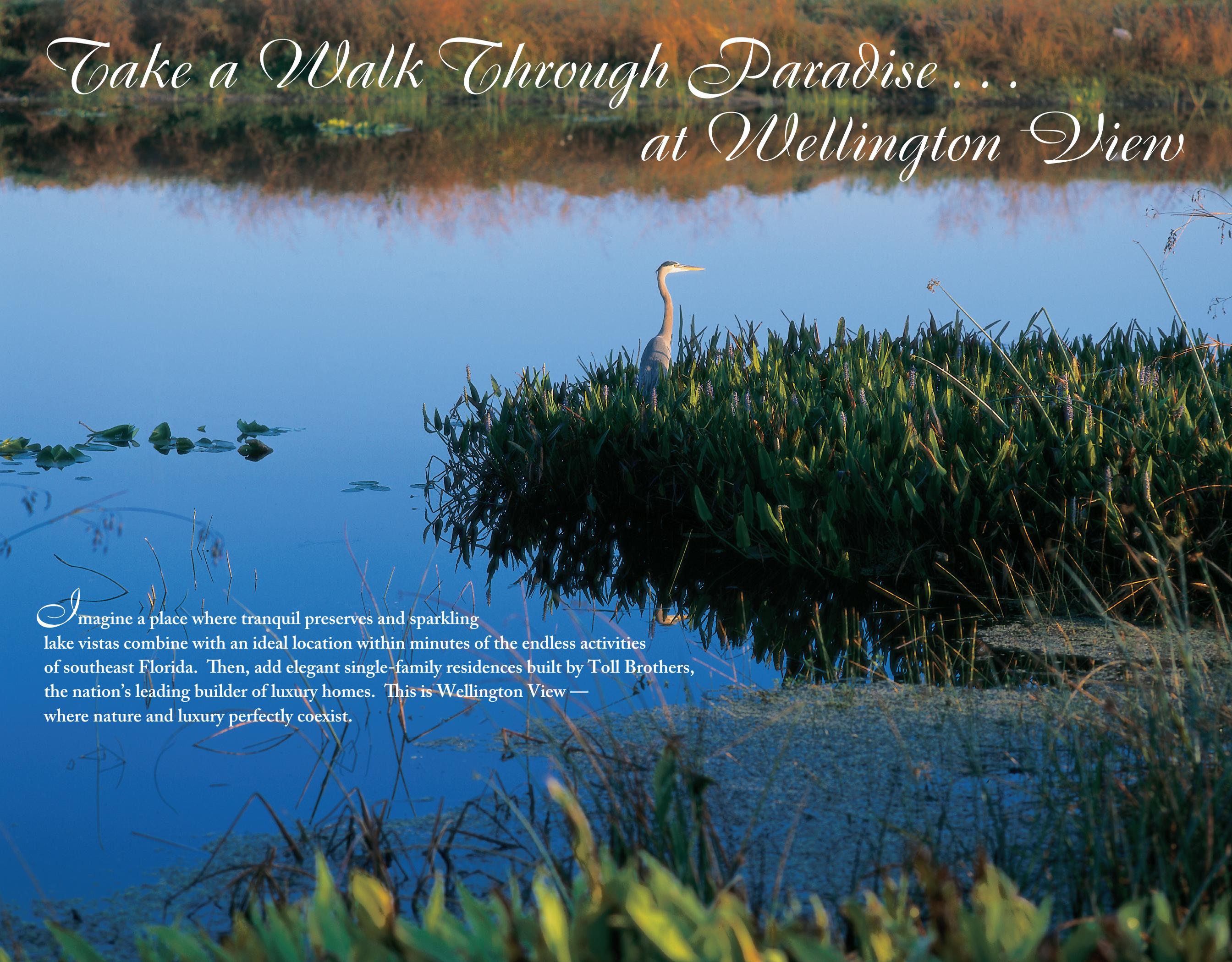
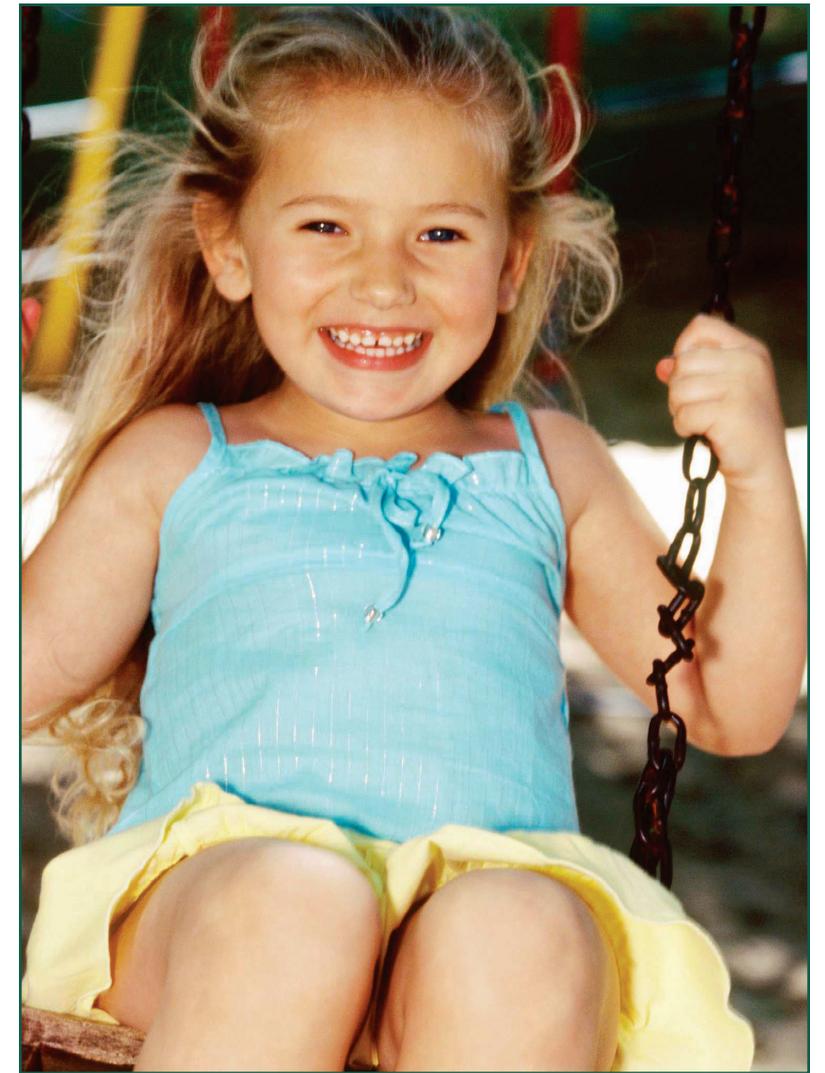


WELLINGTON
W · V I E W · N

A large blue heron stands in a pond, surrounded by green reeds and lily pads. The water is calm, reflecting the sky and the surrounding vegetation. The scene is peaceful and natural.

*Take a Walk Through Paradise . . .
at Wellington View*

*I*magine a place where tranquil preserves and sparkling lake vistas combine with an ideal location within minutes of the endless activities of southeast Florida. Then, add elegant single-family residences built by Toll Brothers, the nation's leading builder of luxury homes. This is Wellington View — where nature and luxury perfectly coexist.



Where Dreams Meet Reality

Live in Wellington View, and you'll live in a peaceful, gated community where beauty and elegance are a part of your everyday life, where serene lakefront settings, lush Florida landscaping, and blissful privacy define daily existence. Offering you a luxurious lifestyle and a warm, welcoming neighborhood, Wellington View is an ideal place for you and your family to meet new friends and neighbors. It is a quiet haven with almost every type of activity close at hand.

The magnificent vistas of nearly 80 acres of lakes and preserve areas serve as the backdrop to the picturesque home sites of Wellington View. At the center of it all is the stately club and recreation complex, which functions as the true centerpiece and social meeting place of the community. Whether you are enjoying a morning workout in the fitness center, a game of tennis with neighbors, or an afternoon with your family at the playground, the Wellington View lifestyle will offer you a welcome feeling of luxury and relaxation within a true community.





Education Is a Top Priority

As a Wellington View homeowner, you will join a community where education is given the highest priority. Excellent public schools include Everglades Elementary School, Emerald Cove Middle School, and Palm Beach Central High School, which offer an expansive curriculum and a broad array of extracurricular activities. The Palm Beach County School District provides gifted programs at all grade levels and college Advanced Placement courses at the high school level. The district also offers International Baccalaureate programs that provide students with a world-class education from kindergarten through twelfth grade. These programs have been recognized as among the best International Baccalaureate programs in the world.

Superb private schools, including The King's Academy, Cardinal Newman High School, and Wellington Christian School, are all within 15 minutes of Wellington View.

The main campuses of Palm Beach State College, Florida Atlantic University, and Lynn University offer a wide diversity of day and evening courses, including adult and continuing education programs, and are all within 25 minutes of your new home. Additionally, Barry University in Miami Shores and the University of Miami in Coral Gables are within a 75-minute drive.



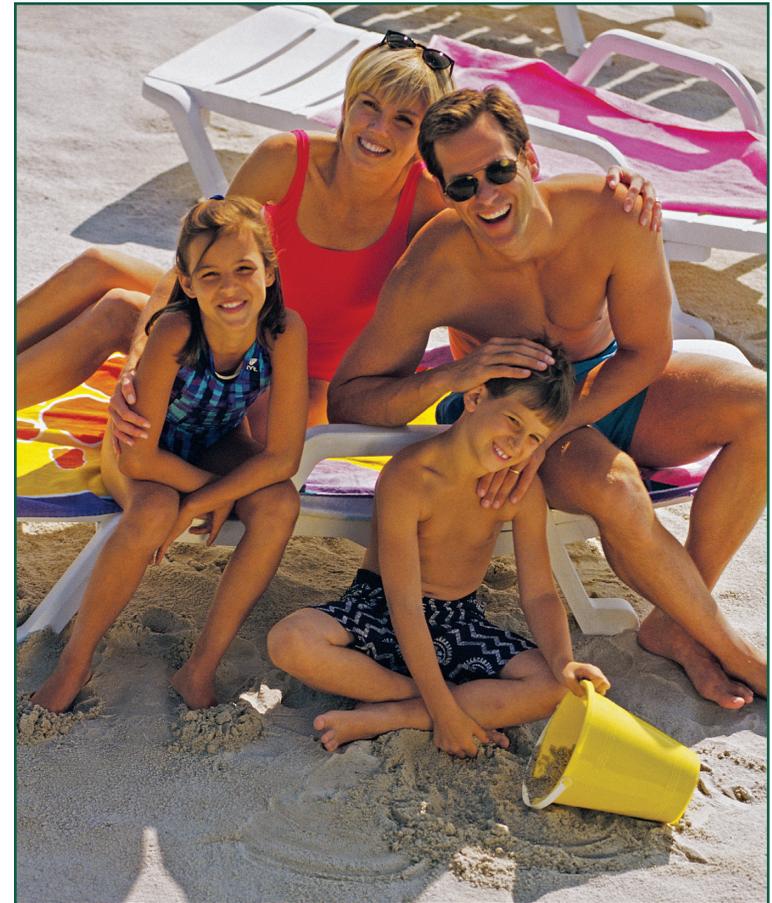
The Good Life in Southeast Florida

Southeast Florida is rich with culture, entertainment, and recreation, and the Wellington area is one of the region's best-kept secrets. A thriving community with a small-town ambiance, Wellington provides the relaxed atmosphere of country living while offering superior schools, excellent shopping, and a wide choice of leisure activities close to home. The heart of West Palm Beach is just 20 minutes away, with downtown Palm Beach just 5 minutes further. Florida's Turnpike and Interstate 95 can be reached within 10 and 15 minutes, making popular destinations such as Boca Raton and Fort Lauderdale reachable within 25 and 45 minutes, respectively. In addition, Palm Beach International Airport is conveniently located only 15 minutes from your new home.

Just 15 minutes away, you and your family can discover history and art at the Flagler Museum or world-class entertainment at the Kravis Center, featuring theatrical presentations, the symphony, the opera, and the ballet. Fine dining is raised to an art form in the culturally rich area of Palm Beach. From casual outdoor cafés to elegant, award-winning restaurants, the area overflows with superior dining options to suit all tastes and occasions.

Wellington View is also close to all types of shopping, from quaint antique and specialty boutiques to the most modern malls. The fabulous Mall at Wellington Green, also just 5 minutes away, features Nordstrom, Dillard's, and Macy's, in addition to 150 fine specialty stores. In the downtown areas of Wellington and West Palm Beach, you will discover unique shops where you can count on receiving personalized service from shopkeepers who remember you by name. Palm Beach's Worth Avenue, just 25 minutes away, features exclusive boutiques such as Tiffany, Cartier, Chanel, Gucci, Louis Vuitton, and many more.

Religious services near Wellington View are offered by most faiths. Excellent medical facilities are also comfortably close. Wellington Regional Medical Center, only 5 minutes from your new home, and Palms West Hospital, just 15 minutes away, offer a complete range of medical services. In addition, the hospitals and medical facilities of West Palm Beach, acclaimed for research and treatment, are very accessible from Wellington View.



The surrounding area also offers many recreational attractions for the entire family. Several private country clubs are located nearby, including Banyan Golf Club and Palm Beach Polo & Country Club. Challenging semiprivate and public golf courses, including Wellington Golf & Country Club, Winston Trails, and the Breakers West Golf Course, are within 15 minutes of your new home. The Intracoastal Waterway and beaches of the Atlantic Ocean are within 25 minutes and provide a year-round haven for sunbathers, boaters, fishermen, snorkelers, and other water sports enthusiasts. Lush, beautifully maintained local parks are located within 10 minutes, including Okechee and John Prince Parks, where you and your family can enjoy swimming, hiking, picnicking, and water-skiing year-round.

Professional sports are also at your doorstep. The Miami Dolphins, Florida Marlins, Florida Panthers, and Miami Heat all make their home only a short drive south of Wellington View. In addition, Roger Dean Stadium in Jupiter hosts spring training for the St. Louis Cardinals and Florida Marlins.

If horses are your passion, Wellington is home to the world-renowned Palm Beach International Equestrian Club, part of the Palm Beach Polo & Country Club, with a full winter polo season and equestrian activities at Stadium Jumping, one of the world's premier equestrian facilities. In addition, there are many interconnected riding trails that wind throughout the area, and riding instruction is available for all ages and skill levels.

You Will Live and Entertain with Pride in Wellington View!



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 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 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).

*From the March 2011 and March 2010 issues of *FORTUNE* magazine.

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DIRECTIONS:

From Florida's Turnpike, exit at Southern Boulevard (Exit 97).
Travel west on Southern Boulevard for 1 mile to Lyons Road/
Sansbury Way. Turn left and head south 1 mile to the Wellington
View entrance on the right.



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