Berkeley Square

4721 West Park Boulevard, Plano, TX

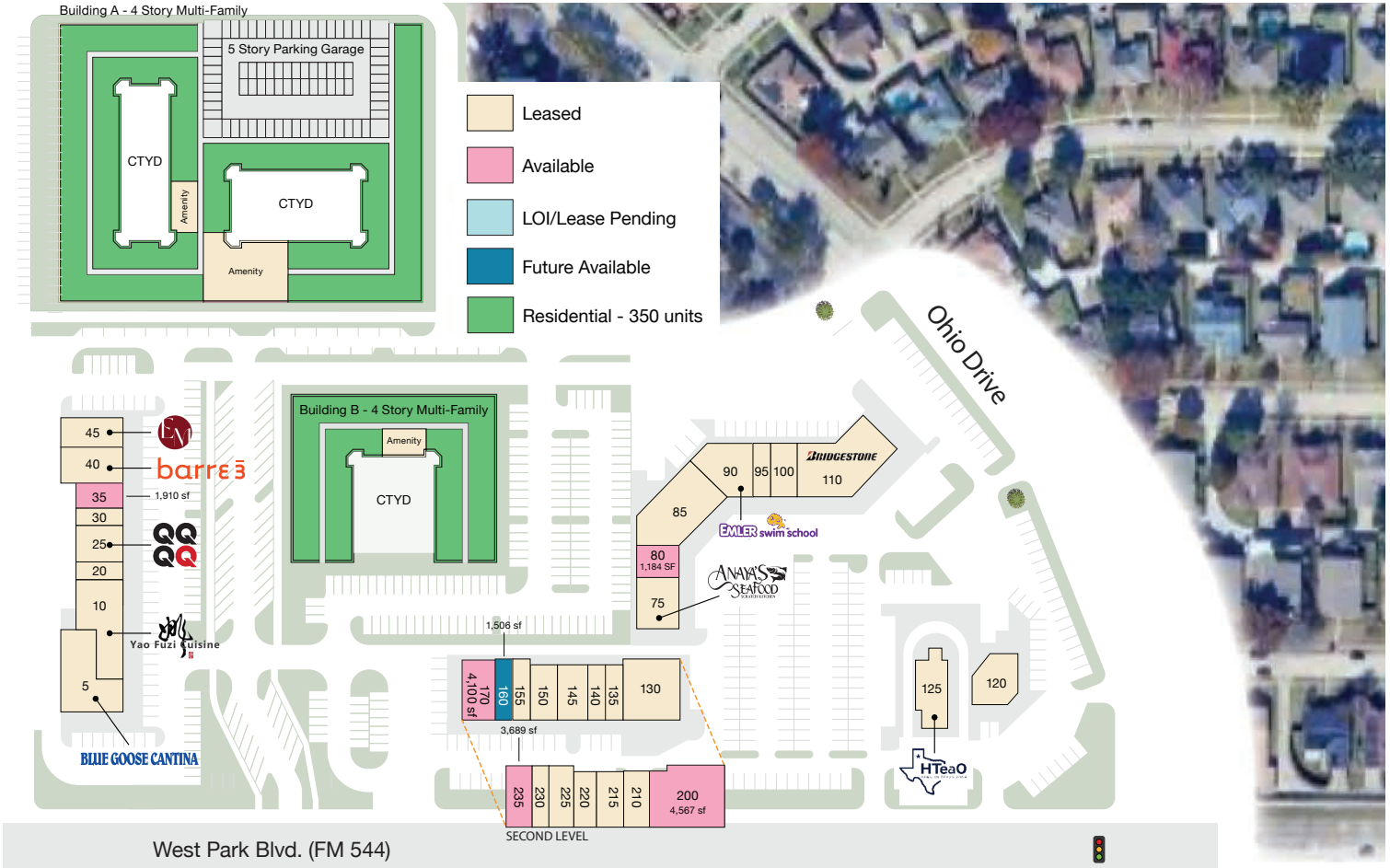


EDENS

BERKELEY SQUARE
SITE PLAN

CENTER HIGHLIGHTS

- Located on the NE corner of Preston Road and West Park Blvd.
- Average household Income of $131,000+ within a 5-mile radius
- Situated in one of Plano's most affluent areas
- Restaurants include Studio Movie Grill, The Blue Goose Cantina, Yao FuZi Cuisine and Everything Madeline



NO.	RETAILERS	SF
5	Blue Goose Cantina	6,200
10	Yao Fuzi Cuisine	4,896
20	Fuzi Fine Wines	1,008
25	Cardinal Sports	3,129
30	Lee's Tailor	784
35	Available	1,910
40	The Barre Code	2,441
45	Everything Madeleine	2,068
70	Studio Movie Grill	43,677
75	Anaya's Seafood	2,934
80	Available	1,184
85	R Clair Physical Therapy	4,242
90	Emler Swim School	5,824
95	Dirty Dough Cookies	1,256
100	CN Taekwondo Olympic	2,008
110	Bridgestone	8,014
120	7-Eleven	3,090
125	HTeaO	3,175
130	Burning Rice	2,981
135	IVX	1,992
140	Smoothie King	900
145	Yo! Bowls	1,881
150	Mango Thai	2,395
155	Sportclips	1,452
160	The Joint Chiropractic	1,506
170	Available	4,100
200	Available	4,567
210	Club Champion Golf	2,403
215	Best Brains	1,058
220	Any Lab Test Now	1,081
225	Fred Astaire	3,283
230	Future Available	1,398
235	Available	3,689

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BERKELEY
SQUARE

CENTER PHOTOS





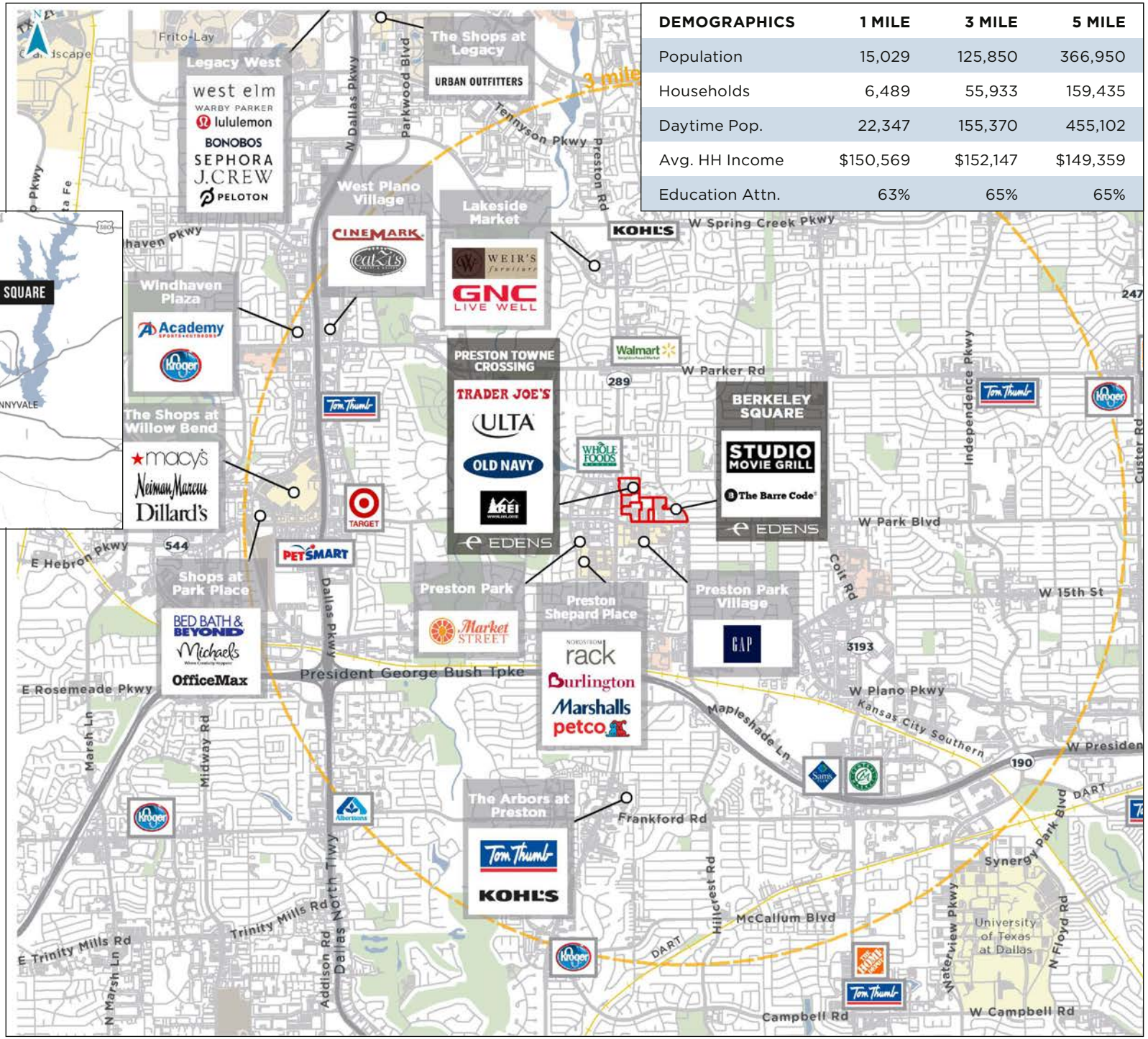




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BERKELEY SQUARE
TRADE AREA





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,029	125,850	366,950
Households	6,489	55,933	159,435
Daytime Pop.	22,347	155,370	455,102
Avg. HH Income	$150,569	$152,147	$149,359
Education Attn.	63%	65%	65%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):
The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:
The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any

material information about the property or transaction known by the agent, including information disclosed to the agent by th e seller or seller's agent.

AS AGENT FOR BOTH—INTERMEDIARY:
To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT:
A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:
This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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/ / /			
Buyer/Tenant/Seller/Landlord Initials	*Date*		