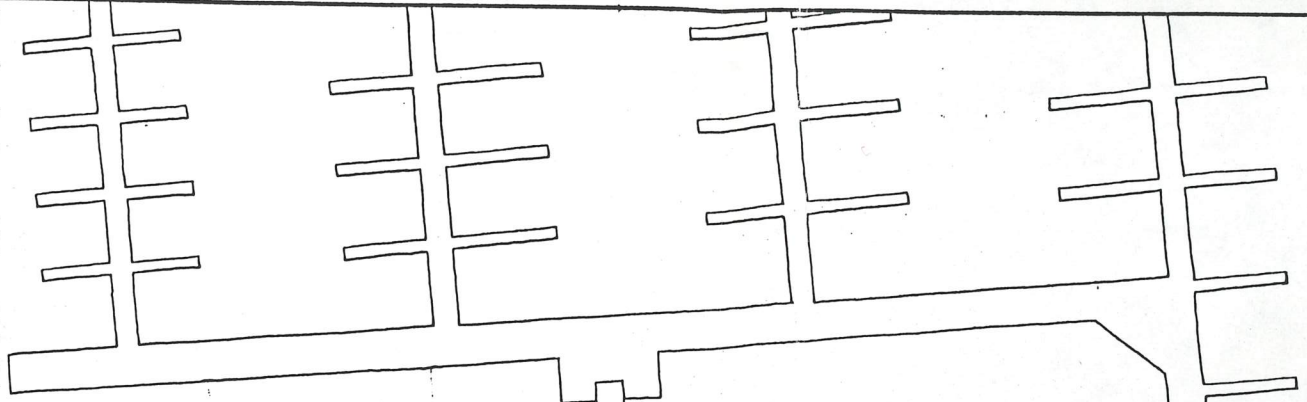


Exhibit 6
 Yellow shading designates areas of Lessee's responsibility to irrigate and maintain all landscaping, namely grass, trees, shrubs, ground cover, flowers, benches and litter receptacles

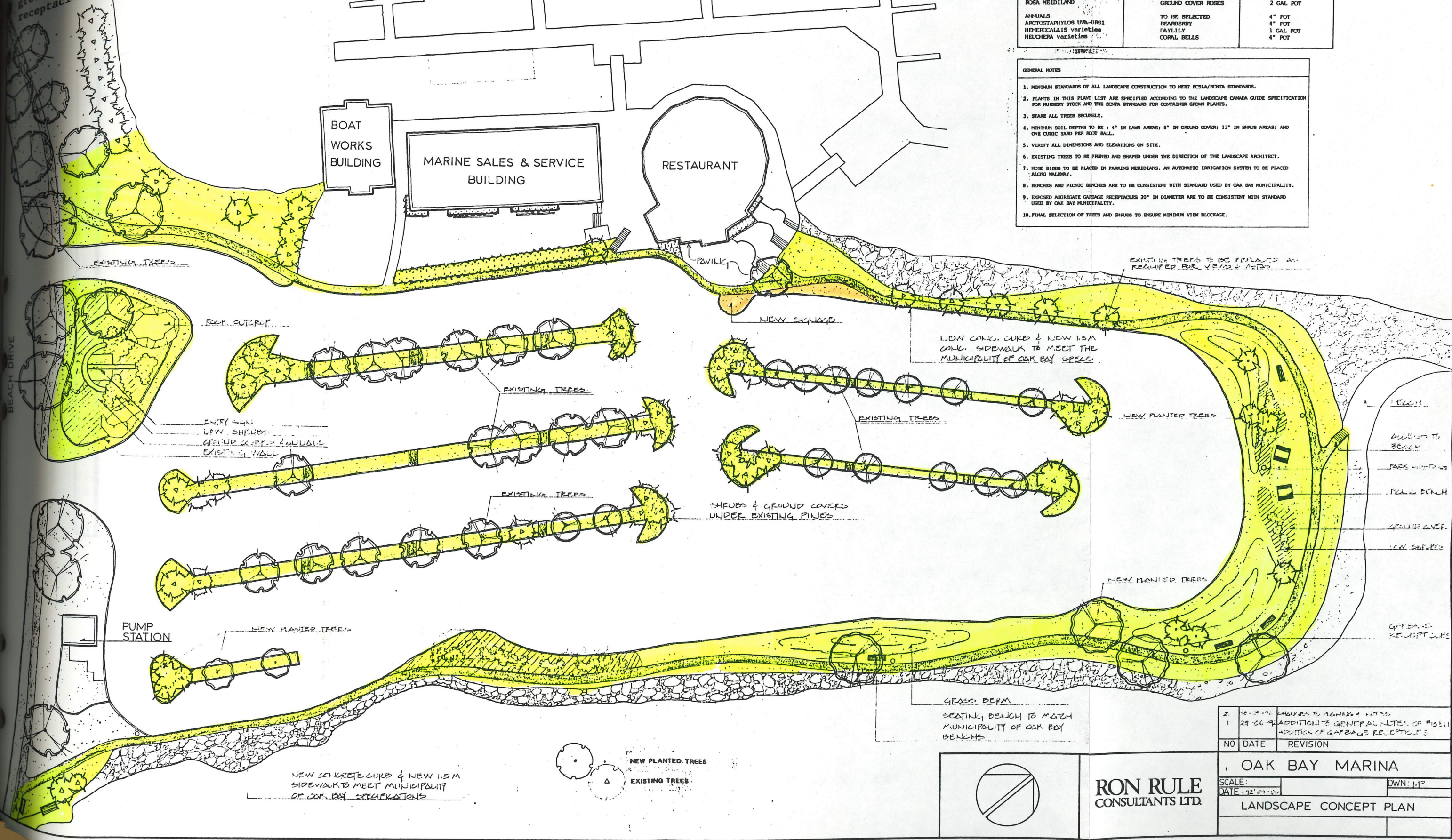
Landscape Maintenance Plan

designates areas of Lessee's responsibility to irrigate and maintain all landscaping, namely grass, trees, shrubs, ground cover, flowers, benches and litter receptacles



RECOMMENDED PLANT LIST		
BOTANICAL NAME	COMMON NAME	SIZE & REMARKS
CERCIS varieties	JUDAS TREE	6' HIGH, MULTI-STEM
CRATAEGUS LAVALLEII	HAWTHORN	6' HIGH, MULTI-STEM
FINUS NIGRA	AUSTRIAN PINE	6' HIGH
Buddleia DAVIDII	BUTTERFLY BUSH	5 GAL POT
DEUTZIA SCABRA	PRIDE OF ROCHESTER	2 GAL POT
ELAEAGNUS varieties	RUSSIAN OLIVE	5 GAL POT
ROSA FLORIDA varieties	HARDY ROSE	5 GAL POT
LONICERA KOROLKOWITZII	BUSH HONEYSUCKLE	5 GAL POT
ROSA MEDIALINDA	GROUND COVER ROSES	2 GAL POT
ANNUALS	TO BE SELECTED	4" POT
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	4" POT
HEPEROCALLIS varieties	DAYLILY	1 GAL POT
HELICHERA varieties	CORAL BELLS	4" POT

- GENERAL NOTES
1. MINIMUM STANDARDS OF ALL LANDSCAPE CONSTRUCTION TO MEET BCSPA/BONTA STANDARDS.
 2. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER GROWN PLANTS.
 3. STAKE ALL TREES SECURELY.
 4. MINIMUM SOIL DEPTHS TO BE: 4" IN LAWN AREAS; 8" IN GRASS COVER; 12" IN SHRUB AREAS; AND ONE CUBIC YARD PER ROOT BALL.
 5. VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE.
 6. EXISTING TREES TO BE PRUNED AND SHAPED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 7. HOSE BIBBS TO BE PLACED IN PARKING MERIDIANS. AN AUTOMATIC IRRIGATION SYSTEM TO BE PLACED ALONG DRIVEWAY.
 8. BENCHES AND PICNIC BENCHES ARE TO BE CONSISTENT WITH STANDARD USED BY OAK BAY MUNICIPALITY.
 9. EXPOSED AGGREGATE GARBAGE RECEPTACLES 20" IN DIAMETER ARE TO BE CONSISTENT WITH STANDARD USED BY OAK BAY MUNICIPALITY.
 10. FINAL SELECTION OF TREES AND SHRUBS TO ENSURE MINIMUM VIEW OBSCURATION.

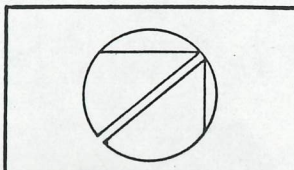


NO	DATE	REVISION
1	12-1-00	ADDITION TO GENERAL NOTES
2	12-1-00	ADDITION TO GENERAL NOTES OF MISSING ADDITION OF GARBAGE RECEPTACLES

OAK BAY MARINA

SCALE: DATE: 12-1-00 DWN: JLP

LANDSCAPE CONCEPT PLAN



RON RULE
 CONSULTANTS LTD.