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**Sunstone Opportunity Fund Limited Partnership**

**SRAI Capital Corp.**

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

**Announcement of Disposition of Westhill Centre**

**Vancouver, BC - October 3, 2005:** Sunstone Opportunity Fund Limited Partnership (“Sunstone LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp., (“SRAI”, and collectively with Sunstone LP, the “Issuers”) today announce that they have successfully completed the disposition of Westhill Centre for a total sale price of \$3,550,000 less standard closing costs and adjustments, including third party real estate commission. The remaining balance of the first mortgage on the property has been discharged.

For additional information, please contact Darren Latoski at (604)-681-5959.

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

**SRAI CAPITAL CORP.**

“Darren Latoski” and “Steve Evans”  
Director(s)

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