



FRENCHMAN'S HARBOR



Toll Brothers
America's Luxury Home Builder®



Welcome Home to FRENCHMAN'S
HARBOR

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.

Situated along the Intracoastal Waterway, Frenchman's Harbor is a community of luxurious single-family homes and elegant carriage residences located in prestigious Palm Beach County. Nestled in the heart of Southeast Florida in North Palm Beach, this sophisticated community is near any convenience you may need and only a few minutes from the Atlantic Ocean by boat or car.





A Convenient Place to Live

In Frenchman's Harbor, you will enjoy the refined atmosphere of Southeast Florida with spectacular beaches, excellent shopping, superior schools, and a wide choice of cultural events close to home. Frenchman's Harbor is 5 minutes from Interstate 95 and Florida's Turnpike. Palm Beach and Fort Lauderdale can be reached in 30 and 60 minutes, respectively. Palm Beach International Airport can be reached in just 25 minutes, while the Fort Lauderdale-Hollywood International Airport is 1 hour from your new home.

A Cultural and Recreational Paradise

Frenchman's Harbor, offering you both an exclusive neighborhood and a classic waterfront 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 semiprivate golf courses and country clubs are nearby, including Frenchman's Reserve, Jupiter Country Club, Ritz-Carlton Golf Club and Spa, PGA National Golf Club, and The Bear's Club. Scenic public golf courses, including the Palm Beach Gardens Golf Club, North Palm Beach Golf Club, and Okeehelie Golf Course, are within 5 to 30 minutes away. Several local and state parks are located within 5 minutes, including Bert Winters Park, MacArthur Beach State Park, and Loggerhead Park. At these parks you and your family can enjoy tennis courts, picnic areas, nature trails, playgrounds, and more. The Loxahatchee River, just minutes away, offers many recreational opportunities from canoeing and kayaking to touring the wildlife refuge and marshes. Fitness and exercise clubs are within 5 minutes of your new home.

Southeast Florida offers a broad variety of cultural diversions. You can discover history and art at the Jupiter Inlet Lighthouse and Museum, the South Florida Science Museum, or the Flagler Museum, or enjoy a theatrical presentation or a concert at the Kravis Center. Popular CityPlace in West Palm Beach is 30 minutes from Frenchman's Harbor with a variety of social events, shopping, and dining. For sports enthusiasts, Roger Dean Stadium is home to the Jupiter Hammerheads and Palm Beach Cardinals as well as spring training camp for the St. Louis Cardinals and Florida Marlins. Sports fans can also root for professional teams including the Miami Dolphins, Miami Heat, Florida Marlins, and Florida Panthers in stadiums close by. For fine dining, there are many excellent restaurants in Jupiter, Boca Raton, and Palm Beach.

In Fort Lauderdale, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.





World-Class Shopping at Your Doorstep!

Frenchman's Harbor is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Abacoa Plaza with Publix® Super Market and other retail stores and conveniences is less than 10 minutes away. In charming PGA Commons, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Shopping, dining, and entertainment at Downtown at The Gardens is less than 10 minutes from Frenchman's Harbor, and the fabulous Gardens Mall is just under 10 minutes away with Bloomingdale's, Saks Fifth Avenue, Nordstrom, Macy's, and over 160 fine specialty shops.

A Focus on Education

As a Frenchman's Harbor homeowner, you will join a community where education is given the highest priority. Over 94% of high school students in the Palm Beach County School District continue their education after graduation. Gifted programs are available at all grade levels, and the high schools offer college Advanced Placement courses. The district has earned an impressive "A" rating from the Florida Department of Education for the fifth consecutive year based on student performance on the Florida Comprehensive Assessment Test. Palm Beach County continues to lead the state in the number of students qualifying for the Bright Futures Scholarship Program, which comprises the Academic Scholars, Florida Medallion Scholars, and Florida Gold Vocational Scholars awards.

Superb private schools, including The Benjamin School, Batt Private School, and Baldwin Prep School, are all within minutes of Frenchman's Harbor. These private schools offer both primary and secondary education.

Lynn University and the main campus of Florida Atlantic University (FAU) are both less than 45 minutes away. The Jupiter campus of FAU is within 10 minutes. Nearby, Palm Beach Community College offers continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in Miami and Fort Lauderdale, including the University of Miami, Florida International University, Barry University, and Nova Southeastern University, are 45 minutes to an hour away.





The Best in Community Services

Excellent medical facilities are comfortably close to Frenchman's Harbor. Jupiter Medical Center, only 10 minutes from your new home, offers a complete range of medical services, as does Palm Beach Gardens Medical Center, just 15 minutes away. In addition, the hospitals and medical care facilities of the Fort Lauderdale and Miami metropolitan areas, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Frenchman's Harbor are houses of worship representing almost all faiths.

An Area of Unequaled Beauty

In Frenchman's Harbor, 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 in Frenchman's Harbor.



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. Ranked #1 among home building companies in *FORTUNE* magazine's 2010 World's Most Admired Companies survey,* 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 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).

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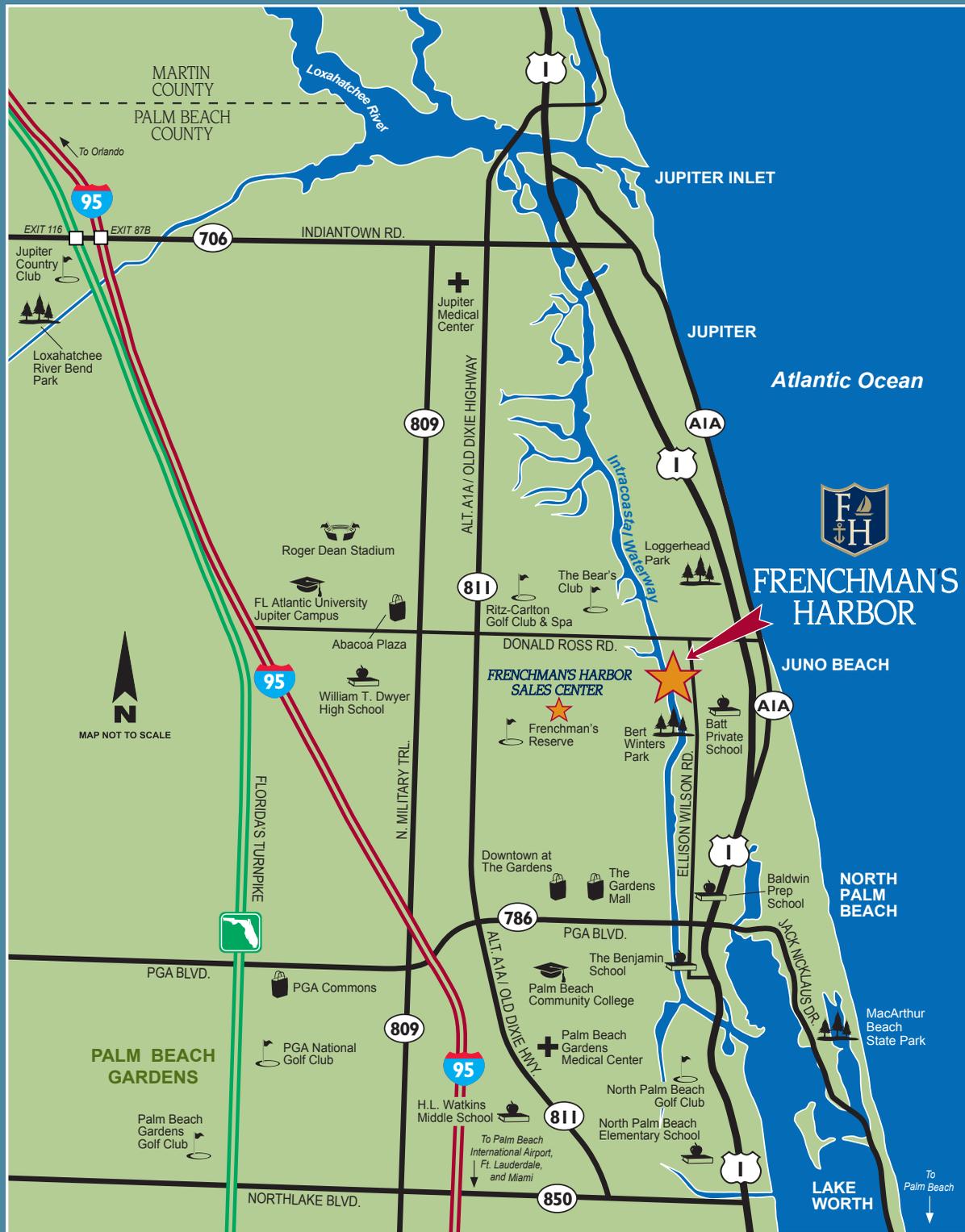
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FRENCHMAN'S HARBOR

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North Palm Beach, Florida 33408

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Directions

To reach our sales center at Frenchman's Reserve: From I-95 or Florida's Turnpike, exit onto PGA Blvd. and travel east. Travel in the far right lane to Alt. A1A ramp and proceed north. The Frenchman's Reserve entrance is on the right.

To reach Frenchman's Harbor: From I-95, exit onto Donald Ross Rd. (Exit 83). Travel east for 3 miles to Ellison Wilson Rd. and turn right. The community entrance is on the right.

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