

SCHEDULE “A”

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Sunstone Opportunity Fund (2004) Estate Limited Partnership SRAI Capital Corp.

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

Disposition of West Willow Shopping Centre

Vancouver, BC - August, : Sunstone Opportunity Fund (2004) Limited Partnership (“Sunstone 2004 LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp, (“SRAI”, and collectively with Sunstone 2004 LP the “Issuers”) today announce that on July 28, 2006 Sunstone 2004 LP successfully completed the disposition of its undivided beneficial interest in West Willow Shopping Centre in Langley, British Columbia for a gross sale price of \$14.2 million less standard closing costs and adjustments, including third party real estate commission. The Sunstone 2004 LP acquired its interest in March 2005 for a purchase price of \$9.75 million plus standard closing costs and adjustments. The remaining balance of the first mortgage on the property was discharged at the time of disposition.

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 great price in a relatively short period of time.”

For further information, please contact Darren Latoski, at Sunstone Advisors (Canada) Inc., the General Partner of Sunstone Opportunity Fund (2004) Limited Partnership, at (604) 681-5959.

**SUNSTONE OPPORTUNITY FUND (2004)
LIMITED PARTNERSHIP**
by its General Partner, Sunstone Advisors
(Canada) Inc.

SRAI CAPITAL CORP.

“Darren Latoski”

Director

“Steve Evans”

Director