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**Sunstone Opportunity Fund (2005) Limited Partnership**

**SRAI Capital Corp.**

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

**Announcement of Fourth Acquisition**

**Vancouver, BC – April 19, 2006:** Sunstone Opportunity Fund (2005) Limited Partnership (“Sunstone (2005) LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp., (“SRAI”, and collectively with Sunstone (2005) LP, the “Issuers”) today announce that on March 31, 2006 they completed the acquisition of an undivided beneficial interest in the Team Tube / Encore Metals Industrial Portfolio for a purchase price of \$21,350,000 plus standard closing costs and adjustments. The Industrial Portfolio is comprised of the following industrial assets:

Encore Metals	7470 Vantage Way	Delta, BC	56,988 square feet
Encore Coils Inc.	13325 Comber Way	Surrey, BC	36,368 square feet
Encore Metals	7805 51st Street SE	Calgary, AB	30,082 square feet
Encore Metals	1401 17th Avenue SE	Calgary, AB	39,182 square feet
Encore Metals	1390 17th Avenue SE	Calgary, AB	44,429 square feet
Team Tube LP	75 Golden Drive	Coquitlam, BC	19,427 square feet
Team Tube LP	9203 35 <sup>th</sup> Avenue	Edmonton, AB	15,788 square feet
Team Tube LP	8055 Esquessing Line	Milton, ON	30,291 square feet
Team Tube Ltee.	1960 Rue Le Chatelier	Laval, QC	13,842 square feet
Team Tube Ltee.	1970 Rue Le Chatelier	Laval, QC	17,345 square feet

The entire Team Tube / Encore Metals Industrial Portfolio has a total rentable area of 303,742 square feet, including 264,721 square feet of warehouse space and the balance as office space. Sunstone (2005) LP funded the acquisition with cash and a \$14,300,000 mortgage on the portfolio in favour of Citizens Bank of Canada, bearing interest of 5.48% per annum and maturing in 2011.

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

**SUNSTONE OPPORTUNITY FUND (2005)  
LIMITED PARTNERSHIP**

**by its General Partner, Sunstone Realty Advisors (2005) Inc.**

**SRAI CAPITAL CORP.**

“Darren Latoski”  
Director

“Steve Evans”  
Director