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**ORCHARD PARTNERS ANNOUNCES NEW TENANTS IN
SUNNYVALE AND MILPITAS PROJECTS**

September 9, 2008---Orchard Partners announces that Cambrios Technologies Corporation has leased 31,276 square feet at Orchard's recently acquired Office/R&D project located at 928 – 930 East Arques Avenue in Sunnyvale, California.

Randy Scott of Cornish & Carey Commercial represented Cambrios, while Kalil Jenab and Craig Kovaleski of NAIBT Commercial represented the landlord, Orchard Partners.

Orchard Partners acquired the partially-leased, 82,726 square foot two building project in August, 2007, with plans for extensive interior and exterior renovations which were completed in May, 2008.

"We are pleased to welcome Cambrios to the project, and are gratified that our leasing progress is ahead of schedule", stated Michael J. Biggar, Managing Partner of Orchard Partners, LLC. "Cambrios was attracted to the project by a combination of the existing lab infrastructure in the building, and the opportunity to occupy a freshly renovated property in a very desirable location. " An additional 51,450 square feet is available for lease at this project.

Separately, Orchard Partners announces that Proxim Wireless Corporation has leased 44,815 square feet at its Oak Creek Technology Centre in Milpitas, California. Dave Vanoncini and Jim Maggi of Wayne Mascia Associates represented Proxim, while Mike Benevento, Sherman Chan, Jeff Houston, and Vincent Scott represented Orchard Partners. Orchard Partners also recently completed “market-ready” work on all four buildings in this 199,053 square foot project which it acquired in April, 2007.

“Proxim had a rigorous occupancy time schedule, and I am pleased that we were able to design and complete interior improvements for their use in less than eight weeks,” said Michael J. Biggar of Orchard Partners, LLC. “The three additional buildings in this project which are currently available for lease represent the most attractive space available in this market area, as a result of major exterior and interior upgrades just completed”.

Since its inception, Orchard Partners has acquired over 1.4 million square feet of R&D, office, and industrial real estate in the Bay Area, Seattle, and Orange County. Orchard Partners is currently seeking additional acquisition opportunities in these and other markets.

Founded by Michael J. Biggar and Tyler W. Higgins, Orchard Partners, LLC is a diversified real estate investment and development firm with offices in San Jose and Lafayette, California. The Company focuses on value-add and core investment opportunities, and specializes in office and industrial properties throughout the Western United States. Additional information about acquisition criteria and leasing availabilities is available at www.orchardpartners.com.