

SCHEDULE "A"

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

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

Acquisition of Third Property

Vancouver, BC - August 3, 2004, : 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 August 3, 2004 SunstoneLP completed the acquisition of a 50% undivided beneficial interest in Cascade Plaza in Banff, Alberta for a purchase price of \$19.85 million plus standard closing costs and adjustments . SunstoneLP funded the acquisition with cash and a \$14.8 million new first mortgage on the property in favour of GMAC Commercial Mortgage of Canada Limited. Legal title to the property is held by a private nominee Alberta corporation, as bare trustee for SunstoneLP which holds the beneficial interest in the property.

Cascade Plaza Shopping Centre, situated in the heart of Banff, is the town's largest shopping plaza. The retail centre is comprised of 82,884 sq. ft. of retail premises on three levels with an additional 24,964 sq. ft. of office space on the fourth level. Cascade Plaza is anchored by tenants such as The Gap, United Colors of Benetton, Second Cup, Alberta Treasury Branches and Old Spaghetti Factory. It also offers the only food court in Banff. The site also contains a residential component in the form of 32 luxury condominium apartments in 18,908 sq. ft. and an 88,830 sq. ft., 254 stall enclosed and heated parkade.

The town of Banff is situated in Banff National Park, which is one of Canada's premier national parks and a United Nations World Heritage Site

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