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**Sunstone Opportunity Fund (2004) Limited Partnership**

**SRAI Capital Corp.**

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

**Announcement of Third Acquisition**

**Vancouver, BC - May 30, 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 acquisition of an undivided beneficial interest in Scott Town Plaza, Surrey, British Columbia for a purchase price of \$8,000,000 plus standard closing costs and adjustments. Sunstone (2004) LP is funding the acquisition with cash and a \$6,000,000 new first mortgage on the property in favour of Coast Capital Savings, bearing an interest rate of 5% per annum and maturing in 2010. Legal title to the property is held by a private nominee British Columbia corporation, as bare trustee for Sunstone (2004) LP which holds the beneficial interest in the property.

Scott Town Plaza is a 56,781 square foot shopping centre located in the district of Surrey, British Columbia, the fastest growing city in British Columbia, and one of the fastest growing cities in Canada. The centre is anchored by Pharmasave and Buy-Rite Foods, a successful grocery store chain.

The property fronts 120<sup>th</sup> Street (Scott Road), a major commercial artery that is the divisional boundary between Surrey to the east and Delta to the west. Average daily traffic volumes are reported at 33,000. Scott Town Plaza is in close proximity to other big box stores and shopping centres that include Save-on-Foods and Real Canadian Superstore.

The population of Surrey was recorded at 347,800 in 2001 and is the fastest growing city in British Columbia, and one of the fastest growing cities in Canada. BC’s general housing boom, coupled with the availability of relatively cheaper land in Surrey is largely driving this population growth. Surrey is the largest geographical municipality in the province, equal in size to Vancouver, Richmond and Burnaby combined.

For additional information, please contact Darren Latoski 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