



The
PRESERVE
at Chadds Ford

Toll Brothers
America's Luxury Home Builder®



Welcome Home to . . .

The
PRESERVE
at Chadds Ford

If you take five minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts ... facts you should know when considering a place to live.

Surrounded by rolling countryside and scenic woodlands, The Preserve at Chadds Ford is a community of luxurious single-family homes located in historic Chester County. Nestled in the heart of the prestigious Unionville-Chadds Ford School District, this exclusive community is just minutes from any convenience you may need.

A Convenient Place to Live

In The Preserve at Chadds Ford, you will enjoy the relaxed atmosphere of country living in a central location with award-winning schools, excellent shopping, and a wide choice of cultural events close to home. The Preserve at Chadds Ford is located just minutes from Route 1, Route 202, and Route 52, and within 20 minutes of I-95 and I-476 (the Blue Route). Philadelphia can be reached in 35 minutes; Wilmington and King of Prussia are both only 20 minutes away; and West Chester is just 10 minutes from the community. Commuting by train to Philadelphia is an easy 45-minute ride from SEPTA's R3 Media/Elwyn train station, located 15 minutes away. Philadelphia International Airport can be reached in just 25 minutes, while the Wilmington Amtrak station is 20 minutes from your new home.

A Focus on Education

As a homeowner at The Preserve at Chadds Ford, you will join a community where education is given the highest priority. Pocopson Elementary School* is only 3 minutes from the community. Almost 95% of students in the Unionville-Chadds Ford School District continue their education after graduation. In addition to national honors programs, the Unionville-Chadds Ford schools offer independent study programs and Advanced Placement courses and are consistently ranked within the top schools in Pennsylvania. Recently, 27 students were awarded National Merit Scholarships or Commendations.

Superb private schools, including Tower Hill School and Wilmington Friends School, are within 15 minutes of The Preserve at Chadds Ford.

The University of Pennsylvania, Drexel University, Villanova University, and the University of Delaware are less than 40 minutes away. Nearby, West Chester University and Widener University offer continuing education with a wide selection of day and evening courses. In addition, many other excellent academic institutions in Philadelphia and Delaware are just 40 minutes away.

World-Class Shopping at Your Doorstep!

The Preserve at Chadds Ford is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, The Shoppes at Brinton Lake, Glen Eagle Square, and Brandywine Town Center are located 15 minutes away. In charming Chadds Ford and West Chester, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Granite Run and Concord Malls, and tax-free shopping in Delaware, are within 15 minutes of your doorstep. The fabulous Court and Plaza at King of Prussia Mall with Neiman Marcus, Nordstrom, Bloomingdale's, and over 350 fine specialty shops and 40 restaurants are located within 20 minutes of The Preserve at Chadds Ford.

*Schools subject to reassignment by governing authorities.

The Best in Community Services

Excellent medical facilities are comfortably close to The Preserve at Chadds Ford. Riddle Hospital, only 20 minutes from your new home, offers a complete range of medical services. In addition, the numerous hospitals and medical care facilities of the Philadelphia metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of The Preserve at Chadds Ford are houses of worship representing almost all faiths.

A Cultural and Recreational Paradise

The Preserve at Chadds Ford, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several challenging private and semiprivate golf courses and country clubs are nearby, including Wilmington Country Club, Concord Country Club, Aronimink Golf Club, and Hartefeld National Golf Club. Challenging public golf courses, including the Golf Course at Glen Mills and Broad Run Golfer's Club, are within 15 minutes. The beautiful Brandywine River is close to your new home and offers canoeing and kayaking, as well as other water sports. Several local and state parks are located within 10 minutes, including Brandywine Battlefield Park, Brandywine Creek State Park, Ridley State Park, and Brandywine Picnic Park. At these parks you and your family can enjoy swimming, fishing, hiking, and picnicking. The Brandywine Zoo is just 20 minutes away. Fitness and exercise clubs, including the state-of-the-art ACAC Fitness and Wellness Center, are within 10 minutes of your new home.

The Delaware and Chester County areas offer a broad variety of cultural diversions. You can discover history and art at the Brandywine River Museum, Longwood Gardens, Winterthur Museum, and the Hagley Museum, or enjoy a theatrical presentation at the Hedgerow Theatre in Media or the Grand Opera House in Wilmington. Sports fans can root for Minor League Baseball's Wilmington Blue Rocks in its intimate stadium or experience the thrill of the Philadelphia Phillies, Eagles, 76ers, and Flyers. For fine dining, there are many excellent restaurants and country inns nestled throughout the countryside in and around the Chadds Ford area such as the Dilworthtown Inn and Chadds Ford Inn. The Simon Pearce Restaurant, with spectacular views of the Brandywine River, also offers its famous blown glass at its retail store.

In Philadelphia and Wilmington you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.



An Area of Unequaled Beauty

In The Preserve at Chadds Ford, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in The Preserve at Chadds Ford.





At Toll Brothers, we build more than homes; we build *communities*. For over 40 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. Ranked #1 in FORTUNE Magazine's 2010 World's Most Admired Companies Survey* among home building companies, we are also honored to have won the three most coveted awards in the home building industry: *America's Best Builder*, *National Builder of the Year*, and the *National Housing Quality Award*. But our greatest reward comes from the recognition we receive from our homeowners.

Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

Toll Brothers Is Proud to Help Preserve Our Environment

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International.

In addition, the homes we build are designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating and even restoring the existing hills, trees, and ponds.

Convenient Home Services Provide One-Stop Shopping

The following Toll Brothers subsidiaries offer a full range of home services to better serve you and maximize your time:

TBI Mortgage® Company offers numerous financing options to suit your individual needs and provides you with a level of service that exceeds your expectations.

Westminster Security will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement — ask your salesperson for details.

Toll Landscape offers outstanding designs, exceptional quality, competitive prices, and extraordinary service.

Toll Brothers Design Studio offers a world of choices for your new home. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home.

The Toll Brothers Buyer Satisfaction Program

To make sure your home meets your expectations and ours, we offer a unique two-step, pre-settlement orientation/inspection program. The first inspection takes place seven to ten days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. For lasting peace of mind, we also give you a ten-year limited warranty.

Our Customer Care Representatives Are Here for You

From the moment you move into your new home, your customer care representative will be available to manage any questions or issues that may arise. We are committed to offering you the exemplary customer service we've built our reputation on.

The nation's premier builder of luxury homes and a Fortune 1000 company, Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

*From the March 22, 2010 issue of FORTUNE Magazine.



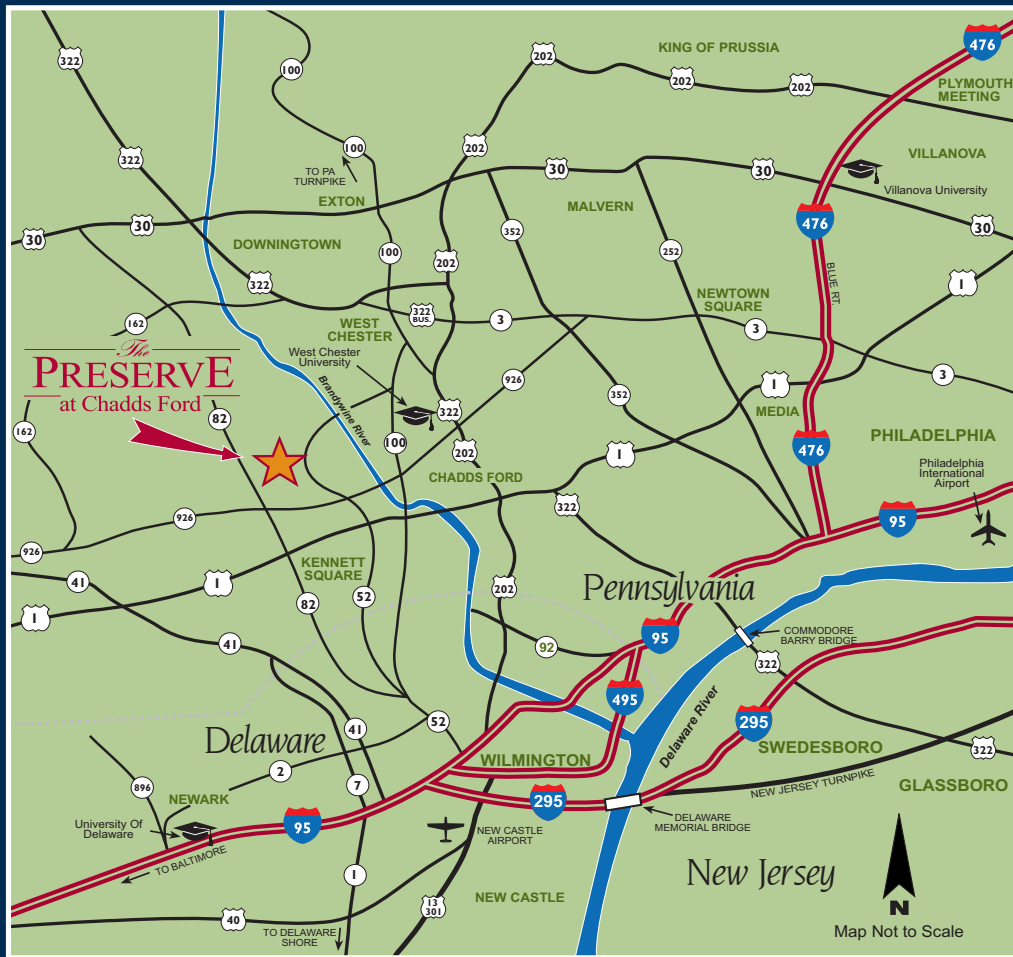


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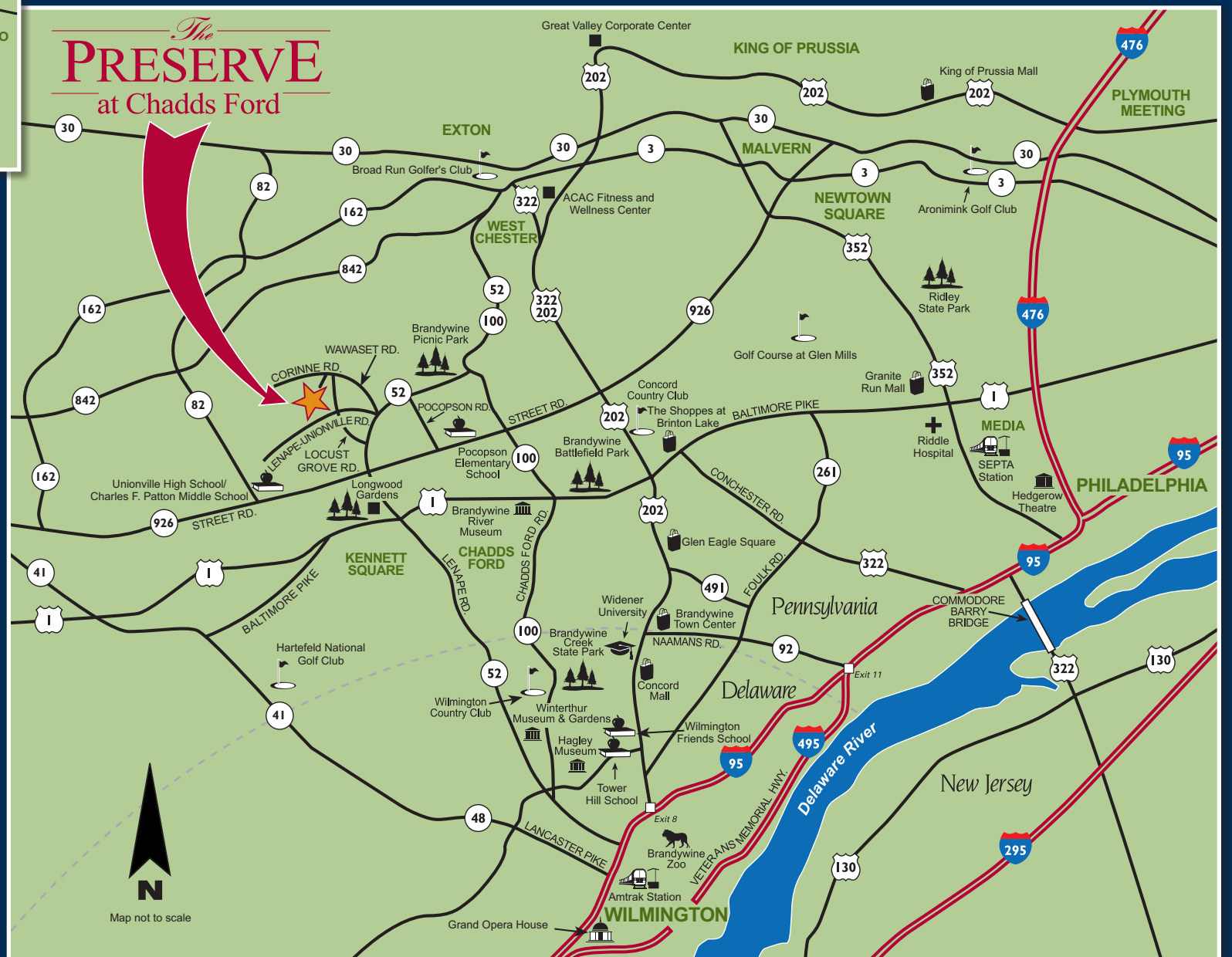
Directions

From Route 202:

Turn onto Route 926 West (Street Road) and follow for 5 ⁴/₁₀ miles to the intersection of Route 52. Turn right onto Route 52 North and follow for 1/2 mile and turn left onto Locust Grove Road. Follow Locust Grove Road for 1 ³/₁₀ miles to Corinne Road and turn left. The entrance to The Preserve at Chadds Ford will be on your immediate left.

From Route 1:

Turn onto Route 52 North and follow it for 2 ²/₁₀ miles until you reach Wawaset Road. Bear left onto Wawaset Road and make a quick left onto Lenape-Unionville Road. Continue on Lenape-Unionville Road for 1/2 mile and turn right onto Locust Grove Road. Follow Locust Grove Road to Corinne Road and turn left. The entrance to The Preserve at Chadds Ford will be on your immediate left.



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