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SUGAR LAND TOWN SQUARE EXPANDS DINING OPTIONS WITH THREE NEW EATERIES

Exciting openings take place as developer continues to grow list of dining and shopping retailers

SUGAR LAND, TX (February 24, 2009) – Visitors to Sugar Land Town Square may find themselves tempted by three new food options. Escalante’s, a Mexican and Tex-Mex restaurant, and Swirl Frozen Yogurt are now open for business at the intersection of City Walk and Texas Drive across the street from Café Express. Taisho, a Japanese Hibachi grill, will soon open for business on the first floor of the new Minute Maid building.

Located at 15933 City Walk, Escalante’s offers patrons fresh, flavorful Mexican and Tex-Mex food and handcrafted margaritas in a casual, yet upscale atmosphere. The restaurant boasts a daily happy hour on Monday through Fridays and convenient catering services. This location marks the restaurant’s fifth Houston-area location.

Next door to Escalante’s, Swirl serves up tart frozen yogurt and frozen yogurt smoothies in sixteen flavors, along with fresh fruits and various toppings. The unique shop features a large plasma television playing the most popular music videos that adds to Swirl’s fresh, young feel. Located at 15955 City Walk, this location represents the fourth Swirl in the Houston area.

Taisho, scheduled to open for business in July, will bring its contemporary Japanese cuisine to Sugar Land. The restaurant will offer Japanese Hibachi; Yakitori, a kind of chicken kabob; traditional Japanese kitchen food; and Tapioca cream tea. The opening will mark Taisho’s sixth Houston-area location.

These openings come on the tail of many other exciting happenings in Town Square, including the recent relocation of Minute Maid’s corporate headquarters to Town Square’s newly completed office building and the announcement that Charming Charlie will bring their wildly-popular fashion accessories to Sugar Land this spring. In addition, Vineyard on the Square’s plans to expand its current business with the opening of a bistro is well underway.

For a complete list of Town Square tenants, visit www.sugarlandtownsquare.com.

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.