

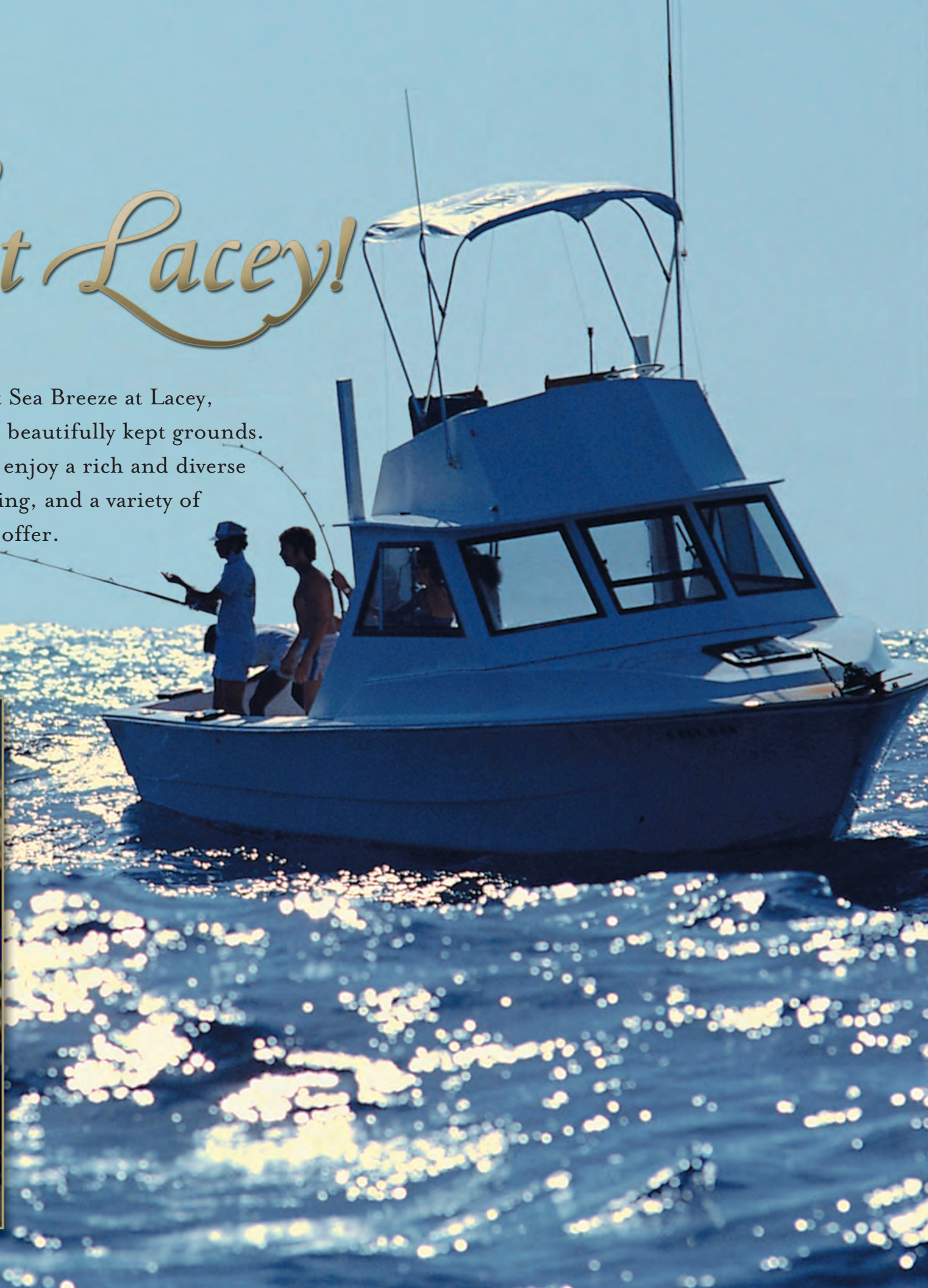


Toll Brothers
America's Luxury Home Builder®

Welcome Home to Sea Breeze at Lacey!

Now is your time to enjoy the finest moments of life. At Sea Breeze at Lacey, you can indulge in a carefree lifestyle of luxury, set amid beautifully kept grounds. A world of amenities close to home ensures that you will enjoy a rich and diverse lifestyle, filled with culture, fine dining, fabulous shopping, and a variety of recreational activities that only the New Jersey shore can offer.

The good life awaits you at Sea Breeze at Lacey.



Let the Good Times Begin at Sea Breeze at Lacey!

At Sea Breeze at Lacey, you will enjoy a fun-filled country club lifestyle with luxurious amenities, including a 13,000-square-foot clubhouse with tennis and bocce courts, an outdoor swimming pool, walking trails, and more!*

*Estimated completion of clubhouse amenities, fall 2011

Paradise Found

Your year-round vacation begins at the gated entrance to Sea Breeze at Lacey and never ends. A tree-lined boulevard leads you toward the grand clubhouse, which overlooks a shimmering lake. Sea Breeze is a luxurious sanctuary situated at the heart of the New Jersey shore. This private community is destined to become a popular place for active adults in New Jersey.



A World of Possibilities ... In a Convenient Location!

Just minutes beyond the entrance to your neighborhood, you'll find the world at your feet — with excellent shopping and a wide choice of cultural events close to home! Sea Breeze at Lacey is only ½ mile from the Garden State Parkway and 2 miles from Route 9. Traveling to Red Bank is an easy 35-mile ride, while the excitement of downtown Atlantic City is just 45 miles away. Philadelphia and Newark International Airports are within 70 miles of your new home.

The Best in Community Services

Excellent medical facilities are comfortably close to Sea Breeze at Lacey. Community Medical Center and Southern Ocean County Hospital are within 13 miles of your new home. Both hospitals offer a complete range of medical services. In addition, the hospitals and medical care facilities of the Philadelphia and New York City metropolitan areas, acclaimed worldwide for research and treatment, are very accessible.

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

A Luxury Lifestyle That's Carefree!

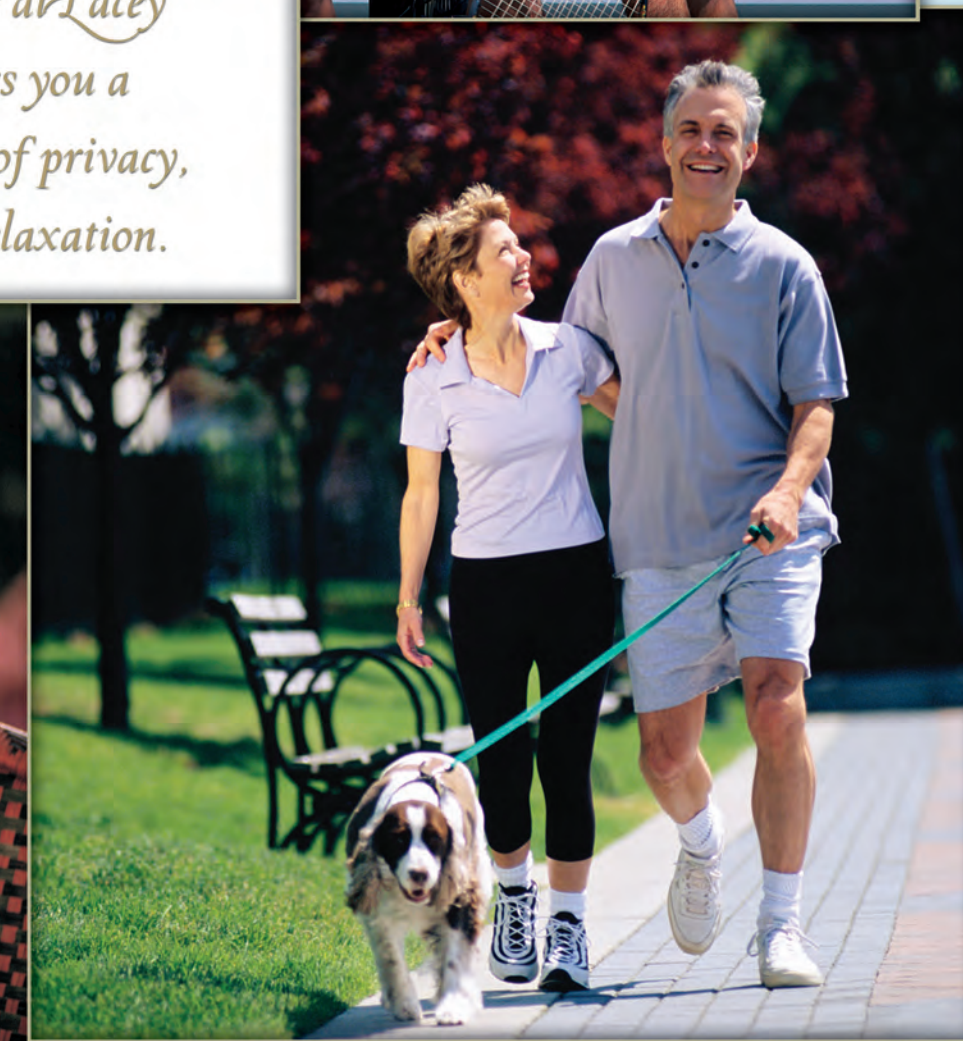
At Sea Breeze at Lacey, you don't have to worry about your lawn care and snow clearing — so you'll have plenty of time to enjoy the good life. Plus, all of our homes are backed by Toll Brothers' constant standard of superior craftsmanship and lasting quality.

World-Class Shopping at Your Doorstep!

Sea Breeze at Lacey is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Lacey Mall is less than 3 miles away. In charming Forked River, Toms River, Barnegat, and Manahawkin, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Ocean County Mall is just 10 miles from Sea Breeze at Lacey, and the fabulous Freehold Raceway Mall is 38 miles away with Nordstrom, Macy's, Lord & Taylor, and more than 215 fine specialty stores and restaurants. Monmouth Mall is just 35 miles away and features more than 150 fine shops and eateries.



Whether you are visiting with friends in the clubhouse, enjoying an afternoon swim, playing tennis, or just pursuing a quiet activity, the Sea Breeze at Lacey lifestyle offers you a welcome feeling of privacy, luxury, and relaxation.



The Clubhouse Is the Heart of Sea Breeze at Lacey!

No matter what your interests, you'll find the clubhouse* is the place to be! When you want to spend a quiet day, you can enjoy a game of bridge, catch up on your email on one of the clubhouse computers, shoot billiards, or curl up in the library with a good book. You can even indulge in an old hobby or take up a new one by participating in one of many community clubs. Staying fit and active year-round is easy at the state-of-the-art fitness center, where you can work out with weight machines or join an aerobics class. Outdoors, you can enjoy tennis and bocce, or just relax poolside. In the evening, you can socialize or dance the night away in the clubhouse ballroom. Exciting activities and events are always happening here!

*Estimated completion of clubhouse amenities, fall 2011.
Artist renderings subject to field variations. Clubhouse shown from rear view.



A Cultural and Recreational Paradise

Sea Breeze at Lacey, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you to share special moments with family, spend time with treasured friends, and make new friends too. It's a tranquil place to live with almost every type of recreational activity close at hand. Several challenging private and semi-private golf courses and country clubs are nearby, including Sea Oaks Golf Club and Toms River Country Club. Scenic public golf courses, including Ocean County Golf Course at Atlantis, Cedar Creek Golf Course, Bey Lea Golf Course, and Ocean Acres Country Club, are within 10 miles. Beautiful Forked River State Marina is only 2 miles away and offers boating and other water sports. Several state parks are located within 15 miles, including Island Beach State Park, Berkeley Island State Park, and Double Trouble State Park. Richard L. Gille Park and Hebrew Park are both located in Lacey Township. At these parks you can enjoy biking, ice skating, tennis, and picnicking.

Sea Breeze at Lacey's convenient Ocean County location offers almost endless entertainment possibilities and cultural diversions. You can discover maritime history by visiting the Barnegat Lighthouse State Park and the Barnegat Light Museum, or enjoy a dinner cruise on Toms River aboard the River Queen, a replica of a Mississippi River paddleboat. Delight in the many concerts and theatrical presentations performed at the Ritacco Center in Toms River, the PNC Bank Arts Center in Holmdel, the Count Basie Theatre in Red Bank, or the Strand Theater in Lakewood. Spend an evening at one of the many Las Vegas-style shows in Atlantic City, or try your luck in the casinos. In New York or Philadelphia you can explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.



The New Jersey shore offers a wide variety of outdoor activities. Enjoy a day at the beach with some old-fashioned family fun on the boardwalks, or try to land the big one on an offshore fishing excursion. For fine dining, there are many excellent restaurants in Forked River, Toms River, Long Beach Island, and the many other towns dotting the New Jersey shore.

Sports fans can root for professional sports teams throughout the New Jersey, New York, and Philadelphia areas or enjoy a game of minor league baseball at the nearby Blue Claws Stadium in Lakewood.



An Area of Unequaled Beauty

In Sea Breeze at Lacey, your home is a private haven just minutes from any convenience you may need. You will live and entertain with pride in Sea Breeze at Lacey.

Sea Breeze at Lacey is designed to take the concept of active-adult living to new heights.


Sea Breeze
• AT LACEY •





Toll Brothers
America's Luxury Home Builder™

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. 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 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 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 just prior to settlement, you'll inspect your home to see that every item you noted on the first orientation has been addressed. For lasting peace of mind, we also provide 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 500 company, Toll Brothers is currently building in 21 states and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

© 2008 by Toll Brothers, Inc. All copy, plans, and artwork contained in or represented by this brochure and its enclosures are the sole property of Toll Brothers, Inc. Photos are used for representative purposes only. Any reproduction of them or other use without the written permission of Toll Brothers, Inc. is strictly prohibited. This is not an offering where prohibited by law. SBL-1933-1933 5/08

This brochure was produced using recycled products.



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
America's Luxury Home Builder®