

SCHEDULE "A"

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

910 – 925 West Georgia Street
Vancouver, BC V6C 3L2

Disposition of Cascade Plaza

Vancouver, BC - October 20, 2005, : Sunstone Opportunity Fund Limited Partnership ("SunstoneLP") and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp, ("SRAI", and collectively with SunstoneLP the "Issuers") today announce that on October 19, 2005 SunstoneLP has successfully completed the disposition of its 50% undivided beneficial interest in Cascade Plaza in Banff, Alberta for a gross sale price of \$25.5 million less standard closing costs and adjustments, including third party real estate commission. The Sunstone LP acquired its 50% interest in August 2004 for a purchase price of \$19.85 million plus standard closing costs and adjustments. The remaining balance of the first mortgage on the property has been assumed by the purchaser.

Speaking on behalf of the General Partner, Darren Latoski said "We are extremely pleased that our value-add strategy and aggressive leasing and management improvements have allowed us to achieve this record price in a relatively short period of time."

The SunstoneLP has now divested all of three of its investment properties, and will begin the process of returning the Limited Partners' initial equity and the proceeds from the gain on the sale of these profitable dispositions.

For further information, please contact Darren Latoski, at Sunstone Realty Advisors (Canada) Inc., the General Partner of Sunstone Opportunity Fund Limited Partnership, at (604) 681-5959.

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

SRAI CAPITAL CORP.

"Darren Latoski"

Director

"Steve Evans"

Director