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**EVERGREEN DEVELOPMENT PARTNERS WITH PASCUA YAQUI TRIBE  
TO DEVELOP TWO RETAIL SITES IN SOUTH TUCSON**

TUCSON, Ariz. (June , 2007) – Evergreen Development Co. of Phoenix and the Pascua Yaqui Indian Tribe have announced a newly formed partnership that will create two retail developments at the intersection of Mark and Valencia in southern Tucson.

The agreement creates a joint venture partnership between the two entities for the creation of two retail developments on fee simple titled land. The projects will be managed by Evergreen, which will serve as the managing partner of the limited liability corporation.

A Walgreen's store will be created on two acres of land at the northeast corner of Mark and Valencia. The 20 acres located on the southeast corner of the intersection is slated for development of a grocery-anchored shopping center.

The property will be submitted to the city for re-zoning that will accommodate the planned uses. Evergreen will handle development, management and leasing of the properties.

“This is a very unique arrangement for not only Evergreen, but for the development industry overall,” says Gregg Alpert, Chief Operating Officer, Evergreen Development. “Typically, commercial developers work with Native American tribes to lease land for their projects. In this case, we're embarking on a true joint venture that we are confident will be beneficial to everyone involved.”

Escrow closing is scheduled for late 2007 and dates for construction have not yet been determined.

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**About Evergreen**

Founded in 1974, Evergreen has earned a reputation as an industry leader by delivering high-quality real estate development services reliably, efficiently and cost effectively. Evergreen's core business is the development of specialty, neighborhood and community shopping centers, drugstores, freestanding store expansions, and residential communities.

The company is also focused on development for Latino communities. During the past 30 years, Evergreen has developed more than 250 projects in Arizona, California, Washington and Oregon – a total of four million square feet of space with an estimated value in excess of \$1.1 billion. The company has 42 employees and regularly has more than 50 projects under development at any given time. [www.evergreendevco.com](http://www.evergreendevco.com)