



For Immediate Release

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EVERGREEN DEVELOPMENT LANDS DENNY'S FOR LAVEEN RANCH MARKETPLACE

Popular Family Restaurant Scheduled to Open This Summer

Phoenix, Ariz. [April 8, 2009] – Evergreen Development Company (www.evergreendev.com) announced today that Denny's restaurants plans to open its newest location at Laveen Ranch Marketplace on the southeast corner of Baseline Rd. and 51st Ave. The restaurant is scheduled to open this summer.

Denny's has leased a 4,000-square-foot space in the Safeway anchored center, which is also home to Fletcher's Tire and Auto Service, Bank of America, Sonic Drive-In and KinderCare Learning Center, among others.

"As the Laveen area continues to grow residentially we're obviously going to see an increase in retail and restaurant development to follow," said Gregg Alpert, chief operating officer for Evergreen Development. "Laveen Ranch Marketplace is a key neighborhood center for the area and Denny's is a great brand with a wide appeal."

Denny's is one of the most recognized names in family dining providing good food and service for more than 50 years. With approximately 1,500 restaurants across America and system-wide sales of more than \$2 billion, Denny's is the largest full-service family restaurant chain in the United States. Steve Bonnell of DL Slaughter represented Evergreen and Chris Gerow of NAI Horizon represented Denny's in the transaction.

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