

Toll Brothers at
Laterra



WELCOME HOME TO

Toll Brothers at
Latera

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.

Defined by soaring trees, lush meadows, and a gentle creek, Latera is a private, gated community of luxurious homes located in Frisco, one of the nation's fastest growing cities with exemplary schools.





Frisco Square



A convenient place to live

In Latera, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural and recreational events close to home. Latera is 5 minutes from the Dallas North Tollway, 10 minutes from Highway 121, and 15 minutes from the President George Bush Turnpike and Highway 75. Commuting to Dallas/Fort Worth International and Love Field Airports is an easy 25-minute drive. Plano and downtown Dallas are respectively, 10 and 25 minutes away, while major business centers such as Legacy Business Park, Telecom Corridor, and corporate offices along the Dallas North Tollway can be reached within 15 minutes.

A focus on education

As a Latera homeowner, you will join a community where education is given the highest priority. Frisco schools are continually ranked "Exemplary" by the Texas Education Agency. Over 90% of high school students continue their education after graduation. Gifted programs are available at all grade levels and the high school offers Advanced Placement courses and an exceptional parallel program at Collin College. Students consistently earn awards and scholarships for outstanding academic achievement in mathematics, science, history, and music.

Superb private schools, including Legacy Christian Academy, Prestonwood Christian Academy, and Trinity Christian Academy, are within 20 minutes of Latera. All these private schools offer both primary and secondary education.

The main campuses of over 25 colleges and universities are within the Dallas-Fort Worth Metroplex, putting the state's finest learning opportunities within reach. Southern Methodist University and the University of North Texas are within 35 minutes and offer graduate studies and continuing adult education with a wide diversity of day and evening courses.

World-class shopping at your doorstep

Latera is close to the best shopping that north Dallas has to offer, from quaint antique and specialty boutiques to modern outdoor malls. For convenient one-stop shopping, Eldorado Market Place, Parkway Towne Crossing, Prestonbrooke Crossing, and Frisco Marketplace are all within 5 minutes. Stonebriar Centre, a premier regional mall bustling with shops, restaurants, a movie theater, department stores, and an ice rink, is only 10 minutes away. The Shops at Legacy, in Plano, can also be reached in 10 minutes and features an upscale collection of boutiques, casual and fine dining spots, a movie theater, several spas, and a chic hotel. Also, within 15 minutes are The Shops at Willow Bend, Allen Premium Outlets, and popular Watters Creek, a unique resort-style, mixed-use development.

Nearby, The Village at Allen and The Village at Fairview offer a myriad of outdoor retail and dining establishments plus an interactive splash fountain, a community garden, a dog park, beach volleyball courts, and a four-mile hiking and biking trail.



A cultural and recreational paradise

Latera, 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 lively place to reside with almost every type of recreational activity close at hand.

Several challenging public and private golf courses are nearby, including Trails of Frisco Golf Club, Plantation Golf Club, Stonebriar Country Club, and The Tribute Golf Club. The beautiful Lake Lewisville, spanning 29,600 acres, can be reached in 15 minutes and offers boating, sailing, and other water sports. Frisco boasts 43 scenic local and state parks, with several between 5 and 15 minutes away, including Limestone Quarry Park, Harold Bacchus Park, and Frisco Commons. At these parks you and your family can enjoy nature trails, playgrounds, and lighted recreational facilities. The 106-acre Warren Sports Complex, home to Frisco's youth athletic organizations, is within 5 minutes. A number of fitness and health clubs are also minutes from your new home.

In the city of Frisco, you will find an assortment of fine dining establishments, world-class entertainment venues, and family attractions befitting one of the nation's fastest growing cities. Just down the road, the urban, pedestrian-friendly Frisco Square hosts popular annual festivals, holiday celebrations, and the year-round Frisco Farmers Market. Explore Heritage Village and Museum, SciTech Discovery Center, Cinemark Theatre, and a variety of cafes, hotels, and shops. Across Main Street, enjoy access to major concerts, community events, and professional soccer games at Pizza Hut Park, a state-of-the-art, 145-acre multipurpose sports and entertainment facility. During the summer, root for Frisco's minor league baseball team, the Frisco RoughRiders at Dr. Pepper Ballpark just 10 minutes away.

The best in community services

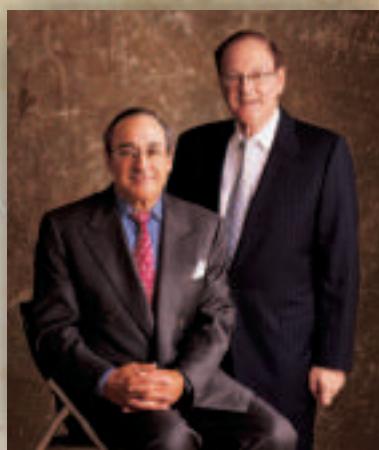
Excellent medical facilities are comfortably close to Latera. Baylor Medical Center at Frisco, Children's Medical Center at Legacy, and Texas Health Presbyterian Hospital Plano, all just 15 minutes from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of Dallas, renowned worldwide for research and treatment, are easily accessible.

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

An area of unrivaled beauty

In Latera, 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 Latera.





Toll Brothers

America's Luxury Home Builder®

At Toll Brothers, we build more than homes; we build communities. For 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 Products/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**. Locally, Toll Brothers is the proud three-time winner of the Texas Builder of the Year 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. That means everything from environmentally sensitive planning to energy-efficient home design.

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.

Our homes include numerous green features that help to minimize our impact on the environment. By going green with a new Toll Brothers home, you'll be saving money, making a difference, and maximizing your quality of life.



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 Title is a full service title agency, offering you exceptional underwriting strength and a complete range of title and escrow services.

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 sales representative for details.

Our 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.

Toll Brothers, the nation's premier builder of luxury homes, 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. [†]Awarded by the Texas Association of Builders in 2007, 2008, & 2011. Copyright 2011 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 images only and should not be relied upon to confirm applicable features. 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. LAT-28390-28390 2/12



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**9178 Vita Dolce Drive | Frisco, Texas 75035
(972) 335-9200**

TollBrothersatLatera.com



Directions

From the Dallas North Tollway: Take the Eldorado Parkway exit and proceed east onto Eldorado Parkway. Continue east 2 miles and turn left onto Preston Road. Take the first right onto Vita Dolce Drive and proceed through the gated community entrance.

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