

LISETER

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Toll Brothers
America's Luxury Home Builder®

WELCOME HOME TO LISETER

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.

Set amid four hundred acres of spectacular beauty, Liseter invites you to become a part of its fascinating history and its charmed future. Formerly the famed Liseter Farm in Newtown Square, this extraordinary community opens a new chapter in Main Line living. Will you be part of the story?

The story began around 1914, when William Liseter Austin, a Baldwin Locomotive Works executive, purchased the land. In 1919, Mr. Austin gave the entire estate to his daughter Jean Liseter Austin and her husband William du Pont, Jr. as a wedding gift. The newlyweds called the place Liseter Farm, and Jean began breeding Welsh ponies here in 1928 with great success. They also built a racehorse breeding and training operation that raised many champions, including Rosemont, one of the few horses to ever defeat Seabiscuit, a thoroughbred racing legend.

Now this once-grand estate is grand again. It is a place where nature, elegance, and history reign in easy harmony. The Liseter journey begins as you enter through the grand stone and iron gates and down a long, tree-lined drive. In celebration of a golden era, this splendid community offers you a wide variety of luxurious carriage and single-family homes that recall the elegance of another time, yet with the best of modern conveniences – all in a lush and secluded setting, just minutes from everything you may need.

Bordering Liseter is a picturesque 50-acre nature preserve, which has remained virtually unchanged for centuries. Old forestland, creek, and meadow ecosystems create a naturally inviting home for flora and fauna, and offer a great place for exploration. This serene piece of wilderness will forever provide countless opportunities for experiencing the great outdoors. Within the neighborhood, a network of scenic pathways will connect the homes to the nature preserve and all of the amenities. Liseter is the only community in the area with a rich palette of on-site amenities including a community clubhouse with swimming pool, fitness center, tennis courts, and walking trails. This idyllic setting will also include a scenic lake, and a beautiful pavilion and gardens at the center of the community where residents will enjoy concerts and other events.

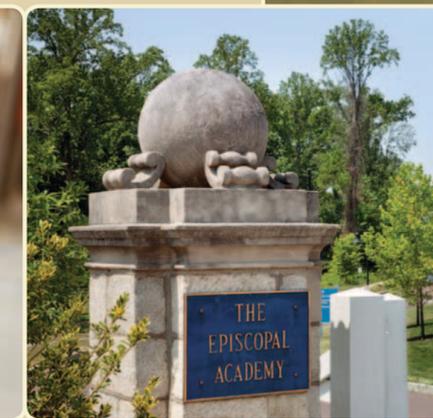
A CONVENIENT PLACE TO LIVE

Some of your favorite places lie just outside of Liseter. The quietly elegant Main Line offers superior schools, excellent shopping, and a wide choice of cultural events close to home. Even traveling is easy from here – Liseter is only 10 minutes from the Blue Route (I-476) and 20 minutes from the Schuylkill Expressway (I-76). SAP America, Inc. headquarters is less than 5 minutes from the community, and the corporate centers of King of Prussia and Great Valley can both be reached in 15 minutes. Philadelphia is just a 35-minute drive. The Paoli train station is 5 minutes away and is serviced by both AMTRAK and SEPTA. Commuting to Philadelphia is an easy 30-minute ride on SEPTA, and AMTRAK provides direct service to New York City. Philadelphia International Airport is just 25 minutes away.

A FOCUS ON EDUCATION

We know that education is important to you. As a Liseter homeowner, you will join a community where education is given the highest priority. Over 90% of Marple Newtown High School* students continue their education after graduation. Gifted programs are available at all grade levels and college Advanced Placement courses are offered at the high school level.

The superb private school, Episcopal Academy, neighbors the community. Other top-rated private schools, including The Shipley School, The Haverford School, The Agnes Irwin School, Malvern Preparatory School, The Baldwin School, Merion Mercy Academy, Westtown School, Friends' Central School, Devon Preparatory, Academy of Notre Dame, Akiba Hebrew Academy, Villa Maria Academy, St. Aloysius Academy, and Rosemont School of the Holy Child are all within 25 minutes. For continuing adult education, Villanova University, West Chester University, Bryn Mawr College, Rosemont College, Cabrini College, Eastern University, and Penn State University's Great Valley Campus, are all within a 20-minute drive and offer a wide diversity of day and evening courses. In addition, many excellent academic institutions in Philadelphia, including the University of Pennsylvania, Drexel University, Temple University, and St. Joseph's University, are 30 minutes away.



*Schools subject to reassignment by governing authorities.





WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

At Liseter, the world is at your feet. Your new community is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Newtown Square Shopping Center is just 4 minutes away, and the Paoli Shopping Center and Edgmont Square Shopping Center are less than 10 minutes from the community. In the charming towns of Paoli, Berwyn, and Wayne, you will discover the uniqueness of Main Line stores where you can count on receiving personalized service from shopkeepers who remember you by name. The fabulous Court and Plaza at King of Prussia is within 15 minutes of the community and is one of the nation's largest and most upscale malls, with Nordstrom, Neiman Marcus, and over 400 fine specialty shops.

THE BEST IN COMMUNITY SERVICES

As a resident of Liseter, you will have access to world-class services. Excellent medical facilities are comfortably close. Bryn Mawr Hospital, just 12 minutes away, and Lankenau Hospital, Paoli Hospital, and Riddle Memorial Hospital, all within 20 minutes, offer a complete range of medical services. In addition, the hospitals and medical care facilities of Philadelphia, acclaimed worldwide for research and treatment, are easily accessible from Liseter. Serving the community of Liseter are houses of worship representing almost all faiths.

A CULTURAL AND RECREATIONAL PARADISE

In its dawn, Liseter was an idyllic setting for both culture and recreation. Today, this distinctive community offers you both an exclusive neighborhood and a classic lifestyle. It 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. Residents will enjoy a wonderful selection of on-site amenities including a swimming pool, tennis courts, and walking trails. The old stone carriage barn where Jean Liseter du Pont showed her prize ponies and carriages will be preserved as the clubhouse.



Several private golf clubs are nearby including the world-renowned Aronimink Golf Club and Merion Golf Club. Also, Waynesborough Country Club, White Manor Country Club, Radnor Valley Country Club, Overbrook Country Club, and Edgmont Country Club are all less than 10 minutes away. Challenging public golf courses, such as Springfield Country Club, Paxon Hollow Golf Club, and The Golf Course at Glen Mills, are within 20 minutes. Tennis, squash, racquetball, and fitness clubs, including the Dixon Athletic Center at Episcopal Academy, Springton Tennis and Racquet Club, and Ellis Athletic Center, are all within a 6-minute drive. At Valley Forge National Historical Park, just 20 minutes from your new home, you and your family can enjoy self-guided historical tours, fishing, picnicking, and riding, walking, and mountain biking trails. Additional activities may include cross-country skiing, hiking, snowshoeing, bird-watching, potting and gardening, and more. Several local and state parks are located within 10 minutes, including the 2,600-acre Ridley Creek State Park, and Rose Tree Park.

Nearby, equestrians can attend the nationally recognized Devon Horse Show, held annually. The Radnor Hunt Club, a private horse-and-hound hunting club, is located just 15 minutes away and hosts traditional fox-hunting outings. The Delaware River is only 20 minutes away, and for fishing, Springton Reservoir is a just short drive. The beautiful shores of both Delaware and New Jersey are within 90 minutes.

The area around Liseter offers a broad variety of cultural diversions. The People's Light and Theater Company in Malvern offers a wide variety of theatrical presentations. For fine dining, there are many excellent restaurants and country inns along the Main Line and beyond, such as in Wayne, Bryn Mawr, Newtown Square, Swarthmore, Media, and West Chester.

Liseter homeowners have the unique advantage of being close to Philadelphia, one of our nation's oldest and most historic cities, which offers a fabulous range of cultural and recreational activities. You can enjoy the Philadelphia Orchestra at the Kimmel Center, as well as an eclectic array of international dining, world-class entertainment, numerous theaters, museums, and historic sites. Sports fans can root for professional teams including the Philadelphia Phillies, Eagles, Flyers, 76ers, and Union.

AN AREA OF UNEQUALLED BEAUTY

In Liseter, your home is a private haven nestled in a lush wooded setting, 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 Liseter.

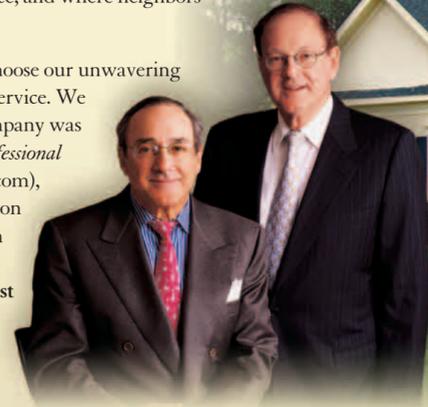


Toll Brothers

America's Luxury Home Builder®

At Toll Brothers, we build more than homes; we build *communities*. Trusted since 1967, 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 have won numerous awards – the Company was named **2012 Builder of the Year** by *Professional Builder* magazine (www.housingzone.com), and becomes the first builder to have won this honor twice. Toll Brothers has won two other coveted awards in the home building industry as well: **America's Best Builder**, and the **National Housing Quality Award**. We were also 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.* 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 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.

TOLL LANDSCAPE offers outstanding designs, exceptional quality, competitive prices, and extraordinary service.

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.

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America's Luxury Home Builder®

LISETER

1 LISETER ROAD

NEWTOWN SQUARE, PA 19073

(610) 325-3250

DIRECTIONS

From Route 476 (the Blue Route), take Exit 9, Route 3/West Chester Pike, west for 3 1/2 miles. Turn right onto North Newtown Street Road/Route 252. Follow for 1 1/10 miles, and the community entrance is on the left.



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