

SUGAR LAND
**TOWN
SQUARE**



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MORE RESTAURANTS SET TO OPEN IN SUGAR LAND TOWN SQUARE

Two retailers lease space to open second restaurants in Town Square

SUGAR LAND, TX (November 2, 2009) – Visitors to Sugar Land Town Square will soon be able to add a casual Japanese restaurant and New-York style pizza to their vast list of choices when dining in Town Square. Developer Planned Community Developers, Ltd. (PCD) announced today that Shogi Hibachi Express and 1905 Pizza Bar are opening soon in Town Square. This will be the second restaurant both owners are opening within the development.

“The fact that these two restaurant owners are each launching their second business in Sugar Land Town Square speaks volumes about the quality and stability of our development,” said Charles Adams, vice president of retail for PCD. “We are thrilled to see our retailers thriving and choosing to expand their ventures here.”

Shogi Hibachi Express is scheduled to open for business this December. The Japanese restaurant will offer a buffet featuring more than 30 kinds of mostly organic vegetables and more than 20 kinds of meat. Guests will have the freedom to create their own dish by choosing from these options as well as from various spices and sauces. A chef will then prepare a dish using the chosen ingredients. The restaurant will boast 2,045 square feet of retail space.

“Sugar Land Town Square is a thriving commercial area with a large amount of pedestrian traffic and office space,” said Shogi Hibachi Express Owner Bill Ho. “Shogi will provide people with a quick, but healthy and high-quality lunch option.”

Ho also owns Taisho, a full-scale Japanese Hibachi restaurant located on the first floor of the Minute Maid office building in Town Square.

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Set to open in November, 1905 Pizza Bar will be located at 2228 Texas Drive, next door to Escalante's. The restaurant will offer authentic New York-style pizza, along with beer and wine, and will maintain late-night hours to accommodate the development's growing evening crowd. 1905 Pizza Bar will utilize its 1,456 square feet of retail space by featuring a bar of pizzas where visitors can choose individual slices. Pizzas will be sold whole as well. Pizza Bar Owner Christopher Reyes also owns Olive's Martini Bar in Town Square.

"I've already experienced great success in Town Square with Olive's Martini Bar," said Reyes. "I decided to open a second restaurant here because I wanted to continue to contribute to the exciting entertainment district the developers are creating in Sugar Land Town Square."

Additionally, Town Square tenant and An Albert Luiz Salon & Spa Owner Albert Luiz recently opened his second retail location within the development. The Wardrobe is an upscale boutique featuring custom evening gowns and bridal gowns.

Reyes and Ho represented themselves in their respective transactions. Adams represented PCD. For a complete list of Town Square restaurants, visit 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, Two and Three 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, 390,000 square feet of Class A office space, 207,000 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 166,000 square feet of Class A office space and 31,000 square feet of retail space, which are on schedule for a first quarter, 2010 opening.