage is ideal weekend retreat. Near desirable Vesuvius. Only \$119,000 mls.

A TRUE FAMILY FARM



Where else can you find a farm that is large enough to ensure comfortable self-sufficiency, and small enough to be run without outside help? This 17 acre farm has it all: good growing land that has been under expert cultivation for more than a century, level, sunny pastures; a comfortable house; a new pig barn with heated concrete floor, approved for gov't. subsidy; a 42' deep pond licensed for 1200 trout. Enough said? This little paradise could be yours today for only \$159,000 mls. For more information on this very special offering, please call WILF BANGERT.



LAKE, OCEAN AND COAST MOUNTAINS

That's what you see from this architect-designed and super quality-built home on .77 acres. 2150 sq. ft. of well-appointed space is awaiting you! Each bedroom has its own, full bathroom, and there is great guest accommodation, and a new solarium, too! The driveway is concrete-paved, and the easy care property is fully fenced. Easily worth the asking price of \$149,000 MLS.

WILF BANGERT
537-5568 or 537-5692



NO HEMMED-IN FEELING HERE

Take your family now to see this house where there's lot of room for everyone's hobbies. This 2 level, 3 bdrm. home enjoys ocean views, and has waterfront and beach access. \$174,500 MLS.

FOR RETIREMENT

\$76,900 mls. Cosy 2 BR. no-step retirement home near Ganges. Extra large LR with brick FP, full length deck overlooking ocean view of Ganges Harbour, separate workshop.

PRICE REDUCTION BEAUTIFUL INDOOR POOL

So many delightful features to the large family home that you would have to view it to appreciate it all. 15' x 30' indoor heated pool, large billiard room, plus rec. room, sauna, wet bar - all on the low level. Three large BR's including master with walk-in closet and ensuite. Sunken LR, separate DR, convenient kitchen - plus huge deck (over pool) on the main, double attached garage. All set on 2.55 acres arable garden, orchard and pasture. Close in yet secluded. ~~\$154,900~~ mls. \$145,900.

ANN FOERSTER
537-5568 or 537-5156

FULFORD HARBOUR



BUY NOW — MOVE IN LATER

The owner of this chalet style home would like to rent back from the purchaser for 6 months to a year while they build. Here's an opportunity to acquire a very good Fulford Harbour property at today's prices - and have an income from it until you're ready to move in. In the heart of Fulford Village, there's 1368 sq. ft. of finished area plus a large workshop - all on nearly 1/2 acre on a quiet cul-de-sac. Well build, good value at \$88,000 mls.

RAINBOW ROAD ACREAGE

2.06 acres with everflowing mountain spring water. Near Ganges village, it's cleared, driveway roughed in to a building site and has a Govt. water licence for the artesian spring. Hard to beat at only \$31,500 mls.

ALEX REID
537-5568 or 537-9780



DON'T BE DISAPPOINTED BY A "SOLD" SIGN... HURRY OUT NOW!

Choose your kitchen cabinets, carpets and colours if you purchase soon. This new home has superb valley views and is close to Long Harbour Ferry. Enjoy this sunny contemporary style home. Act now! \$89,900 mls.

FINN RONNE
537-5568 or 537-4072