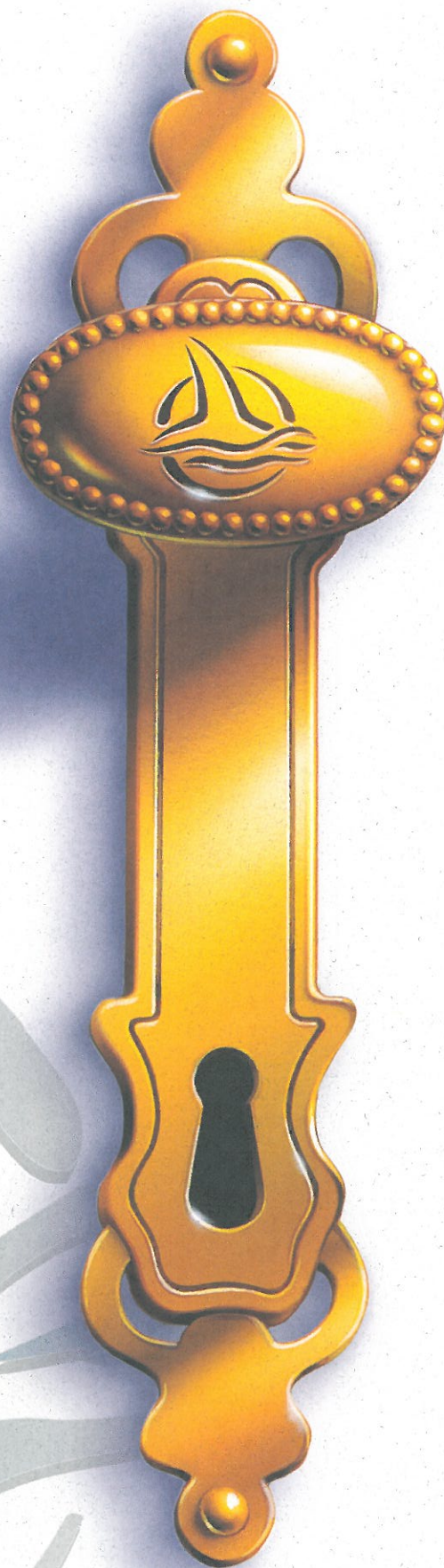


A HOTELIER'S REPORT

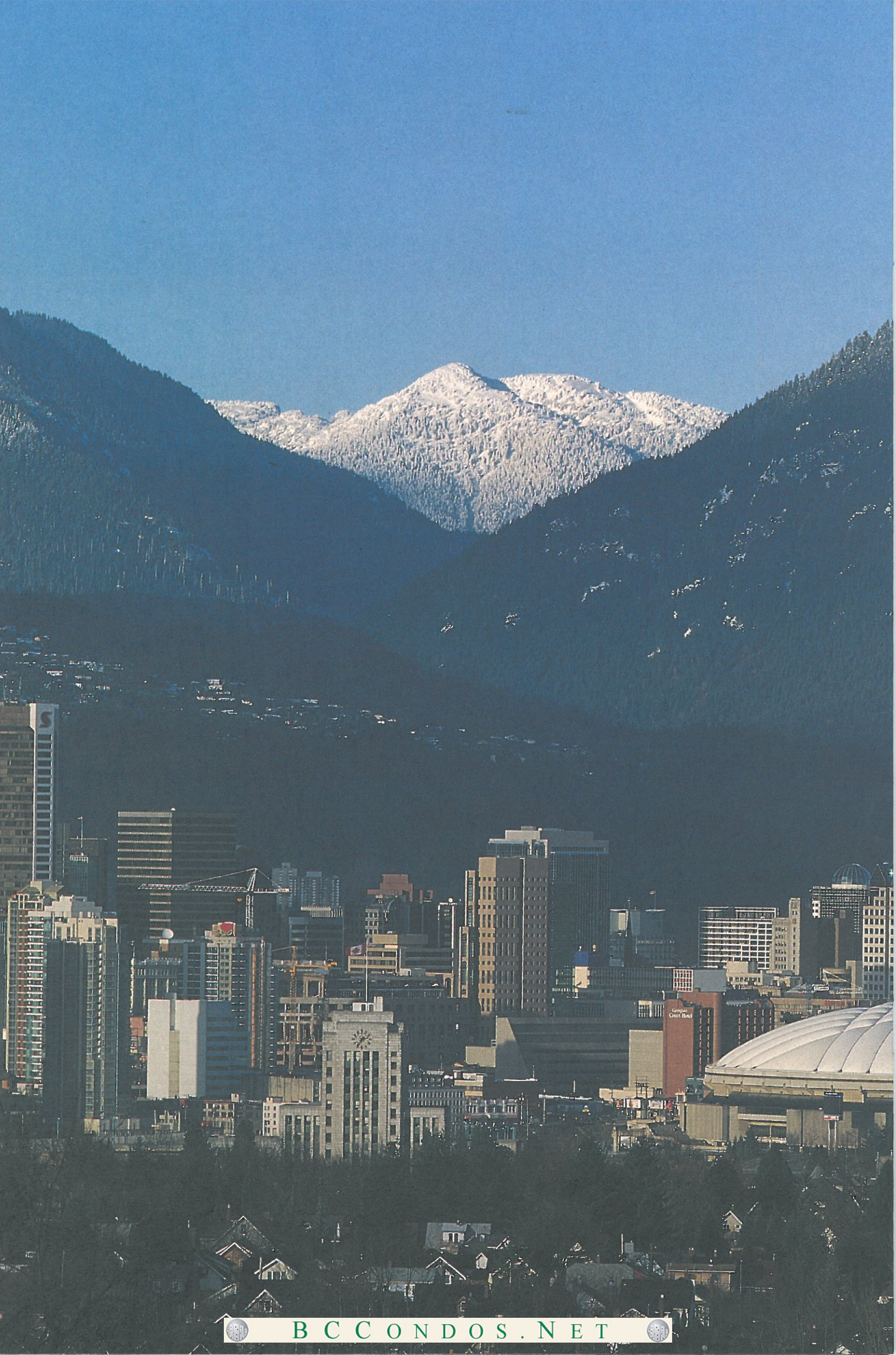


HOTEL AT
ORCA
PLACE



BCCONDOS.NET





B C C O N D O S . N E T



VANCOUVER — WELCOMING THE WORLD

AN INTERNATIONAL TOURIST
DESTINATION FOR THE
21ST CENTURY

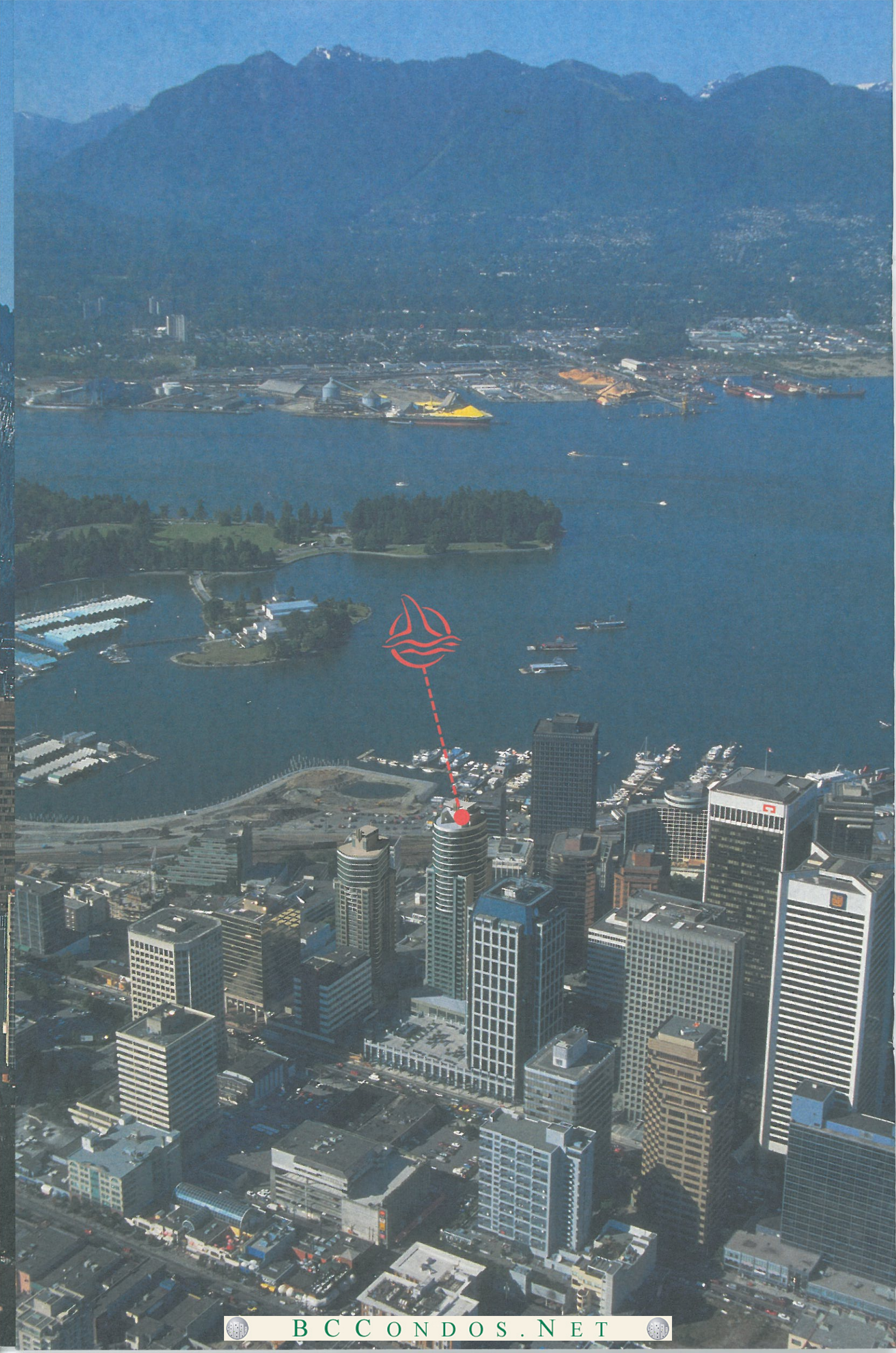
They come from all corners of the globe — the United States, Japan, Australia, the United Kingdom, Germany and other parts of Canada. They come for the breathtaking scenery — the sailboats gliding among waiting freighters, the vibrant and modern cityscape, and the snowcapped mountain backdrop.



They come for the entertainment and the action. At centre stage, in spectacular downtown venues, are Broadway musicals, world class opera and symphony productions, and major sporting events. Professional basketball, hockey and football draw tremendous crowds as does the annual Molson Indy car race.

Vancouver is a point of convergence, the gateway to North America's premiere ski destination — Whistler, and the terminal for the cruise ship industry as they shuttle hundreds of thousands of passengers up and down the Pacific Coast on tours to Alaska. With the country's busiest port, the city has also developed into a major business centre serving the Pacific Rim and beyond.





PERFECT TIMING... THE RIGHT PRODUCT... A UNIQUE OPPORTUNITY

Since hosting the World Exposition in 1986, Vancouver has become a leading tourist and convention destination. Over the past few years, the city has recorded unprecedented growth in all levels of the tourism industry. An estimated 33% of hotel visits, the majority, are generated by tourists coming to visit this magnificent urban community.

Recently, a bilateral air agreement with the U.S. has opened the airport to increased traffic volumes, and a newly revitalized airport terminal set for completion in 1996 will also contribute to accommodating a heavier flow of air travelers. The net result is expected to be an incredible 23% more airline passengers through Vancouver International Airport in 1996 alone.

The cruise ship terminal is also anticipating increased usage in 1996. With more ships scheduled to visit and with the new larger vessels, cruise ship traffic is expected to increase by 15%.

Even with this positive outlook on tourism, hotel development in Vancouver has not kept up with demand. Occupancy trends have increased steadily in the downtown core. A report from Pannell Kerr Forster (see chart below) showed an occupancy rate in Downtown Vancouver averaging an incredible 77.8% through January to October of 1995.

A key indicator to the prospects of the hotel market comes from Collier's 1996 Hotel Investment Report which details current and future hotel values per room. Of the four major regions measured in British Columbia including Whistler, Victoria, and Greater Vancouver, the report suggests Downtown Vancouver leads the way in hotel

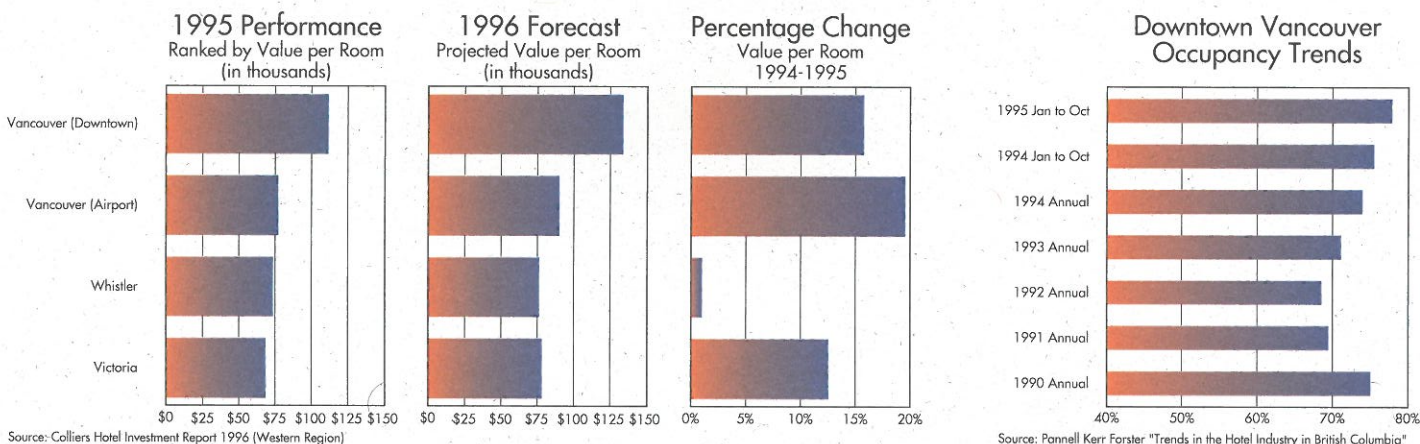
value per room. In 1995, hotel value per room increased a healthy 16% (see chart below). For 1996, the report anticipates an additional increase in value of 19%.

The timing is right for a new hotel facility in the downtown core of Vancouver, central to activities for tourists and central to opportunities for business travelers.



Market Area	1992	1993	1994	1995*	1996*
Vancouver (Airport)	\$59,000	\$59,000	\$66,000	\$79,000	\$92,000
Vancouver (Downtown)	\$87,000	\$94,000	\$99,000	\$115,000	\$137,000
Whistler	\$72,000	\$72,000	\$75,000	\$76,000	\$77,000
Victoria	\$58,000	\$59,000	\$63,000	\$71,000	\$79,000
Average	\$69,000	\$71,000	\$76,000	\$85,000	\$96,000
% Change	-20%	3%	7%	13%	13%

*Forecast



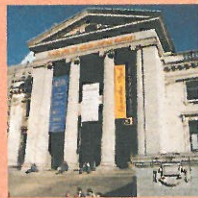
Source: Colliers Hotel Investment Report 1996 (Western Region)

Source: Pannell Kerr Forster "Trends in the Hotel Industry in British Columbia"



Robson Street

The pulse of the city beats here with fabulous shops, high-end fashions, dining and street-side cafes.



Vancouver Art Gallery

This former provincial courthouse is now a majestic structure that welcomes the great artists of the past and the many local artists of the present.



Pacific Centre

The city's premiere fashion destination featuring hundreds of shops and major department stores.



Ford Theatre

All the excitement and entertainment of the Broadway stage comes alive in Vancouver with major musical theatre productions.



The Orpheum Theatre

Centre stage for the glorious sounds of the Vancouver Symphony and intimate concert events.



Yaletown

Revitalized from a warehouse district, this part of the city has become a centre for trendy shops and restaurants.



Granville Island

A city landmark where locals and tourist browse unique shops and gather in the busy public market.



BC Place Stadium

Home to the BC Lions football team, and also host to a number of major trade shows throughout the year and the Malson Indy car race.



Vancouver Public Library

A design reminiscent of the Coliseum in Rome, the city's newest architectural showpiece has become a major attraction.





Stanley Park
The park's aquarium, beaches, scenic trails and spectacular seawall walk provide an easy escape from the city.

IN THE CENTRE OF THE CITY

Every city has its centre. The Hotel at Orca Place is at its core. In almost every direction guests are within walking distance of Vancouver's many tourist highlights. A few blocks south is vibrant Robson Street filled with cafes, shops, casual and fine dining. To the west is Vancouver's treasured Stanley Park with its seawall pathway, spectacular scenery, and access to beaches and the Vancouver Aquarium. A couple of blocks to the east is Pacific Centre – an exciting shopping destination with close proximity to the Vancouver Art Gallery. To the north, there is the city's harbour front, Convention Centre and popular Gastown shops and restaurants.



Canada Place
Home to the cruise ship terminal, Vancouver Trade & Convention Centre and Imax Theatre.



Gastown
The historical city hub, full of character and charm, welcomes visitors to its numerous shops and fine restaurants.



GM Place
Home of pro-sports action with the NBA Vancouver Grizzlies and the NHL Vancouver Canucks.



The Queen Elizabeth Theatre
Home to Vancouver Opera, touring theatre productions and major concert events.



Chinatown
All the tastes and scents of the Far East are a part of the many Chinese restaurants and food markets.





BECOMING A HOTEL OWNER

Upon completion in the Fall of 1998, the Hotel at Orca Place will offer overnight accommodations with a difference, and that difference is you.

This unique hotel concept is an opportunity for an investor to own strata title of one or more of the 323 furnished suites and rooms. From that ownership comes revenue.

A management team will be assigned the task of administering to the operations of the hotel. Every detail is taken care of, leaving each hotel owner with a trouble-free investment.

FIRST CLASS MANAGEMENT

The day-to-day responsibility of hotel management will be left to a team of highly qualified professionals, leaving you to enjoy the rewards of ownership.

In the coming months, the developer will select and contract a hotel management organization to administer to the care of the hotel and its guests. The successful bidder will have experience in all aspects of the hospitality industry and an impeccable track record in the business. The selection will also be based on the contractor's fee and other merits that will prove to benefit the hotel owners.

To support the hotel management team, a strategic alliance will be established with a major, internationally recognized hotel chain. Companies like Sheraton, Radisson, and Holiday Inn have expressed an interest in granting a franchise to the Hotel at Orca Place.

Such a franchise will provide management with the support and recognition that comes with a flagship hotel chain. The company's vast and powerful reservation system will be shared and their far reaching marketing programs will attract hotel guests and keep them coming back.



Not only will this flagship hotel have its marquee positioned prominently on the Hotel at Orca Place, but the standards that patrons have come to expect of the company's hotels around the world will be upheld.



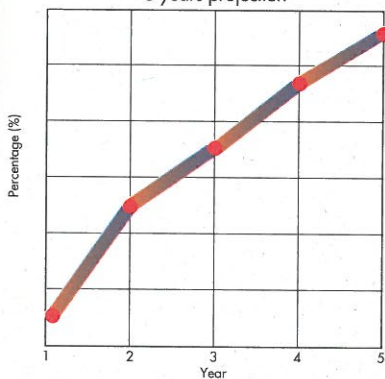
THE REWARDS

It might be a title you never considered before, or perhaps, it is something you have always dreamed of becoming: **HOTELIER** – owner of a world class accommodation offering people an elegant place to stay, and you, a means of income.

A room or suite in the Hotel at Orca Place will be an easily managed addition to your investment portfolio. It is yours to reap the rewards of ownership through the hotel's rental program or yours to sell for profit on the market at anytime.

Every fiscal quarter, you, as a suite or room owner, will receive a statement from the hotel management. Along that statement will be a cheque representing the distribution of income made payable to you.

Return On Investment
5 years projection



THE PRIVILEGES

As an owner in the Hotel at Orca Place, your room or suite is your home away from home.

When you become an owner, you'll receive the exclusive Orca Place VIP card. It is your identification of ownership and the many privileges that go along with it.



The card not only provides you with a significant 50% reduction on the room's rack rate at the Hotel at Orca Place (subject to availability), but also offers other discounts throughout the facility including reduced prices for food and beverage services, health club fees, and parking.

A HISTORY OF EXCELLENCE

Since the early 1970's, the Peterson Group has been contributing to the development of Vancouver's skyline and earning a reputation for creating buildings with a unique presence which complement their location.



A recent project at 111 Dunsmuir Street in Vancouver earned them the recognition of their peers when the building won the prestigious 1994 UDI Award for Excellence.

The same level of quality and attention to detail will be included throughout the Hotel at Orca Place. An example of building excellence can be found in the complementary design of the adjacent residential tower, a luxurious building with an elegant, asymmetrical shape and glass exterior.

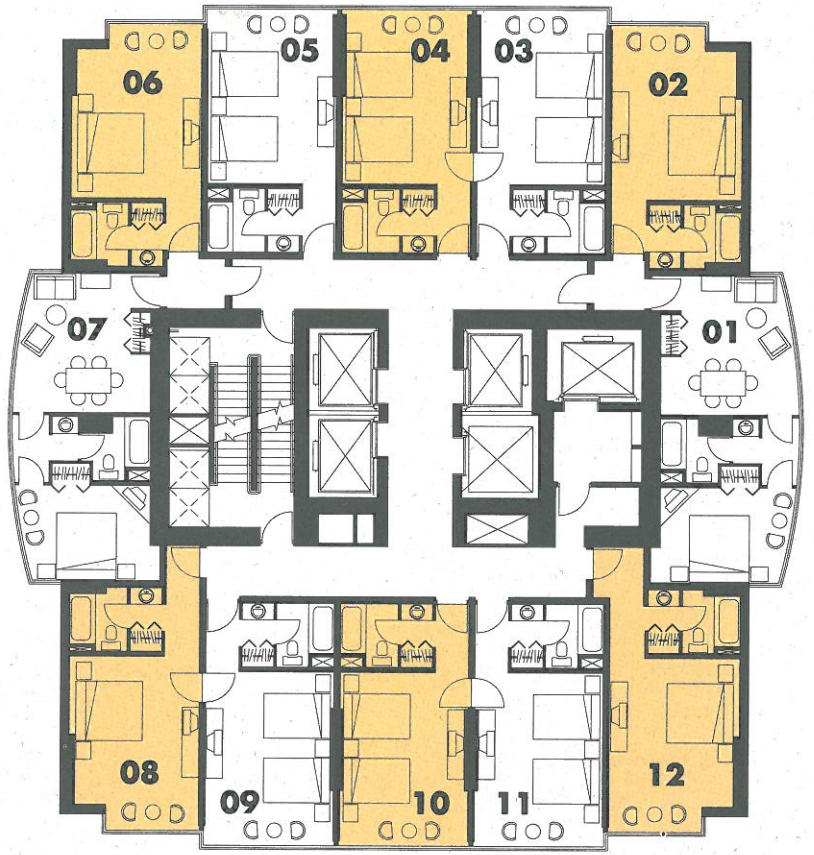
A business leader in the community, the Peterson Group, a Vancouver based company, owns and manages over \$150 million in properties in British Columbia.



111 Dunsmuir Street – Recipient of 1994 UDI Award for Excellence

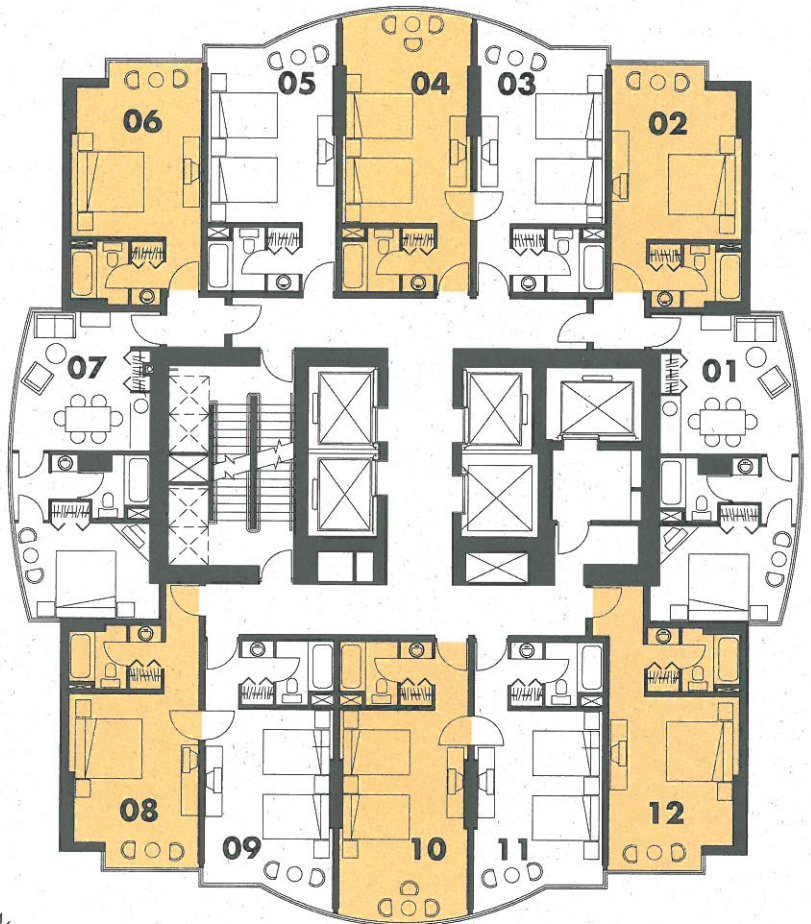


HOTEL AT ORCA PLACE



Floor 20-22

Floor 4-19



Floor 20-25

In the interest of continuing product improvement the developer reserves the right to make modifications and changes without notice. Actual dimensions and floorplans may vary slightly.



BCCONDOS.NET

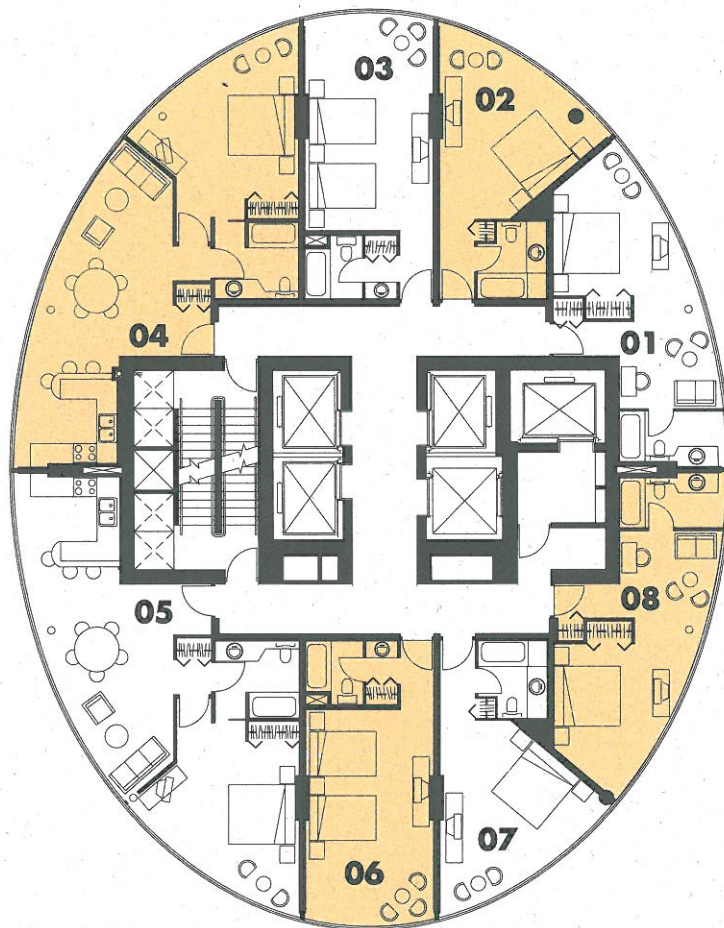


INSIDE THE HOTEL AT ORCA PLACE

Designed with elegance and style, the 323 rooms of the Hotel at Orca Place will be handsomely appointed with quality furnishings.

As with any fine hotel, the main floor lobby will serve as a proud and warm welcome to all of its patrons.

The hotel will feature 6 different room and suite layouts in the 31 floor tower.



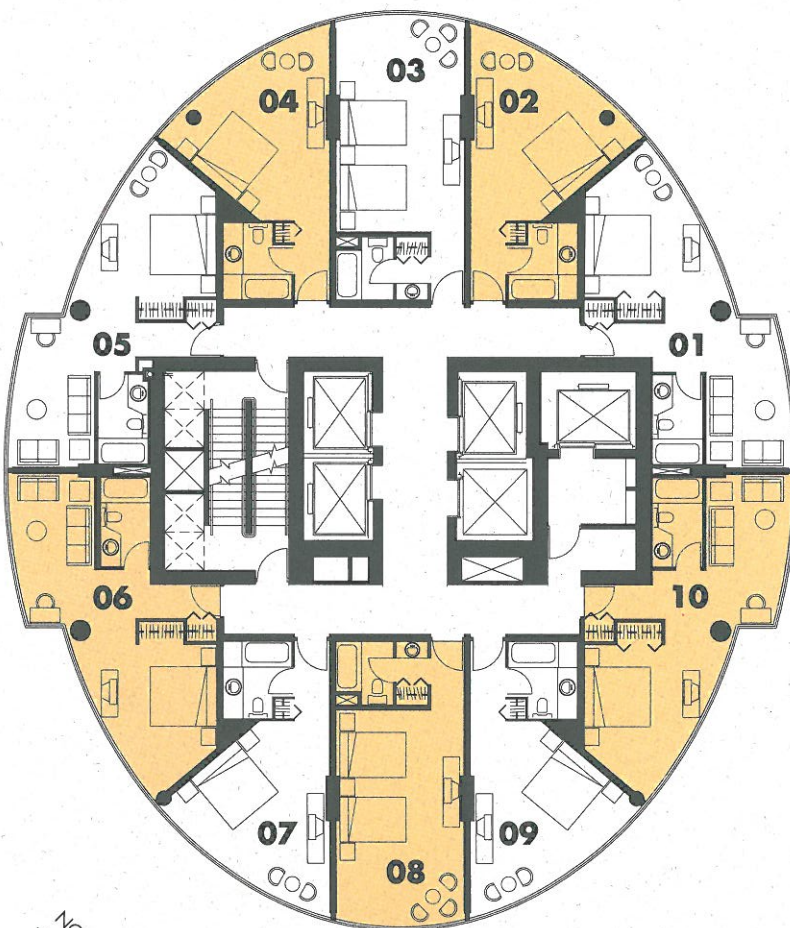
Floor 31-32



For owners and guests who are in Vancouver on business, the convention floor will offer private and comfortable meeting rooms along with the office support of a business centre.

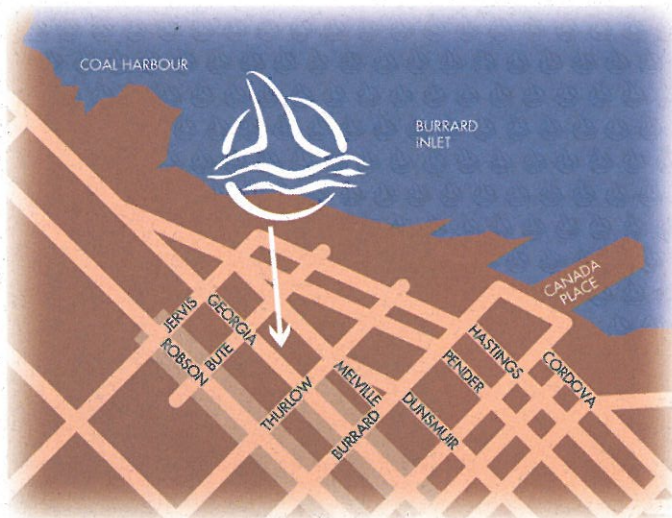
When fitness is a priority, owners and guests can work out in the lap pool and exercise room.

At street level, space has been allocated for a full service restaurant to cater to owners, hotel guests and local traffic.



Floor 26-30





1122 Melville Street, Vancouver, B.C.
 Developer: The Peterson Group
 Marketing by: Anson Realty Ltd.
 Tel: 604-669-3336 Fax: 604-876-9225
 Internet Add: <http://www.anson-realty.com>