ORCHARD
PARTNERS

CONTACT:
Michael J. Biggar
Orchard Partners, LLC
2665 N. First Street, Suite 310
San Jose, CA 95134
(408) 955-1414

ORCHARD PARTNERS RENEWS LEASE WITH CISCO SYSTEMS

September 1, 2007---Orchard Partners announces that Cisco Systems, Inc. has renewed its lease at Orchard's recently renovated Office/R&D building located at 1545 Barber Lane in Milpitas, California. Scott Mathisen and Erich Sengelmann of Jones Lang LaSalle represented Cisco Systems, Inc. Orchard Partners acquired the 85,040 square foot partial two-story building in September 2006 with plans for extensive exterior renovations which were completed in 2007.

"The property turned out to be ideally suited for Cisco's continued occupancy due to the existing interior infrastructure", stated Michael J. Biggar, Managing Partner of Orchard Partners, LLC. "As a result of our exterior and lobby renovations, Cisco also found the building to be consistent with their image requirements for a superior quality building."

The Barber Lane property was the first property acquired by Michael J. Biggar and Tyler W. Higgins in their Orchard Partners venture. 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.