



For Immediate Release

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EVERGREEN DEVELOPMENT, GREEN BUILDING SERVICES INC. ANNOUNCE STRATEGIC PARTNERSHIP

Alliance to Focus on Developing Sustainable Commercial, Residential Building Projects

PHOENIX [GREENBUILD INTERNATIONAL CONFERENCE & EXPO] NOV. 10, 2009 – Evergreen Development Company (Evergreen), a Glendale, Calif.-based full service real estate development firm, and Green Building Services (GBS), a Portland, Ore.-based sustainable development consulting firm, today announced the companies have formed a strategic alliance designed to provide clients fully integrated green building services.

Founded in 1974, Evergreen has earned a reputation as an industry leader by delivering high-quality real estate development reliably, intelligently and cost-effectively. GBS, founded in 2000, is comprised of architects, engineers, interior designers and construction specialists who share a passion for sustainability and a desire to effect positive change.

“Our combined expertise and dedication will provide an unparalleled approach and world-class level of service to our clients,” said Zach Bonsall, Director of Sustainability for Evergreen. “Together this alliance will focus on developing green stores for retailers, as well as our other joint areas of knowledge in residential and commercial development markets. It’s an exciting partnership for both parties.”

“Our service platform will be delivered with a focus on a life-cycle cost approach, minimization of up-front cost and a passion for partnering with clients to fulfill their sustainability goals while enhancing financial return,” said Ralph DiNola, a principal with Green Building Services.

Evergreen’s core business is the development of specialty, grocery-anchored neighborhood and power shopping centers, drugstores, chain store expansions and residential communities. During the past 35 years, Evergreen has developed more than 400 projects in Arizona, California, Washington, Oregon, Nevada and Colorado – totaling over seven million square feet and over \$1.7 billion in value.

Evergreen developed the first LEED certified drugstore in the United States achieving LEED Gold certification for Walgreens. Evergreen acted as the project administrator for this store interacting directly with the US Green Building Council.

The company also developed the first LEED Silver certified Fresh & Easy Neighborhood Market in the United States.

“Evergreen brings to this partnership more than three decades of retail development experience for *Fortune 100* retailers, a comprehensive internal platform of construction management and project management teams and a dedicated multi-disciplinary green team,” said Bonsall.

GBS is nationally recognized for its achievements in supporting green building projects. The company has advised on buildings ranging from elementary schools and hospitals to commercial office buildings and performing arts centers. GBS has successfully managed the certification of over 160 LEED projects with more than 300 currently in progress. The company’s consultants provide expertise in each LEED product category, including: LEED for new construction; core & shell; commercial interiors; existing buildings; and neighborhood developments.

The firm’s technical services team includes an Advanced Climate Solutions Team that has delivered significant, long-term cost savings for clients pursuing energy efficiency and improved indoor environmental quality as well as a Commissioning group that focuses on system efficiency for new and existing buildings.

“Green Building Services has been engaged with the US Green Building Council and the LEED® Rating System since its infancy,” said DiNola. “In our work as consultants, we’ve supported the certification of numerous LEED® projects, and as LEED-NC certification reviewers, USGBC pilot managers and training faculty, GBS has engaged and helped lead the LEED® movement like perhaps no other firm in the U.S. GBS has developed a suite of services, tools and processes that set the standard for LEED® consulting and project management.

About Green Building Services, Inc.

One of the nation’s most comprehensive sustainable development consulting firms, Green Building Services Inc. helps clients successfully adopt green building and facility management practices. With offices in Portland, Sacramento, Orlando and Houston, GBS serves clients across the United States as well as in Canada and China. To date, the company has managed the certification of 160 LEED projects and has well over 300 other green building projects in process. To learn more visit www.greenbuildingservices.com or contact (866) 743-4277.

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. Through a network of offices in Phoenix, Los Angeles and Denver, Evergreen is dedicated to the development of specialty, neighborhood and community shopping centers, drugstores and freestanding store expansions. During the past 35 years, Evergreen has developed more than 400 projects in Arizona, California, Washington, Oregon, Colorado and Nevada – a total of seven million square feet of space with an estimated value in excess of \$1.7 billion. The company regularly has more than 50 projects under development at any given time. To learn more visit www.evergreendev.com or contact (877) 384-7336.