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**Sunstone Opportunity Fund (2005) Limited Partnership
SRAI Capital Corp.**

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

Announcement of Disposition of Westview Building

Vancouver, BC – August 27, 2007: 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 they have successfully completed the disposition of Westview Building for a total sale price of \$5,800,000 less standard closing costs and adjustments, including third party real estate commission. The remaining balance of the first mortgage on the property has been discharged.

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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” and “Stephen Evans”
Director(s)

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