

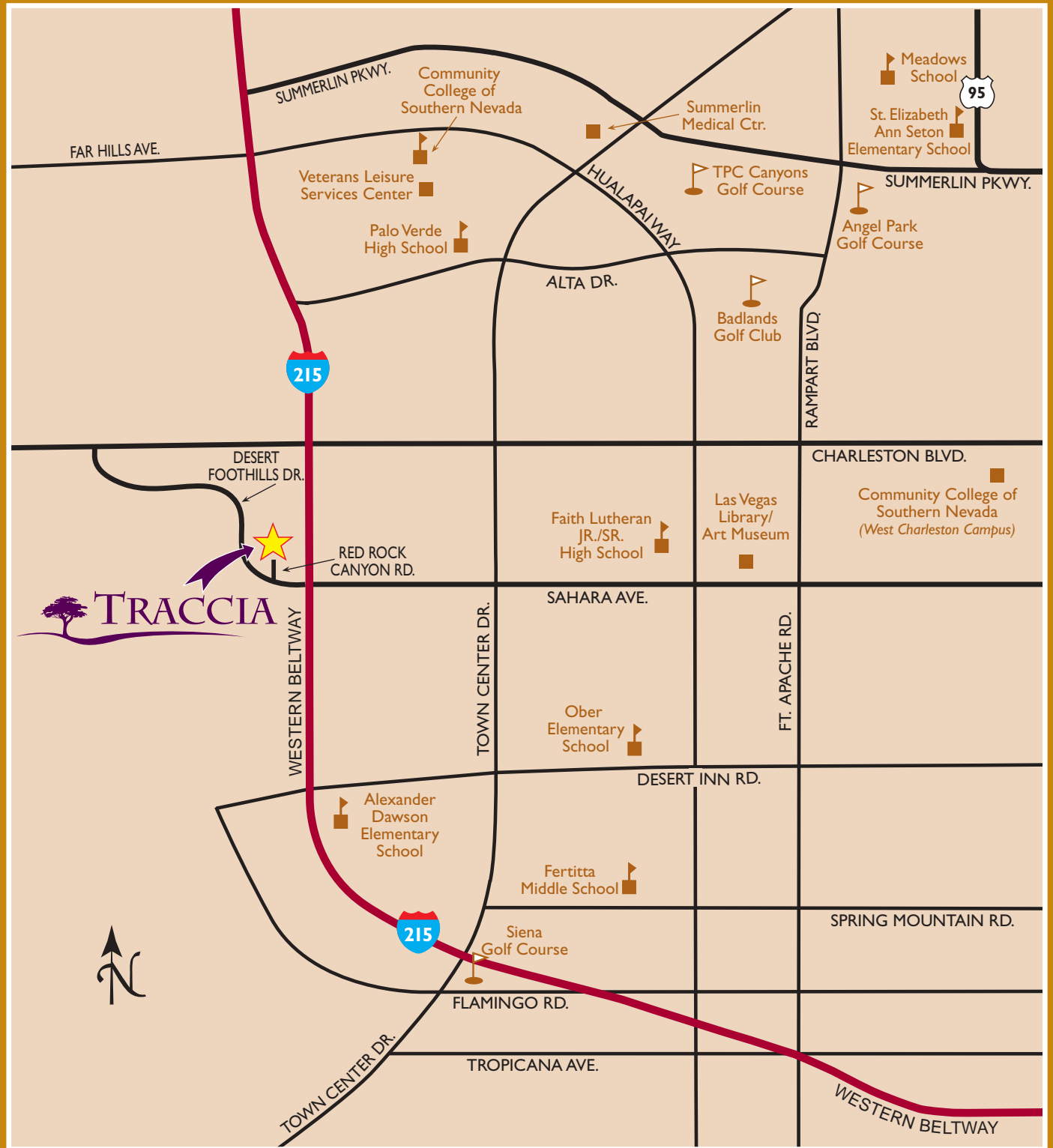


TRACCIA

702-360-1170 • Las Vegas, NV 89135
tracciabytollbrothers.com

Directions:

From I-215 North, exit at Sahara Avenue west. Turn left and proceed 1/4 mile. Turn right into the entrance of Traccia. The sales center is located on the left.



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TRACCIA

Toll Brothers
America's Luxury Home Builder™

Your Journey Begins...

*M*ore than just a place to live, Traccia offers a friendly *lifestyle* reflecting a neighborhood style community. Located in the spectacular master planned community of Summerlin, Traccia is a community of luxurious homes where you will enjoy gathering and relaxing with family and friends.

Traccia is a unique community nestled against the scenic beauty of the Red Rock Canyon. It is a dramatic expression of Las Vegas living at its finest. Superb first-class shopping, fine dining, outstanding cultural events and excellent medical facilities are all less than 10 minutes from your new home.

Your new life in Traccia recaptures a neighborly atmosphere from the past, yet reflects distinctive new architecture inspired by the best of today's design. Discover everything you are looking for in a community—from a convenient location and a sophisticated lifestyle to a full range of splendid recreational activities.

Welcome to Traccia...where your journey begins.

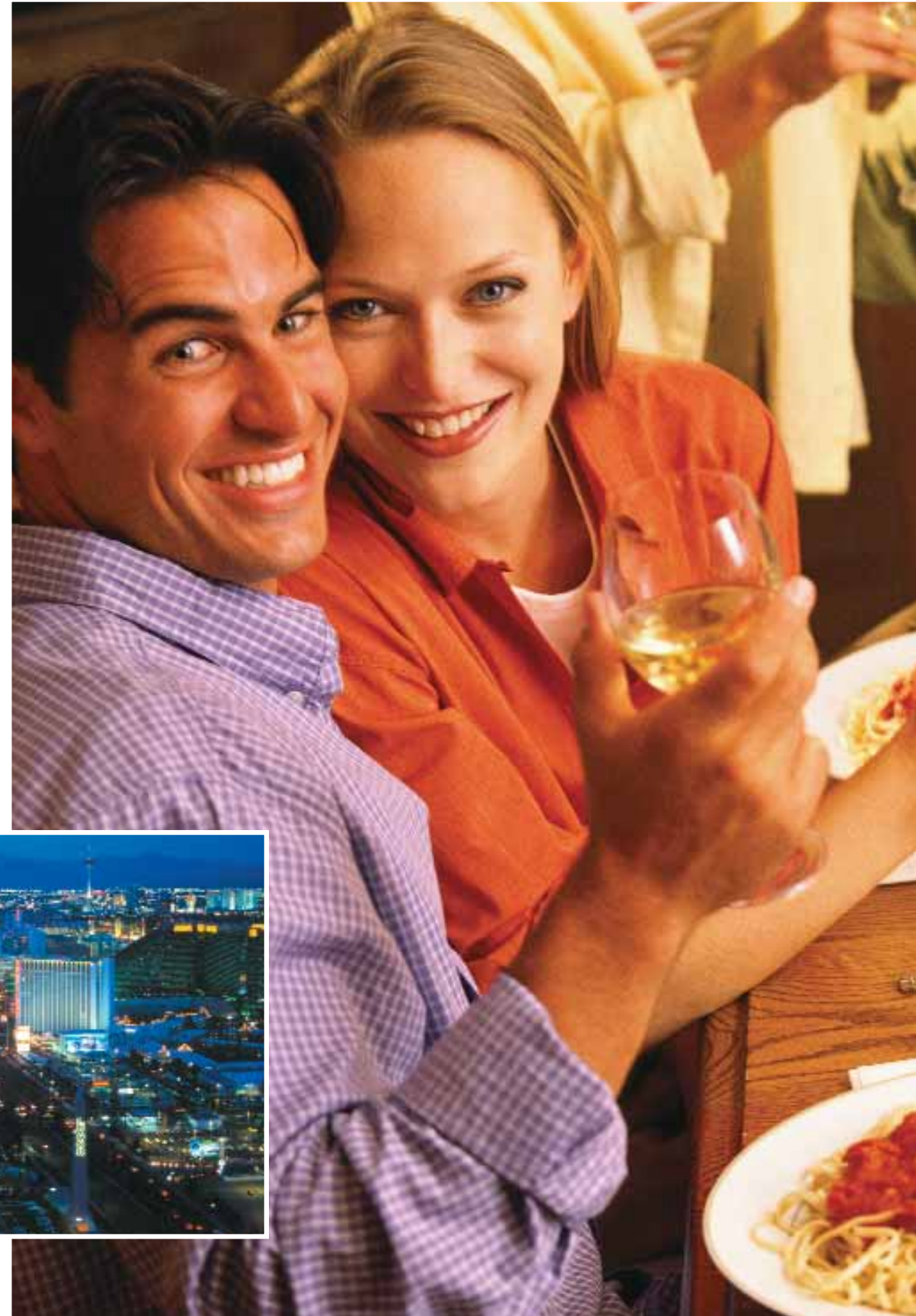


A Unique Place to Live...



This great location offers easy access to major travel routes and all the excitement Las Vegas has to offer. The Western Beltway and Summerlin Parkway are just minutes away, connecting you to many destinations throughout the Valley. If you are traveling for business or a weekend getaway, McCarran International Airport can be reached in less than 25 minutes. In addition, excellent medical facilities are comfortably close to Traccia. Summerlin Hospital and Medical Center is only minutes from your new home and offers a complete range of medical services, including advanced technology for acute emergency care.

Las Vegas, the entertainment capital of the world, offers a broad variety of cultural attractions. Enjoy an evening on the Las Vegas Strip, watching world class, theatrical productions or listening to talented musical artists perform in intimate lounges. This vibrant city is also known for its collection of fine restaurants and world-famous shopping centers such as the Forum Shops at Caesars Palace and the Grand Canal Shoppes at the Venetian. Closer to home, the Hills Park Amphitheater features Summerlin's Jazz Festivals, Pops Orchestra, and a variety of concerts.



A Sense of Community...



The luxury begins at the entrance to the community and never ends. You will enjoy Traccia's magnificent clubhouse that functions as the centerpiece of the community. Designed from a palette of bold hues, the decor whispers warmth, while cozy sitting areas invite you to spend hours enjoying the comfortable atmosphere or socializing with friends.

Here you'll enjoy first-class amenities that offer you a resort lifestyle throughout the year. The clubhouse features a state-of-the-art fitness center, a well-equipped conference room, and a great room featuring a large screen TV. Just outside the clubhouse are sparkling pools, surrounded by a patio and adjacent to the neighborhood park and tennis courts. With winding trails, tree-lined streets and a luxurious clubhouse, Traccia is a sociable place with a strong sense of community.

Whether you're taking a quiet evening walk along the scenic trails, playing a challenging game of tennis, or celebrating a special occasion with friends and family in the clubhouse, you will experience the comforts of home at Traccia.



Recreational Paradise...

Recreational opportunities are plentiful. Summerlin is home to an abundance of parks with playing fields, eight challenging golf courses and several community centers. There is also an expansive trail system that runs through each Summerlin village and is planned to extend over 150 miles.



Minutes from Traccia is Red Rock Canyon National Conservation Area, a 197,000 acre park that provides a scenic drive, hiking trails, rock climbing, picnic areas and much more. Lake Mead, less than an hour away, is a hidden paradise with crystal waters surrounded by rugged mountains that set the perfect backdrop for sailing, fishing and camping. The Las Vegas Ski and Snowboard Resort is a one-hour drive.

Sports fans can enjoy an afternoon of baseball with the AAA Las Vegas 51's at Cashman Field or an evening of basketball with UNLV's Running Rebels. For racing enthusiasts, there is the Las Vegas Motor Speedway where you can drive a Winston Cup Stock Car. The Speedway hosts the Las Vegas 400, Indy Racing League, and a variety of other races.

Living in Traccia, there are a variety of excellent educational choices for you and your family. Clark County's schools pride themselves on preparing students for the future from primary to post-secondary education by offering a superior learning experience. The curriculum includes advanced placement and honors courses that can be applied toward college credits.

For undergraduate, graduate and continuing education, the University of Nevada Las Vegas and the Community College of Southern Nevada are both within 30 minutes of your new home. Both offer outstanding programs to expand your horizons in a variety of fields with a wide diversity of day and evening courses to accommodate students of all ages.





A Name That Means Luxury Living

At Toll Brothers, we build more than homes. We build *communities*. For more than 37 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there—in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you are choosing our unwavering commitment to quality and customer service. We are 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 home owners. As the nation's leading luxury home building company, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. 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.



Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, we offer a unique two-step pre-settlement orientation program. The first detailed orientation takes place five to seven days before settlement, utilizing Toll Brothers' nine-page 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. The result is that you can entertain guests as soon as you move in!

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. We take our commitment to environmental stewardship seriously. Nationwide, Toll Brothers encourages environmental awareness by partnering with conservation groups such as the National Wildlife Federation and the Audubon Society—earning community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses, respectively. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The luxurious homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees, and ponds. As part of our award-winning efforts, we've saved and subsequently transplanted thousands of trees, preserved peaceful creeks, and restored sparkling ponds—and we've created community walking trails so residents can enjoy these tranquil settings.

Toll Brothers is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Nevada, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Texas, and Virginia. With this experience behind us, you can be assured that your new home in Traccia will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc., is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

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**NATIONAL HOUSING
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National Association of Home Builders
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