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Sunstone Opportunity Fund (2004) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Disposition of 1425 Kebet Way

Vancouver, BC - May 6, 2005: 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 they have successfully completed the disposition of 1425 Kebet Way for a total sale price of \$4,570,000 less standard closing costs and adjustments, including third party real estate commission of \$91,400. The balance of the \$2,823,890 first mortgage on the property has been assumed by the purchaser.

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

SUNSTONE OPPORTUNITY FUND (2004)

SRAI CAPITAL CORP.

LIMITED PARTNERSHIP

by its General Partner, Sunstone

Advisors (Canada) Inc.

“Darren Latoski” and “Steve Evans”

Director(s)

“Darren Latoski” and “Steve Evans”

Director(s)