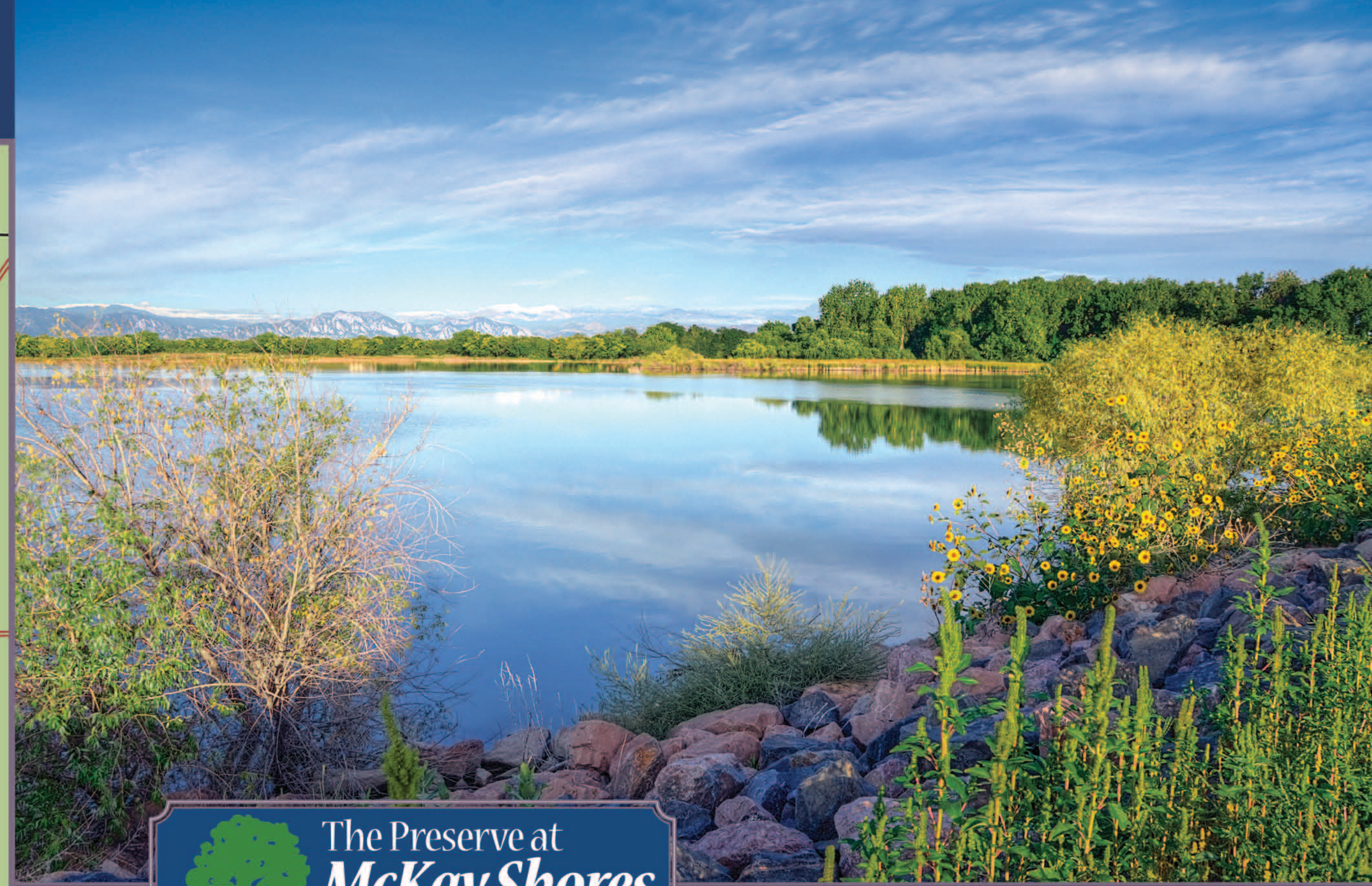
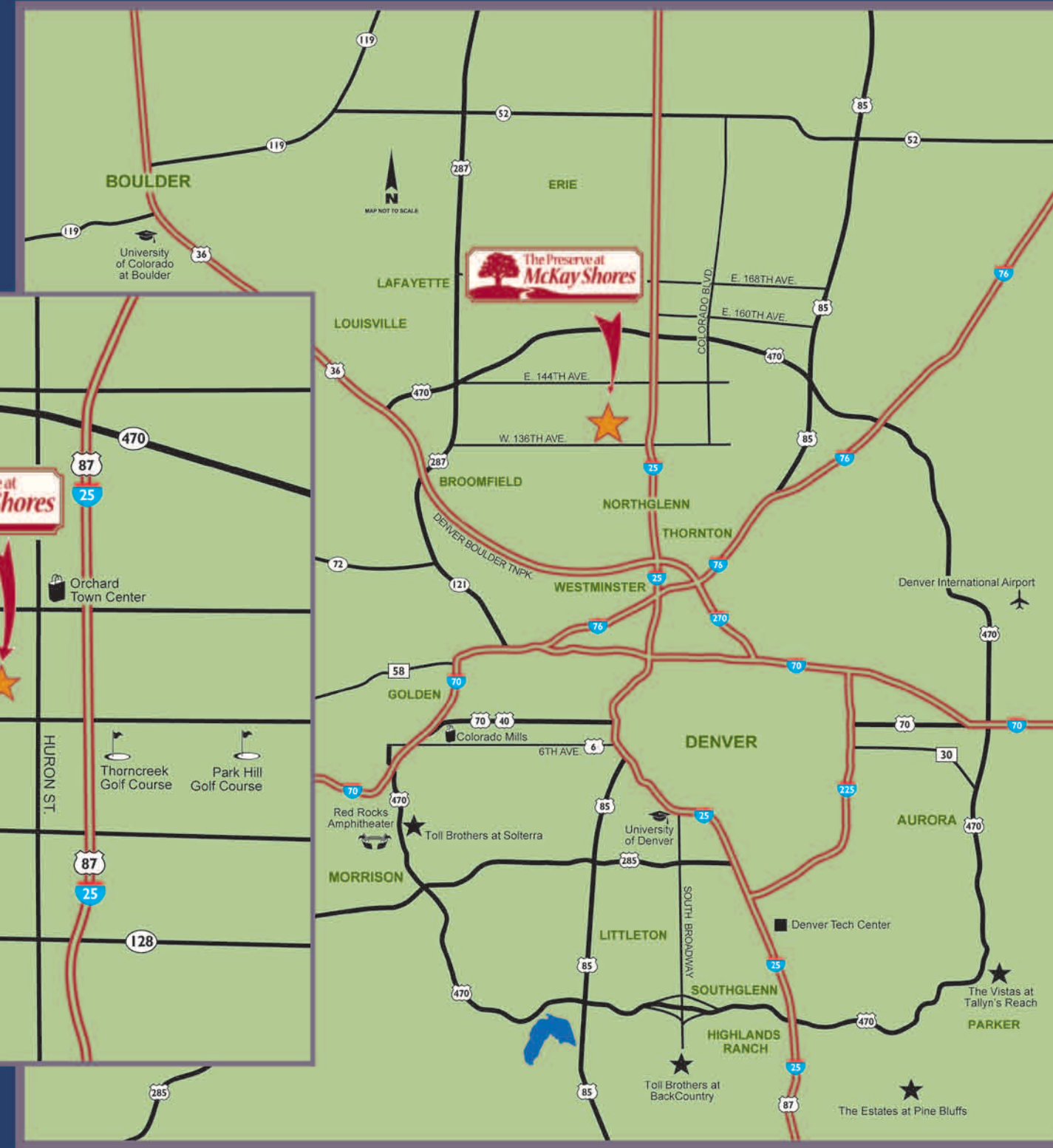
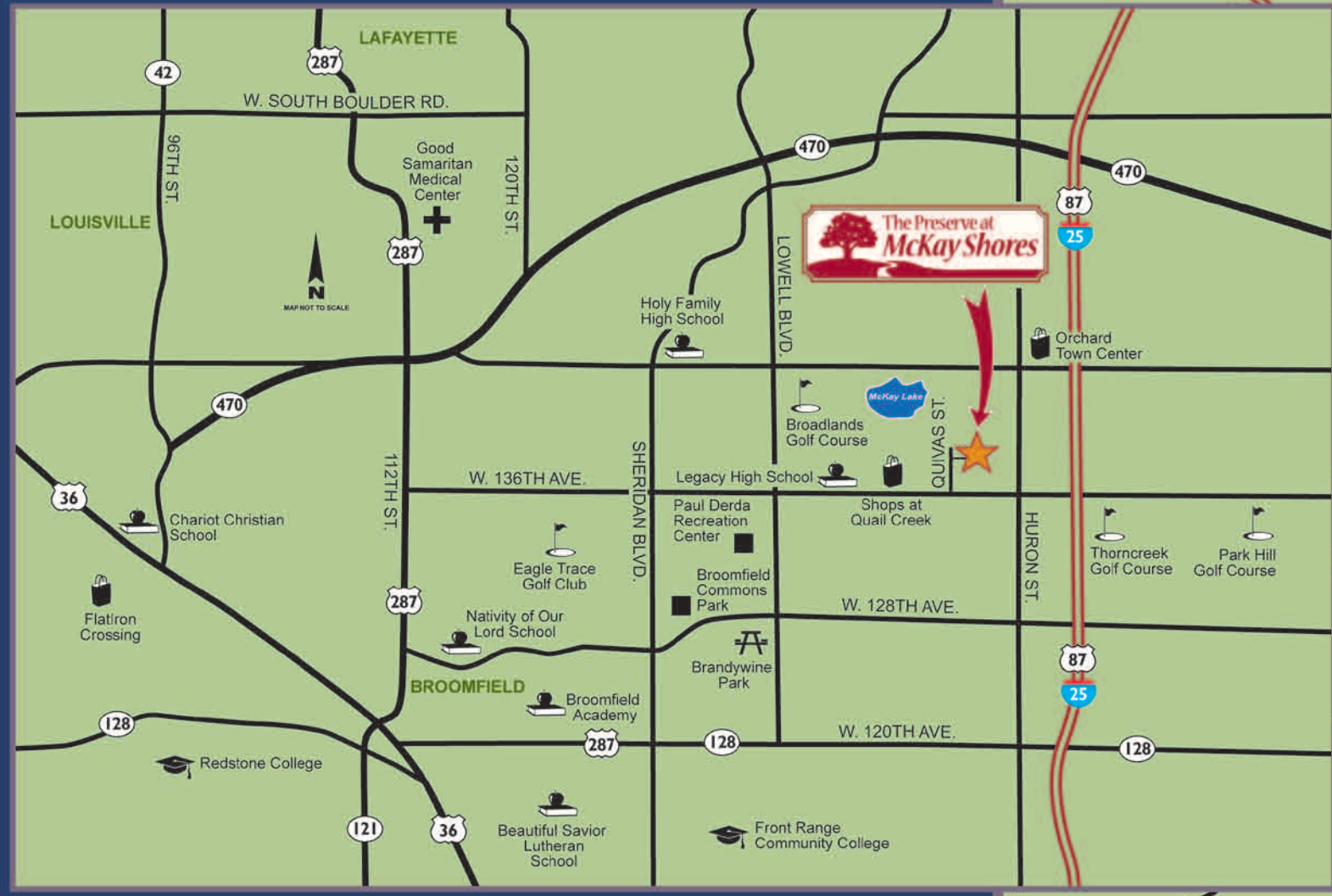




1680 Tiverton Ave, Broomfield, Colorado 80020 ♦ 303-450-1110



Directions:
From Denver, take I-25 to 136th Avenue. Proceed west on 136th Avenue for 1 1/2 miles to Quivas Street and turn right. Drive north on Quivas Street for 3/4 mile to the Toll Brothers sales center on the right.

Toll Brothers
America's Luxury Home Builder

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Welcome Home to

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 near beautiful McKay Lake, The Preserve at McKay Shores is a community of luxurious homes located in prestigious Broomfield. Nestled in a charming setting, this master planned community is just minutes from any convenience you may need.



A Convenient Place to Live

In The Preserve at McKay Shores, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural events close to home. The Preserve at McKay Shores is just minutes from I-25, E-470, and Route 36, allowing direct access to Denver, Golden, and Boulder, all just 30 minutes away. Denver International Airport can also be reached in just 30 minutes.



A Focus on Education

As a Preserve at McKay Shores homeowner, you will join a community where education is given the highest priority. Nearly 85% of Legacy 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. Recently, 155 scholarships totaling \$3.7 million were awarded to Legacy High School students. In the Adams 12 School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music, and its graduates attend the finest colleges in the country.

Superb private schools, including Broomfield Academy, Beautiful Savior Lutheran School, Chariot Christian School, Holy Family High School, and Nativity of Our Lord School, are all within 15 minutes of The Preserve at McKay Shores.

The University of Colorado at Boulder, Colorado State University, and the University of Denver are all less than 30 minutes away. Nearby, Front Range Community College and Redstone College offer continuing adult education with a wide diversity of day and evening courses.

*Schools subject to reassignment by governing authorities.



World-Class Shopping at Your Doorstep!

The Preserve at McKay Shores is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Shops at Quail Creek, anchored by King Soopers, is within 5 minutes. In charming Louisville, just 15 minutes away, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Orchard Town Center is only 10 minutes from the community and the fabulous FlatIron Crossing is less than 20 minutes away with Nordstrom, Dillard's, Macy's, and over 200 specialty shops.

The Best in Community Services

Excellent medical facilities are comfortably close to The Preserve at McKay Shores. Good Samaritan Medical Center, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Denver metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of The Preserve at McKay Shores are houses of worship representing almost all faiths.

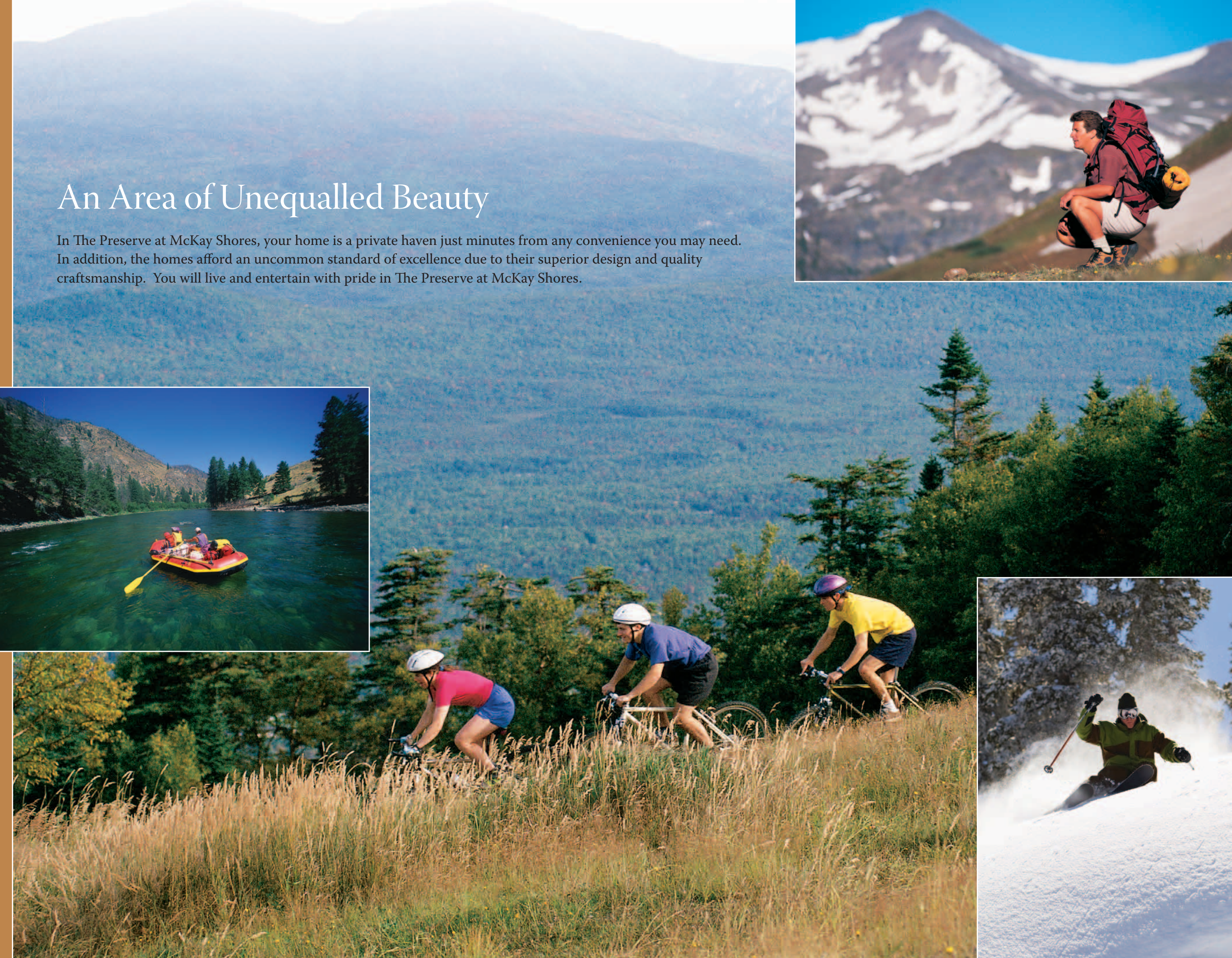
A Cultural and Recreational Paradise

The Preserve at McKay Shores, 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 golf courses and country clubs, including Eagle Trace, Broadlands, Park Hill, and Thorncreek, are just minutes from your new home. Nearby McKay Lake offers a path nearly 3 ¼ miles around the lake, plus fishing and quiet open space. Several local and state parks, including Brandywine Park and the Paul Derda Recreation Center, are within 10 minutes. At the 41-acre Broomfield Commons Park, also 10 minutes away, you and your family can enjoy an outdoor swimming pool, lit tennis courts and softball fields, batting cages, a multipurpose court, soccer fields, an inline rink, a skate park, four playgrounds, and open space with picnic tables and a barbecue grill. Fitness and health clubs are within 5 minutes.

The 295-seat Broomfield Amphitheater within Broomfield Commons Park holds a variety of stage and musical performances year round and free summer concerts. The town's annual Broomfield Days event attracts over 25,000 people and boasts 100 booths with vendors, activities, and food.

Sports fans can root for professional teams including the Denver Broncos and Colorado Rockies at their respective venues less than 30 minutes away. For fine dining, there are many excellent restaurants in Broomfield, Westminster, and Thornton.

In nearby downtown Denver, 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.



An Area of Unequaled Beauty

In The Preserve at McKay Shores, 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 The Preserve at McKay Shores.

At Toll Brothers, we build more than homes; we build *communities*. For nearly 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*. 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 plans to energy-efficient home designs.

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 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.

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.

The nation's premier builder of luxury homes, Toll Brothers 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.

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