



For Immediate Release

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EVERGREEN DEVELOPMENT SECURES FRESH & EASY FOR VILLAGO VILLAGE IN CASA GRANDE

Phoenix, Ariz. [Jan. 20, 2009] – Evergreen Development Company (www.evergreendev.com) and Diamond Ventures announced today they have sold a 60,000-square-foot pad at Casa Grande's Villago Village to Fresh & Easy Neighborhood Market™. The terms of the transaction were not disclosed.

Fresh & Easy is a local, neighborhood store providing fresh, high-quality, wholesome food at budget prices to everyone. The chain has more than 40 stores open or under construction in the Phoenix area; this will be the company's first location in Casa Grande. A construction start date has not been determined.

"Evergreen Development was one of the first developers of Fresh & Easy Neighborhood Market stores in the United States and we've been able to continue that relationship by building multiple locations for them throughout California as well as working with them to find quality locations in Arizona," said Gregg Alpert, chief operating officer for Evergreen Development. "

Villago Village is located on 10.33 acres on the southwest corner of McCartney Road and Pinal Avenue (Highway 387) in North Casa Grande. Existing occupants at the center include Walgreens and Wells Fargo.

The Volk Company of Tucson represented Evergreen Development in the transaction. The buyer was represented by Phoenix Commercial Advisors.

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. 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 over 75 employees and regularly has more than 100 projects under development at any given time. www.evergreendev.com.