



For Immediate Release

Contact:

Len Gutman

(480) 239-9915

len@opendoorcommunications.com

EVERGREEN DEVELOPMENT ADDS PAPA JOHN'S PIZZA TO GROWING LAVEEN RANCH MARKETPLACE

Popular Pizza Restaurant Opened Sept. 24

Phoenix, Ariz. [Oct. 6, 2009] – Evergreen Development Company (www.evergreendev.com) announced today that Louisville, Ky.-based Papa John's Pizza (NASDAQ: PZZA) has opened its newest location at Laveen Ranch Marketplace on the southeast corner of Baseline Rd. and 51st Ave. The restaurant had a grand opening on Sept. 24.

Papa John's leased a 1,440 square foot space in the Safeway-anchored center at 5045 W. Baseline Rd., which is also home to Fletcher's Tire and Auto Service, Bank of America, Sonic Drive-In and KinderCare Learning Center, among others.

"Papa John's is the world's third largest pizza company and a welcome addition to Laveen Ranch Marketplace," said Gregg Alpert, chief operating officer for Evergreen. "The Laveen area is continuing to grow at a steady pace even in this tough economy and Laveen Ranch Marketplace is one of the few retail centers operating in the area, so every new business is a welcome addition."

For nine of the last 10 years, consumers have rated Papa John's No. 1 in customer satisfaction among all national pizza chains in the American Customer Satisfaction Index (ACSI). Papa John's was honored by Restaurants & Institutions Magazine (R&I) with the 2009 Gold Award for Consumers' Choice in Chains in the pizza segment, ranked first among pizza companies in the 2008 Brand Keys Customer Loyalty Engagement Index and was named 2007 Pizza Today Chain of the Year.

Steve Bonnell of D.L. Slaughter Company represented Evergreen and Ben Tobias of De Rito Partners represented the tenant in the transaction. Laveen Ranch Marketplace, designed by Butler Design Group, was developed and opened by Evergreen in 2007.

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 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. www.evergreendev.com