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IW MARKS COMING SOON TO SUGAR LAND TOWN SQUARE

SUGAR LAND, TX (December 10, 2008) – Planned Community Developers, Ltd. (PCD) today announced IW Marks, the largest independent, family-owned jeweler in south Texas, will soon open for business in Sugar Land Town Square.

“The sophisticated atmosphere and central location of Sugar Land Town Square is ideal for our new IW Marks location,” said IW Marks Owner Daniel Marks. “We feel confident that our high-quality jewelry and superb customer service will be well received.”

Boasting 4,411 square feet of prime retail space along the perimeter of the Plaza of Town Square, IW Marks will feature an assortment of fine jewelry, diamonds, bridal jewelry and Swiss watches. IW Marks is relocating from a previous Sugar Land location and is set to open its doors for business in early 2009.

Daniel Marks of IW Marks represented IW Marks in the transaction. Charles Adams, vice president of retail for PCD, represented PCD.

About Planned Community Developers, Ltd.

Planned Community Developers, Ltd. ("PCD") is the developer of the 9,700-acre First Colony master-planned community in Sugar Land, Texas, located southwest of Houston. PCD is also currently developing two other major projects: River's Edge, a 370-acre community in Richmond, Texas and Lake Pointe Town Center, a 190-acre, mixed-use development at the intersection of U.S. 59 and Highway 6. PCD continues to oversee the phased development of the 32-acre Sugar Land Town Square, located at the intersection of U.S. 59 and Highway 6. Phases One and Two of Town Square are complete and include a 300-room full-service Marriott hotel and conference center, a new 82,000 square-foot City Hall for Sugar Land, 167 mid-rise residential condos, 208,000 square feet of office space, 182,000 square feet of upscale Main Street retail and restaurants and a 1.4-acre pedestrian plaza. The next phases of development will include an additional 357,000 square feet of Class A office space and 56,000 square feet of retail space and is projected to be complete by 2010.