ORCHARD
PARTNERS

ORCHARD PARTNERS CONTINUES WEST COAST PROPERTY BUYING SPREE

Six Industrial Properties Totaling 1.7 Million Square Feet

January 6, 2012 – Following its announcement in August of the acquisition of five separate industrial properties on the West Coast totaling 1.6 million square feet, Orchard Partners has closed on six more industrial properties totaling 1.7 million square feet of space in Seattle, Los Angeles and the Bay Area.

January 6, 2011 –Orchard Partners completed its eigth industrial acquisition with **Morgan Stanley Real Estate Investing** since its partnership began in 2006. Creekside Distribution Center is a warehouse building containing 135,300 square feet of space situated on 7.29 acres of land located at 18805 80th Place S., in Kent, Washington. The property was built by Panattoni Development in 2007, and is a state of the art distribution facility with 30 foot ceiling clear height and ESFR sprinkler system. The property is leased for less than two years to Pioneer Services. Orchard Partners made the deal off-market, through brokers Dave Baumer and Brian Bruininks of The Andover Company – both of whom will represent ownership following closing.

December 28, 2011 – On behalf of its separate account client, **The James Campbell Company**, Orchard Partners completed the acquisition of a warehouse building containing 257,500 square feet of space situated upon 11.6 acres of land located at 1200 Whipple Road in Union City, California. The property is 100% leased to a single tenant for several more years. Orchard Partners made the deal off-market and on a direct basis with the seller. This transaction marks the third property acquired by Orchard Partners on behalf of The James Campbell Company since it assumed responsibility for industrial acquisitions in the United States earlier this year.

December 21, 2011 – Orchard Partners closed on its partnership with **Angelo Gordon & Co.** and Centrum Properties to recapitalize SFO Logistics Center, a 580,841 square foot warehouse and airfreight facility located at 1070 and 1080 San Mateo Avenue in South San Francisco, California. The property is situated on 26 acres and located along the west side of US 101 and north of US 380, less than one mile from the San Francisco International Airport.

December 6, 2011 – On behalf of **Angelo Gordon & Co.'s Net Lease Fund**, Orchard Partners completed the acquisition of 2301 E. Mariposa Avenue, a showroom and R&D complex containing 192,053 square feet of space situated on 9.96 acres of land located in El Segundo, California. The property is leased to Mattel for 15 years. The listing brokers of the transaction were Lynn LaChapelle, Bob Prendergast and Sam Foster of Jones Lang LaSalle.

October 6, 2011 – On behalf of a foreign pension fund, Orchard Partners completed the acquisition of 405 Victory Avenue, a warehouse complex containing 210,478 square feet of space situated on 7.26 acres of land located in South San Francisco, California. 405 Victory is one of the Bay Area's largest facilities catering to airfreight companies, located just north of San Francisco International Airport. The listing brokers of the transaction were Mike Caprile and Darla Longo of CB Richard Ellis, and the local market expert was Jay Leslie of Cornish & Carey Commercial/Newmark Knight Frank who retained leasing responsibilities following the closing of the transaction.

September 29, 2011 – On behalf of its separate account client, **The James Campbell Company**, Orchard Partners completed the acquisition of 18021 Valley View Avenue , a warehouse complex containing 309,934 square feet of space situated on 16.99 acres of land located in Cerritos, California. The facility is one of the largest warehouses within the Mid-Counties, and is leased on a long term basis to RockTenn Company – one of the world's largest manufacturers of packaging products, recycled paper products, and merchandising displays. The listing brokers of the transaction were Darla Longo, Barbara Emmons and Rick McGeagh of CB Richard Ellis.

"Each of these industrial acquisitions highlight our understanding of three major West Coast markets. All of these acquisitions were made with institutional capital partners who understand the inflection point of asset pricing today relative to replacement cost, and we are confident that these infill industrial properties will perform well over time," stated Tyler W. Higgins, Managing Partner of Orchard Partners. "We continue to look for more office and industrial acquisitions in the Bay Area, Seattle and Southern California."

Founded in 2007, Orchard Partners is a real estate investment and development firm headquartered in the San Francisco Bay Area. The Company focuses on core and value-add investment opportunities, and specializes in office and industrial properties throughout the Western United States. Since its inception, Orchard Partners has been involved with more than of $800 million worth of property transactions on the West Coast. For additional information about Orchard Partners, please visit our website www.orchardpartners.com.

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