

Toll Brothers at
ArrowoodSM

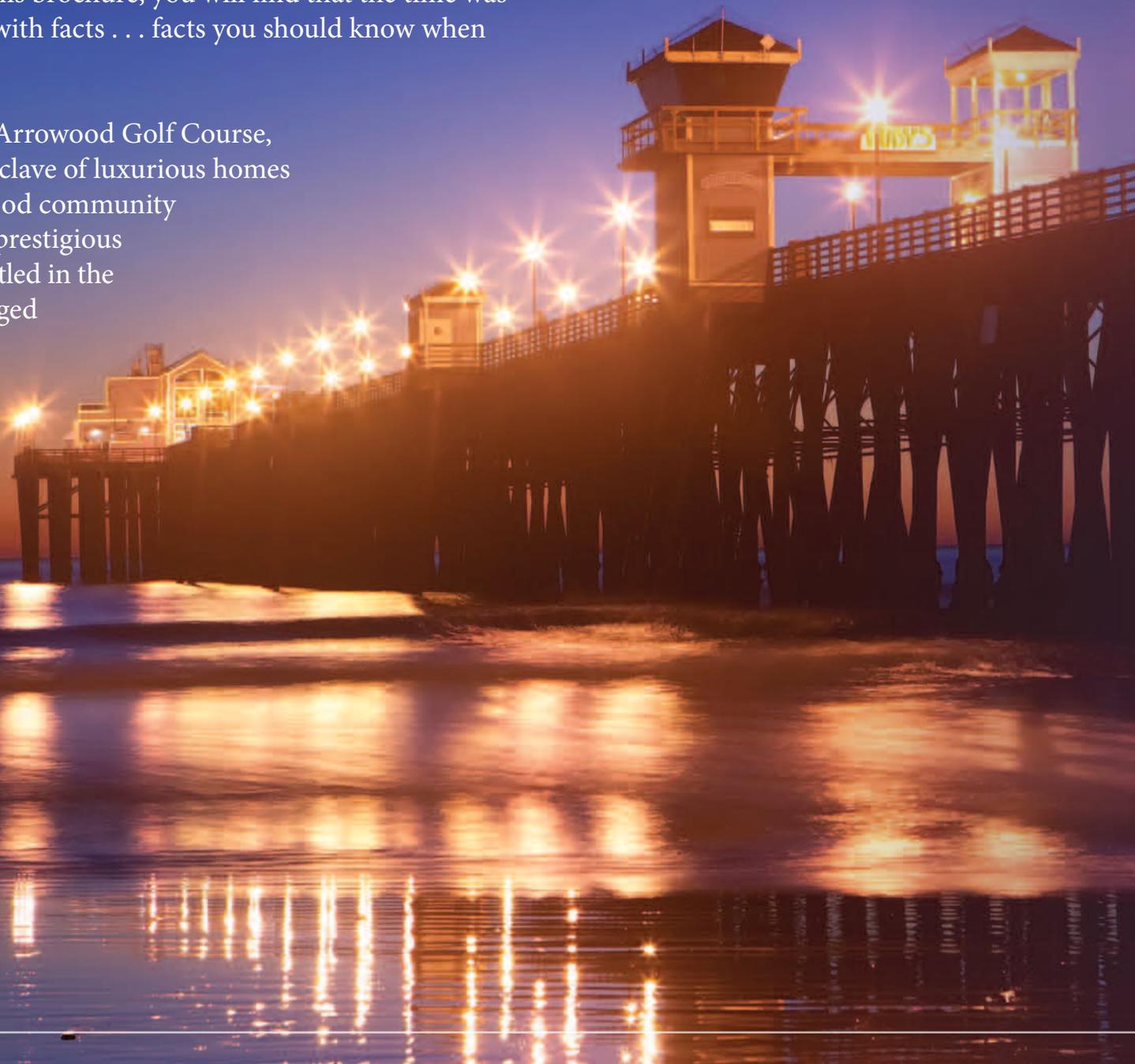


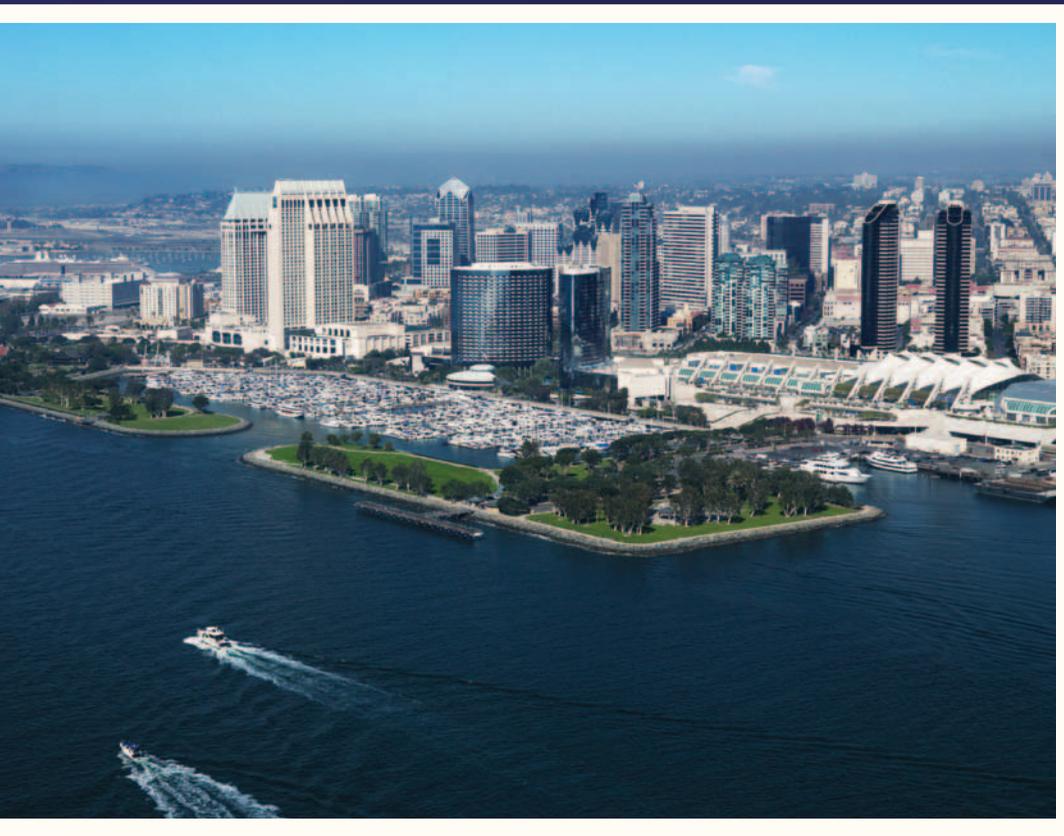
Welcome Home to ...

Toll Brothers at
ARROWOODSM

If you take a few 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 the championship Arrowood Golf Course, Toll Brothers at Arrowood is an enclave of luxurious homes within the master-planned Arrowood community located in the heart of San Diego's prestigious North County Coastal Region. Nestled in the hills with exhilarating views of rugged mountains and rolling valleys, this intimate neighborhood is close to any convenience you may need.





World-Class Shopping at Your Doorstep!

Toll Brothers at Arrowood is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, San Luis Rey Crossing is less than 5 minutes away. The Mission Marketplace, which includes a grocery store, drugstore, and movie theaters, is just 5 minutes from your new home. In charming downtown Oceanside, less than 20 minutes away, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Westfield Plaza Camino Real Shopping Center is located within 20 minutes of Arrowood, and the fabulous Carlsbad Premium Outlets, only 25 minutes away, boasts 90 high-end retail and designer stores such as Barneys New York, Calvin Klein, and Michael Kors.

A Focus on Education

As a Toll Brothers at Arrowood homeowner, you will join a community where education is given the highest priority. Students will attend Bonsall West Elementary School* located in Arrowood. Fallbrook Union High School* offers challenging honors and college Advanced Placement courses, and many students continue their education at California's acclaimed universities and colleges. Students enjoy the robust athletic program throughout the Fallbrook Union High School District, and many students participating in the visual and performing arts programs receive recognition for their outstanding achievements.

Private schools, including Tri-City Christian School, Chabad at La Costa, Montessori School of Oceanside, and St. Mary, Star of the Sea School, are all within 35 minutes of Arrowood.

California State University San Marcos is located 30 minutes away. San Diego State University, the University of San Diego, and the University of California, San Diego are all less than 60 minutes away. Nearby, Mira Costa College and Palomar College offer continuing adult education with a wide diversity of day and evening courses.

* Subject to reassignment by governing authorities.

A Convenient Place to Live

In Toll Brothers at Arrowood, you will enjoy the relaxed coastal country atmosphere in San Diego County with superior schools, excellent shopping, and a wide choice of cultural events close to home. Arrowood is 15 minutes from Interstate 5, 20 minutes from State Highway 78, and 10 minutes from Route 76. The famous Oceanside Pier and spectacular Harbor Beach can be reached in 15 minutes. Commuting by the Amtrak Pacific Surfliner and Coaster, Oceanside-Escondido Sprinter, and Metrolink to San Diego, Orange County, and the Inland Empire is easy from the Oceanside Transit Center, located 20 minutes away. San Diego and John Wayne International Airports can be reached in approximately 60 minutes from your new home.



The Best in Community Services

Excellent medical facilities are comfortably close to Toll Brothers at Arrowood. Tri-City Hospital is only 20 minutes from your new home and offers a complete range of medical services. In addition, the hospitals and medical care facilities of Scripps Health, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Arrowood are houses of worship representing almost all faiths.

A Cultural and Recreational Paradise

Toll Brothers at Arrowood, 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.

Surrounded by the hills overlooking coastal North County, Arrowood Golf Club, designed by Ted Robinson, Jr., offers an enjoyable round for golfers of all abilities. This stunning course integrates the natural beauty of the adjacent riparian habitat with the green fairways and open vistas of the San Luis Rey Valley. Also within the Arrowood community you will find a Junior Olympic-sized swimming pool, convenient barbeque areas, and beautiful, natural recreational spaces to explore. Several challenging private and semiprivate golf courses and country clubs, including San Luis Rey Downs Country Club, are nearby. Scenic public golf courses, including Oceanside Municipal Golf Course, are only 5 minutes away. The famous Oceanside Pier and spectacular Harbor Beach are both less than 15 minutes away and offer boating, fishing, swimming, and other water sports. Several local and state parks, including Luiseño Park, Melba Bishop Park and Recreation Center, Torrey Pines State Park, and Carlsbad State Beach, are located nearby. At these parks you and your family can enjoy activities such as swimming, fishing, hiking, and picnicking. Fitness and exercise clubs are within 30 minutes of your new home.



The San Diego County area offers a broad variety of cultural diversions. It is home to the world-famous San Diego Zoo in Balboa Park and the San Diego Wild Animal Park. Legoland® is conveniently located for you and your family to enjoy, and SeaWorld® is a great family outing located in beautiful Mission Bay. The Del Mar Fairgrounds hosts concerts, horse racing “where the turf meets the surf,” and the San Diego County Fair. You can discover history and art in Balboa Park at the San Diego Museum of Art, Natural History Museum, and San Diego Air and Space Museum, as well as the Museum of Contemporary Art in downtown San Diego. You can also enjoy theatrical presentations in downtown San Diego at the San Diego Civic Theater, Balboa Theater, and the Old Globe Theater in Balboa Park. Sports fans can root for professional teams including the San Diego Chargers at Qualcomm Stadium and the San Diego Padres at Petco Park. For fine dining, there are many excellent restaurants to select from along the coast in Del Mar and La Jolla and in the historic Gaslamp Quarter in downtown San Diego.

As a resident of Toll Brothers at Arrowood, 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 Toll Brothers at Arrowood, 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 Toll Brothers at Arrowood.



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 among home building companies in *FORTUNE* magazine's 2010 World's Most Admired Companies Survey,* 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.

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 five to seven 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 Fortune1000 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.



NATIONAL HOUSING
QUALITY AWARD

National Association of Home Builders
and Professional Builder Magazine

AMERICA'S BEST BUILDER

National Association of Home Builders
and Builder Magazine

NATIONAL BUILDER
OF THE YEAR

Professional Builder
Magazine

Toll Brothers[®]

Directions:

From I-5:

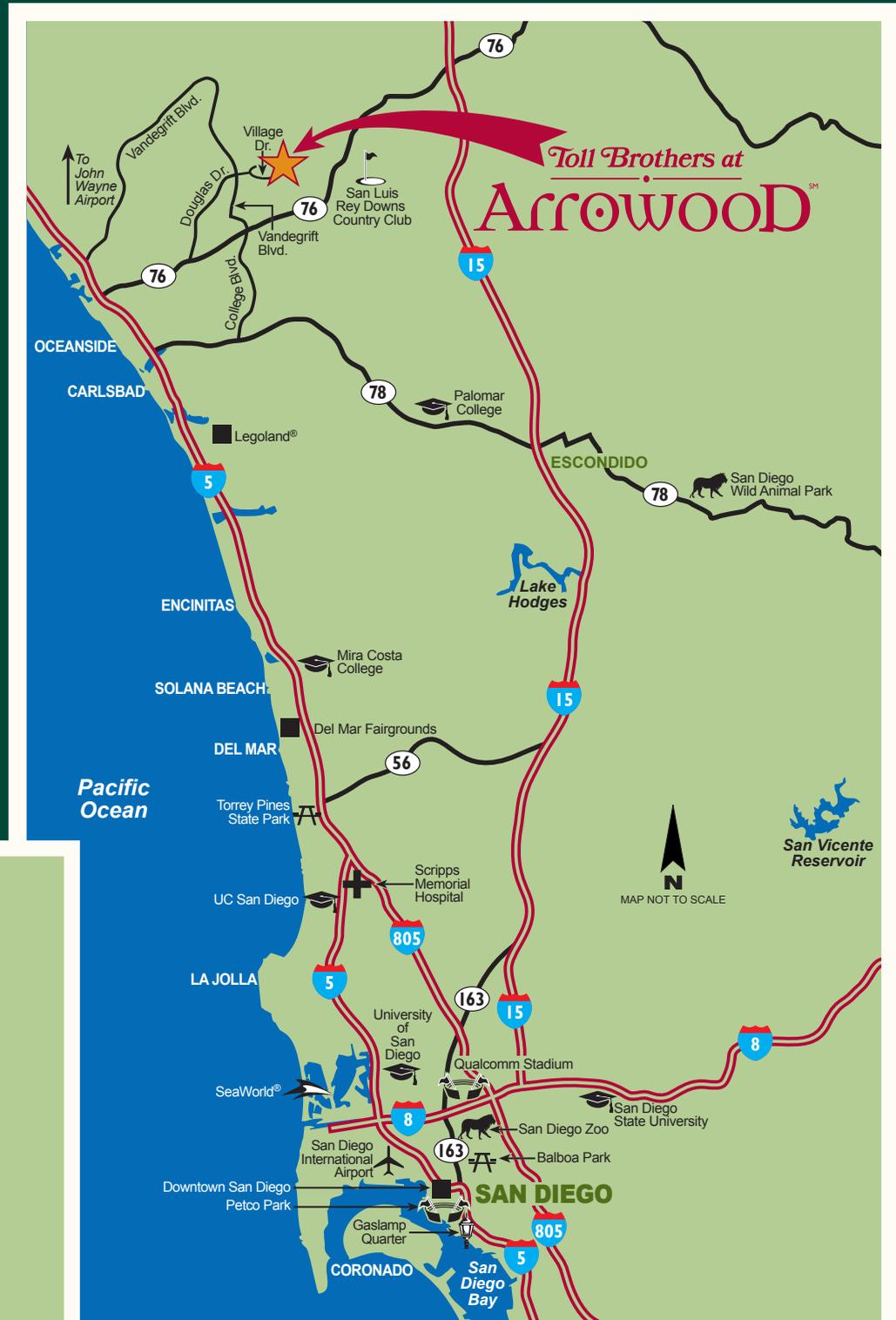
Exit onto Highway 76 and head east for 3 1/10 miles. Turn left onto Douglas Drive and head north for 4 3/10 miles. Continue on Douglas Drive and cross Vandegrift Boulevard, turn right onto Village Drive and follow the directional signs to the communities of The Greens and The Fairways.

From I-15 North:

Exit onto Highway 78 and head west and exit at College Boulevard. Turn left and immediately turn right from the off-ramp onto College Boulevard. Head north on College Boulevard for 5 1/10 miles. Turn right onto Vandegrift Boulevard and proceed 1 1/10 miles. Turn right onto Douglas Drive for 2/10 mile. Turn right onto Village Drive and follow the directional signs to the communities of The Greens and The Fairways.

From I-15 South:

Exit onto Highway 76 and head west for 10 1/10 miles. Turn right onto College Boulevard and proceed 1/10 mile. Turn right onto Vandegrift Boulevard and proceed 1 1/10 miles. Turn right onto Douglas Drive and proceed 2/10 mile. Turn right onto Village Drive and follow the directional signs to the communities of The Greens and The Fairways.

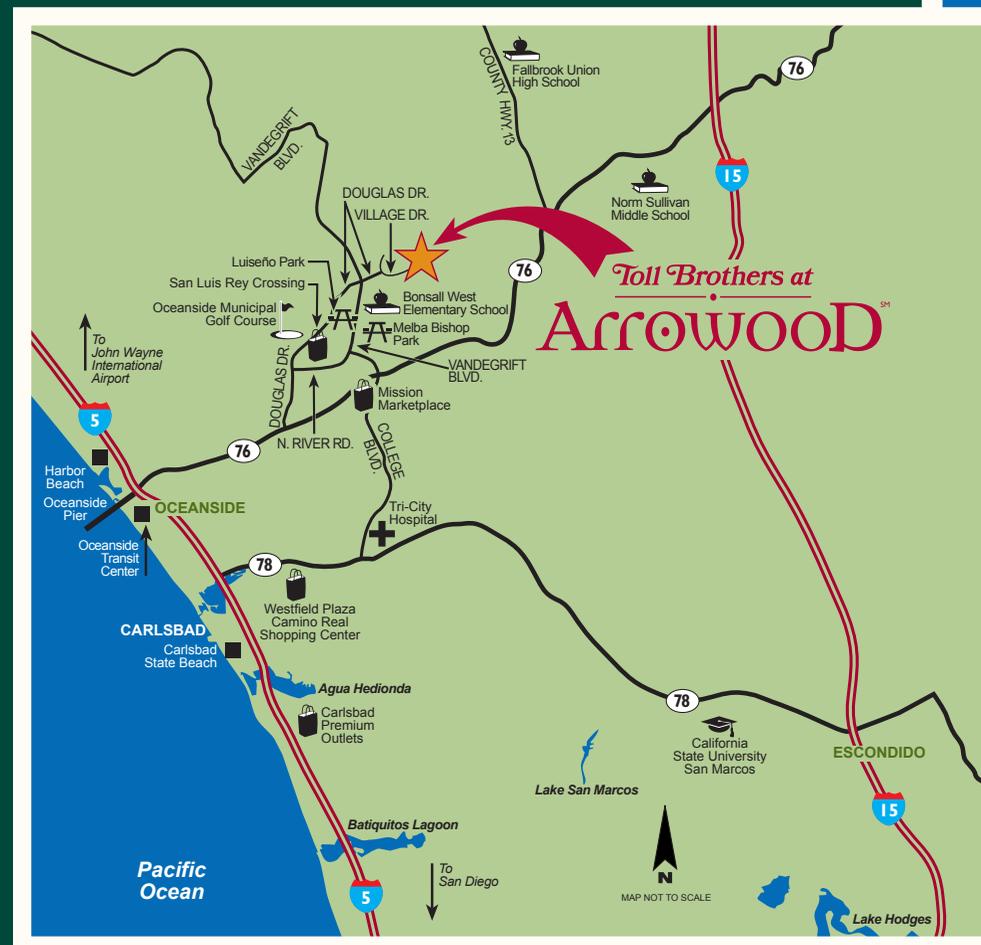


The Fairways

1112 Bellingham Drive
Oceanside, California 92057
(760) 721-7768

The Greens

5128 Village Drive
Oceanside, California 92057
(760) 433-2101



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TollBrothers.com