

## SCHEDULE "A"

**FOR IMMEDIATE RELEASE**

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**Sunstone Opportunity Fund Limited Partnership  
SRAI Capital Corp.**

600 – 1040 West Georgia Street  
Vancouver, BC V6E 4H1

### **Acquisition of First Property**

**Vancouver, BC - April 23, 2004:** Sunstone Opportunity Fund Limited Partnership ("SunstoneLP") and SRAI Capital Corp. ("SRAI", and collectively with SunstoneLP the "Issuers") today announced that SunstoneLP has completed the acquisition of the Langley Crossing Shopping Centre ("Langley Crossing") in Langley, British Columbia, for a purchase price of \$18 million plus standard closing costs and adjustments. The acquisition was funded utilizing cash and a new first mortgage on the property in favour of Merrill Lynch. SunstoneLP has an undivided beneficial interest in the property, legal title to which is held through a private nominee British Columbia company.

Langley Crossing is a community strip centre developed in 1991 and is located in the heart of the highly successful Willowbrook shopping district of Langley. This site comprises six single storey retail buildings and one two-storey office building with a net rentable area of 98,219 square feet. The overall site area is 8.03 acres.

Langley Crossing is strategically positioned on the main arterial transportation link between the immediate area and the rest of the region and is located at the southwest corner of 64<sup>th</sup> Avenue and 200<sup>th</sup> Street in Langley, BC. Langley Crossing is in close proximity to other big box stores and shopping centres that include Wal-Mart, Home Outfitters, Real Canadian Superstore as well as Willowbrook Mall which adds to high traffic volumes, and visibility.

For further information, please contact Darren Latoski, at Sunstone Realty Advisors (Canada) Inc., the general partner of Sunstone Opportunity Fund Limited Partnership, telephone: (604) 671-0259.

**SUNSTONE OPPORTUNITY FUND  
LIMITED PARTNERSHIP**  
by its General Partner, Sunstone Realty  
Advisors (Canada) Inc.

**SRAI CAPITAL CORP.**

"Darren Latoski"  
Director

"Steve Evans"  
Director