



SOUTH RIDING
YOUR NEW HOMETOWN

Hometown.

It's a place of simple pleasures ... an evening stroll, a game of softball, a chat with neighbors on the porch. It's a warm and welcoming place, where childhood is forever, and summer never seems to end.

Exciting things are happening in South Riding, with new amenities, schools, and shopping — all right here in your new hometown.



Luxury Living at South Riding



A Truly Special Way of Life

At South Riding, you'll find a truly special way of life. One that celebrates small-town living and has all the conveniences of a planned community.

Stroll through our town, and you'll see ...

- A community made up of all kinds of families — those with children, young professionals, and active adults
- Neighbors greeting each other and friends meeting for ice cream or coffee
- Charming streetscapes with shaded walks and homes with front porches
- Everything you'd expect from a small town — cozy neighborhoods, parks and community centers, a Town Hall, sports fields, and stores

You'll also see the best a planned community has to offer: all-new amenities such as a 7,000-square-foot clubhouse with an eight-lane swimming pool; miles of fitness trails; an 18-hole championship golf course; superior schools, including the new Liberty Elementary School and Freedom High School; our own Town Center and Market Square shopping center with restaurants, shopping, and services — and, of course, award-winning Toll Brothers luxury homes.



The best a
planned community
has to offer — all here
at South Riding



A Convenient Place to Live

If you're looking for a convenient location, look no further than South Riding. South Riding provides the relaxed atmosphere of hometown living with superior schools located right in the community, excellent shopping at the Town Center, the new Market Square shopping center, and nearby malls, and a wide choice of cultural events close to home. It is just a few minutes from Rt. 50, 10 minutes from Rt. 28, and 15 minutes from I-66. Herndon and Reston can be reached in 20 minutes, and the Fair Lakes Corporate Center is just 15 minutes away. Washington, D.C., is just 40 minutes by car. Commuting by train to Washington, D.C., is easy on the Metrorail's 20-minute service from the Vienna Metro station, just 20 minutes from South Riding. Dulles International Airport is 15 minutes away.

A Focus on Education

Schools in the region are hailed as among the best in the nation. As a homeowner at South Riding, you will join a community where education is given the highest priority.

Loudoun County Public Schools consistently rank in the top 10% of Virginia's public schools based on student achievement test results. Gifted programs are available at all grade levels, and college Advanced Placement courses are offered at the high school level. Qualified gifted students may attend the Governor's Magnet School Programs in science, technology, and the arts.



On-Site Public Schools

Within walking distance of the homes in South Riding are the new Freedom High School and Liberty Elementary School. Also within South Riding, Little River and Hutchison Farm Elementary Schools and the brand-new J. Michael Lunsford Middle School are state-of-the-art facilities. Hands-on, project-based programs encourage independent thinking and creativity in kids. Students at Little River Elementary School continually score over 90% in the State of Virginia Standards of Learning (SOL) standings.

Nearby Private Schools

Superb private schools, including The Nysmith School for The Gifted, The Foxcroft Academy, Bethlehem Baptist Christian Academy, The Boyd School, and St. Timothy Catholic School, are all within 25 minutes of South Riding.



Higher and Continuing Adult Education

Many excellent academic institutions in Washington, D.C., including Georgetown, George Washington, and American Universities, are just 45 minutes away. Marymount University is less than 25 minutes away.

Continuing adult education, with a wide diversity of day and evening courses, is offered at nearby George Mason University and Northern Virginia Community College.

World-Class Shopping and Dining

South Riding is close to all types of shopping, from neighborhood stores, quaint antique shops, and specialty boutiques to modern malls. The area also features a wide variety of restaurants, from fast food to fine dining.

Market Square, a new shopping center at South Riding, is within walking distance of your new home! It offers a full-service Giant® supermarket for everything from deli and international specialties to pharmacy services and a flower shop, as well as a Home Depot, with everything for your home and yard. Complementing Giant® and Home Depot are a bank, numerous retailers and services, and an eclectic array of restaurants, including Grand Thai, Ruby Tuesdays, Panera Bread®, and more.



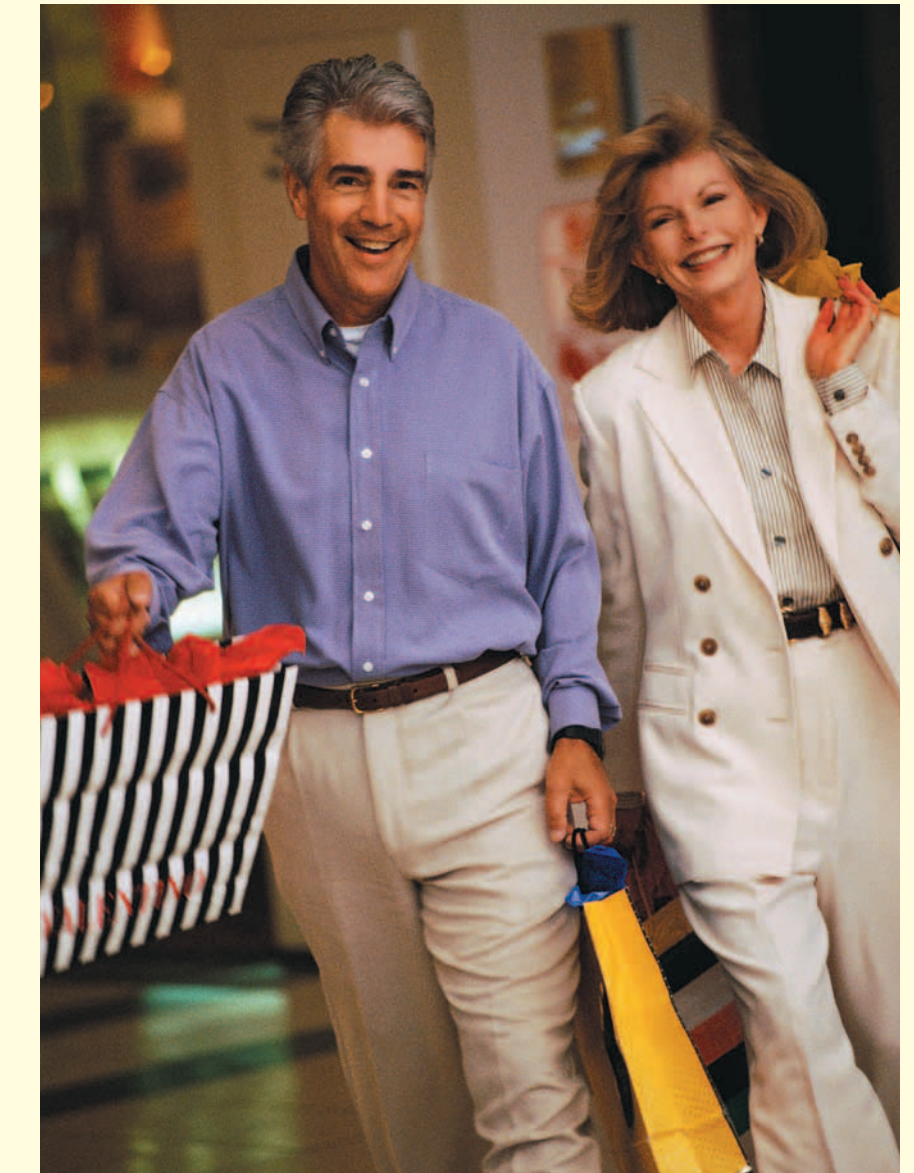
... And Nearby

In the charming towns of Middleburg, Leesburg, and Fairfax, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The fabulous Dulles Town Center and Fair Oaks Shopping Mall are both just 15 minutes away, with Nordstrom, Macy's, Lord & Taylor, and a total of over 350 fine specialty shops. And just 25 minutes away are the world-class malls at Tysons Corner, featuring Neiman Marcus, Bloomingdale's, and Saks Fifth Avenue, in addition to hundreds of unique specialty shops and restaurants.

The Best in Community Services

Excellent medical facilities are comfortably close to South Riding. Fair Oaks Hospital, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Washington, D.C., metropolitan area — acclaimed worldwide for research and treatment — are very accessible from South Riding.

Serving the community of South Riding are places of worship representing almost all faiths.



South Riding's own *Town Center* features a Bloom® supermarket with a convenient pharmacy and a variety of family services, shops, eateries, and boutiques. You'll find a number of restaurants as well, from McDonald's® to Starbucks® and our original neighborhood restaurant, the South Riding Inn. The Town Center also offers a full range of family and personal services, including a hair salon, dry cleaners, video store, dentist, veterinarian, and pediatrician — all within a few minutes' drive from your home in South Riding.



A Cultural and Recreational Paradise

South Riding, 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 located right here within the neighborhood.

Year-Round Fun for the Whole Family!

South Riding's endless list of neighborhood activities brings a strong sense of community to all who live here. Not only are these events fun for the whole family, they're a great way to get to know your neighbors.

With four clubhouses and swimming pools, you and your family and friends can look forward to fun throughout the summer. Meeting rooms at the clubhouses are available for use by all South Riding residents. In addition, tot lots and miles of beautiful trails with fitness stations for hiking, walking, biking, and jogging are all within walking distance of your new home at South Riding. Neighborhood parks, including Stonewall Pond, Loudoun County, and Hyland Hills Parks — to name a few — invite everyone to enjoy the great outdoors.

Phase I of the new Dulles South Multipurpose Center, a community center in South Riding run by the Loudoun County Parks and Recreation Department, offers a preschool, senior center, and community services activities. Phases II and III, when open, will feature two swimming pools, a gym with an elevated track, a fitness area, an exercise studio, and child, adult, and senior care and services.



Nearby Parks and Recreation

The scenic Potomac River, only 30 minutes away, offers boating and other water sports. More than 70 acres of Loudoun County parkland is located within 30 minutes, including Claude Moore, Franklin, and Mercer Parks. Several regional parks are also located within 30 minutes, including Brambleton, Ida Lee, Red Rock, and Temple Hall Farm. At these parks, you and your family can enjoy picnics, swimming, boating, fishing, and hiking. The W&OD (Washington & Old Dominion) offers a 45-mile paved jogging and bicycle trail. For equestrians, a half-dozen stables and numerous trails are close by. Squash, racquetball, and fitness clubs are within 10 minutes.

Cultural Activities

The Northern Virginia area offers an exciting variety of cultural diversions. You can discover history at Sully and Oatlands Plantations or enjoy a theatrical presentation outdoors at Wolf Trap National Park or indoors at the George Mason University Center for the Arts. For fine dining, excellent restaurants and country inns abound in nearby Leesburg, Reston, Vienna, Great Falls, and Fairfax.

Our Nation's Capital, with its historic monuments and museums on the Mall, is an endless source of cultural and recreational activities.



Neighborhood Clubs and Organizations

Whatever your interest, there's bound to be a club or organization at South Riding you can join. Do you want to get together to discuss the latest bestseller with other avid readers? Is gardening your passion? Or do you prefer to get outdoors and go jogging or biking? Is your weekend complete only if you play a round of golf on Saturday morning? You'll find it all here at South Riding.



Welcome Home

South Riding is so much more than another place to live. It's a friendly hometown neighborhood with shopping, dining, schools, and many services located right here, within walking distance of your new home. From incredible on-site amenities to diverse community clubs and exciting year-round events, there are always new things to do and new people to meet in South Riding.

Experience a traditional lifestyle that has become all too rare — a lifestyle enhanced by the convenience and fun of modern amenities.

Experience

SOUTH RIDING

YOUR NEW HOMETOWN



A Name That Means Luxury Homes

At Toll Brothers, we build more than homes; we build communities. For nearly 45 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. We ranked #1 in 2011 and 2010 in Financial Soundness, Long-term Investment, and Quality of Product/Services in FORTUNE magazine's annual World's Most Admired Companies survey* in the home building category. 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 (NWF) and Audubon International. South Riding was honored by the NWF as an official Community Wildlife Habitat, earning recognition for being a role model and inspiration to other communities in preserving as much habitat as possible.

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 sales representative for details.

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

Our 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 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 10-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).

Toll Brothers' customer care representatives offer exemplary customer service.

TollBrothers.com
America's Luxury Home Builder®

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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 Rt. 28: Take Rt. 50 west for 4-1/2 miles to left onto Loudoun County Parkway. At the first traffic light, turn right onto Riding Center Drive and follow the model tour signs.

From I-66: Take Exit 57B (Rt. 50 West) toward Fair Oaks/Winchester for 10-9/10 miles to left onto Loudoun County Parkway. At the first traffic light, turn right onto Riding Center Drive and follow the model tour signs.

From I-495: Take the Dulles Toll Road (Rt. 267)/Dulles Greenway to Exit 8A (Old Ox Rd., Rt. 606) and proceed 5-7/10 miles to the traffic light at Rt. 50. Continue straight onto Loudoun County Parkway. At the first traffic light, turn right onto Riding Center Drive and follow the model tour signs.

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