



CONTACT:

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

**ORCHARD PARTNERS ANNOUNCES NEW LEASE WITH
PALO ALTO MEDICAL FOUNDATION**

May 16, 2011---Orchard Partners announces that Palo Alto Medical Foundation has leased 55,000 square feet at Orchard's recently renovated Office/R&D building located at 535 Oakmead Parkway in Sunnyvale, California. Mark Schmidt and Jeff Houston of CB Richard Ellis represented Orchard Partners, while Mike Connor of Cassidy Turley represented the tenant.

"The property turned out to be ideally suited for Palo Alto Medical Foundation due to its location and existing improvements," stated Michael J. Biggar, Managing Partner of Orchard Partners, LLC. "With our significant exterior and interior renovations, Palo Alto Medical Foundation found the building to be consistent with their requirements for a superior quality building."

The Palo Alto Medical Foundation for Health Care, Research and Education is a not-for-profit health care organization that is a pioneer in the multispecialty group practice of medicine. PAMF is an affiliate of the Sutter Health family of not-for-profit hospitals and physician organizations that share resources and expertise to advance health care quality. Serving more than 100 communities in Northern California, Sutter Health is a regional

leader in cardiac care as well as care of women and children, and is a pioneer in advanced patient safety technology. The Foundation has four health care divisions: the Palo Alto Division, the Camino Division, the Santa Cruz Division and the Mills-Peninsula Division. For more information, please visit www.pamf.org.

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 can be found at www.orchardpartners.com.