



VISTAS

◆ at Indian Oaks ◆

Toll Brothers
America's Luxury Home Builder™

Welcome Home to



VISTAS
♦ at Indian Oaks ♦



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 breathtaking city light and mountain views, the Vistas at Indian Oaks is a community of luxurious townhomes located in prestigious Chatsworth. Nestled in the northwest part of the San Fernando Valley and sheltered by the Santa Susana Mountains, this serene community is just minutes from any convenience you may need.

A Convenient Place to Live

In Vistas at Indian Oaks, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Vistas at Indian Oaks is only minutes from the 118 Freeway, and Northridge is less than 10 minutes away. Los Angeles and Burbank can be reached in 40 minutes. Commuting by train to downtown Los Angeles is an easy 45-minute ride on the Metrolink from the Chatsworth station located just 5 minutes away. The Burbank-Glendale Airport can be reached in just 20 minutes, while Los Angeles Airport is only an hour from your new home.

A Focus on Education

As a Vistas at Indian Oaks homeowner, you will join a community where education is given the highest priority. Over 86% of Chatsworth High School students continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers college advanced placement courses. In the Los Angeles Unified School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history and music. Chatsworth High School is proud of its consistent high scores on advanced placement testing and its strong athletic programs.

Many Chatsworth High School graduates attend the finest colleges in the country. Superb private schools, including Chaminade College Preparatory, Chaminade Middle School, Chatsworth Hills Academy, and Egremont School are all within 10 minutes of Vistas at Indian Oaks. California State University, Northridge is less than 10 minutes away. Nearby Moorpark College and DeVry University offer continuing adult education with a wide diversity of day and evening courses. In addition, there are many excellent academic institutions in Los Angeles, including the University of Southern California (USC), University of California, Los Angeles (UCLA), and Pepperdine University.

World-Class Shopping at Your Doorstep!

Vistas at Indian Oaks is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Chatsworth Plaza is minutes away. In the charming towns of Malibu and Studio City, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. Among the nearby, upscale shopping centers are Promenade at Woodland Hills and Topanga Plaza located just 15 minutes from Vistas at Indian Oaks with Nordstrom, Macy's, and more than 100 fine specialty shops.



The Best in Community Services

Excellent medical facilities are comfortably close to Vistas at Indian Oaks. West Hills Hospital and Medical Center, less than 10 minutes from your new home, offer a complete range of medical services. In addition, world class hospitals and medical care facilities of the Los Angeles metropolitan area, including USC Medical Center, UCLA Medical Center, and Cedars-Sinai Medical Center, are very accessible from Vistas at Indian Oaks.

Also serving the community of Vistas at Indian Oaks are houses of worship representing almost all faiths.

Vistas at Indian Oaks, 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. Several challenging private and semi-private golf courses and country clubs are nearby, including Porter Valley Country Club and Braemar Country Club. Challenging public golf courses including Lost Canyons and Cascades Golf Club are within 15 minutes. Moorpark Country Club, only 20 minutes away, features 27 holes of championship golf. Beautiful local parks are located within 5 minutes, including Stoney Point Park and Chatsworth Park South. At these parks, you and your family can enjoy hiking and picnicking. In addition, there are several hiking trails located at the entrance to Vistas at Indian Oaks with terrain that features magnificent sandstone formations and lush oak trees. Fitness and exercise clubs are within 5 minutes of your new home.

The Los Angeles County area offers a broad variety of cultural diversions. You can discover history at the Ronald Reagan Presidential Library, and art at the J. Paul Getty Museum, Carnegie Art Museum, and the Museum of Contemporary Art (MOCA). Theater patrons will enjoy productions at the Ahmanson Theatre and the Dorothy Chandler Pavilion. For fine dining, there are many excellent restaurants in Chatsworth, Northridge, and Woodland Hills. Sports fans can cheer on several professional sports teams including the Dodgers, Lakers, Clippers, and the Kings.



An Area of Unequaled Beauty

In Vistas at Indian Oaks, 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 at Vistas at Indian Oaks.



A Note From Toll Brothers...

At Toll Brothers, we build more than homes, we build *communities*. For nearly 40 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 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**. In addition, we have recently been chosen as the **First Place Winner for Innovative Product Design** in the **Big Builder Apex Awards**—where we were also recognized for Leadership and Management, and Operational Excellence; and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, 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.

Choose Convenient Home Services For 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 has an understanding of the home buying process that no other lender can match. We have considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. We continuously monitor the mortgage market to ensure that the very best programs are available at competitive rates.

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. Upgraded home security systems are available, with the purchase of a monitoring agreement, at a discounted cost. Ask your salesperson about our competitive rates.

The Toll Brothers Buyer Satisfaction Program

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 orientation 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. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

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. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include:

- The National Wildlife Federation
- The Audubon Society

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The 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 conservation efforts, where possible we:

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscape
- Create walking trails dedicated to the enjoyment of 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, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia and West Virginia. With this experience behind us, you can be assured that your new home here in Vistas at Indian Oaks 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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QUALITY AWARD

National Association of Home Builders
and Professional Builder Magazine

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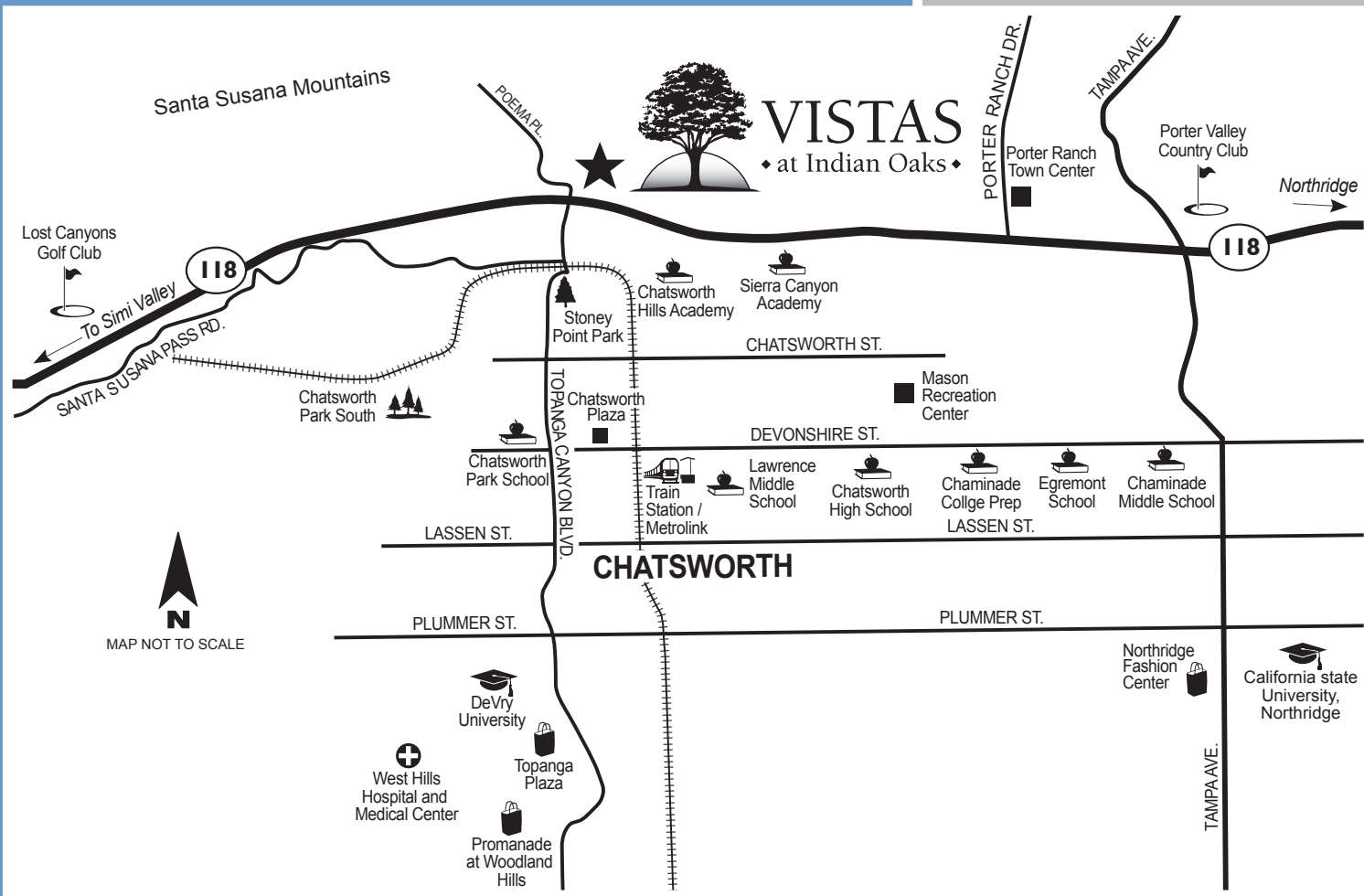
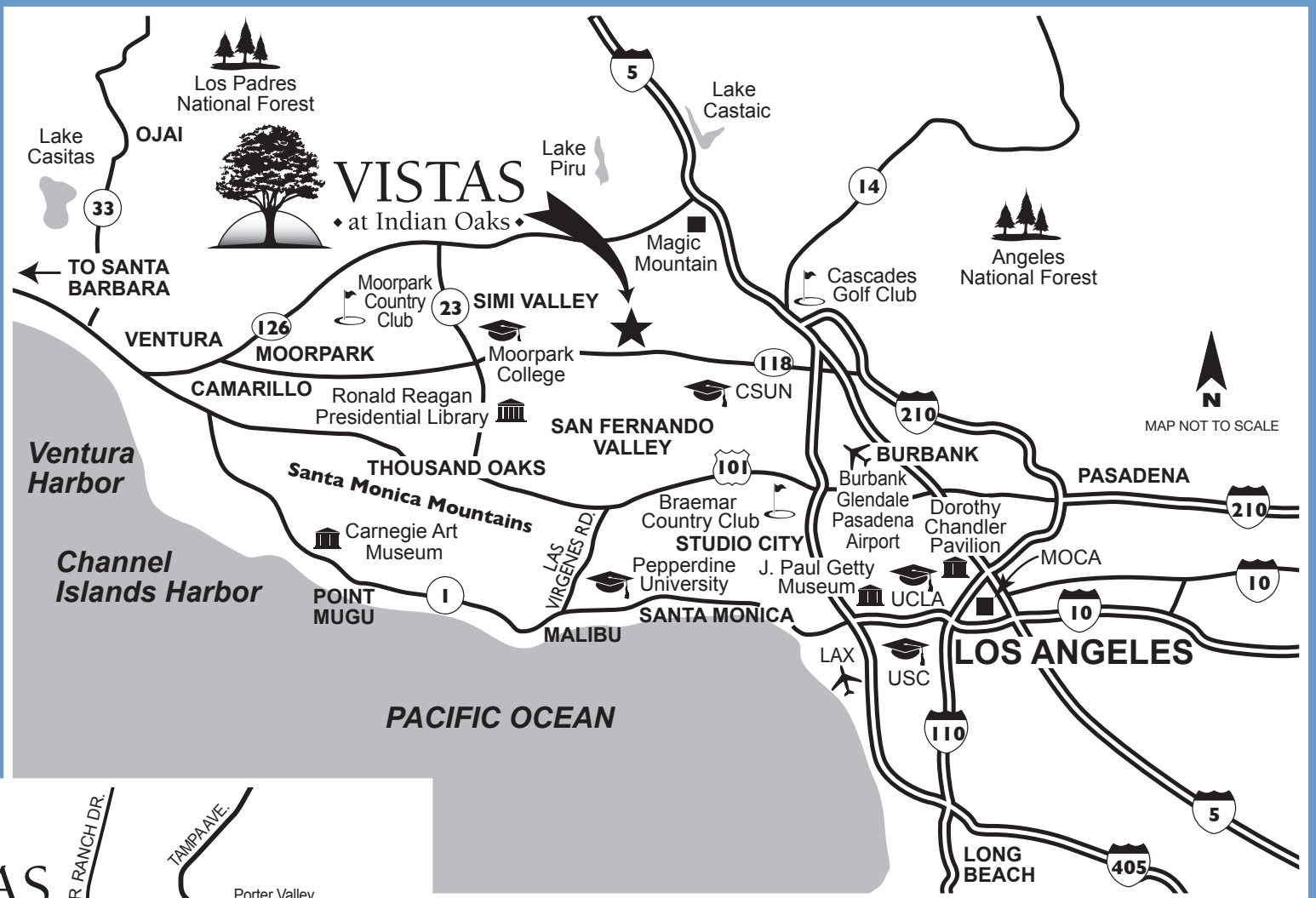


VISTAS

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Vistas at Indian Oaks
21948 Cortina Place
Chatsworth, CA 91311
(818) 206-5741

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Directions:

Take the 118 Freeway, exit at Topanga Canyon Boulevard and proceed north. Topanga Canyon Boulevard will turn into Poema Place. Proceed less than a 1/4 mile on Poema Place and turn right into the gated entrance at Bella Vista and follow signs to the sales center.

For more information on Toll Brothers communities nationwide, visit tollbrothers.com

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