

SCHEDULE “A”

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

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

Acquisition of Second 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 Rona store at the Langley Crossing Shopping Centre (“Langley Crossing”) in Langley, British Columbia, for a purchase price of approximately \$3.3 million. 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.

Rona at Langley Crossing is a 30,500 square foot, big box retail store located on 64th Avenue in Langley, British Columbia. This acquisition, together with the concurrent acquisition of Langley Crossing by SunstoneLP, unites the Retail Centre of Langley Crossing under single ownership and allows for more efficient management and provides better opportunity for value enhancement.

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