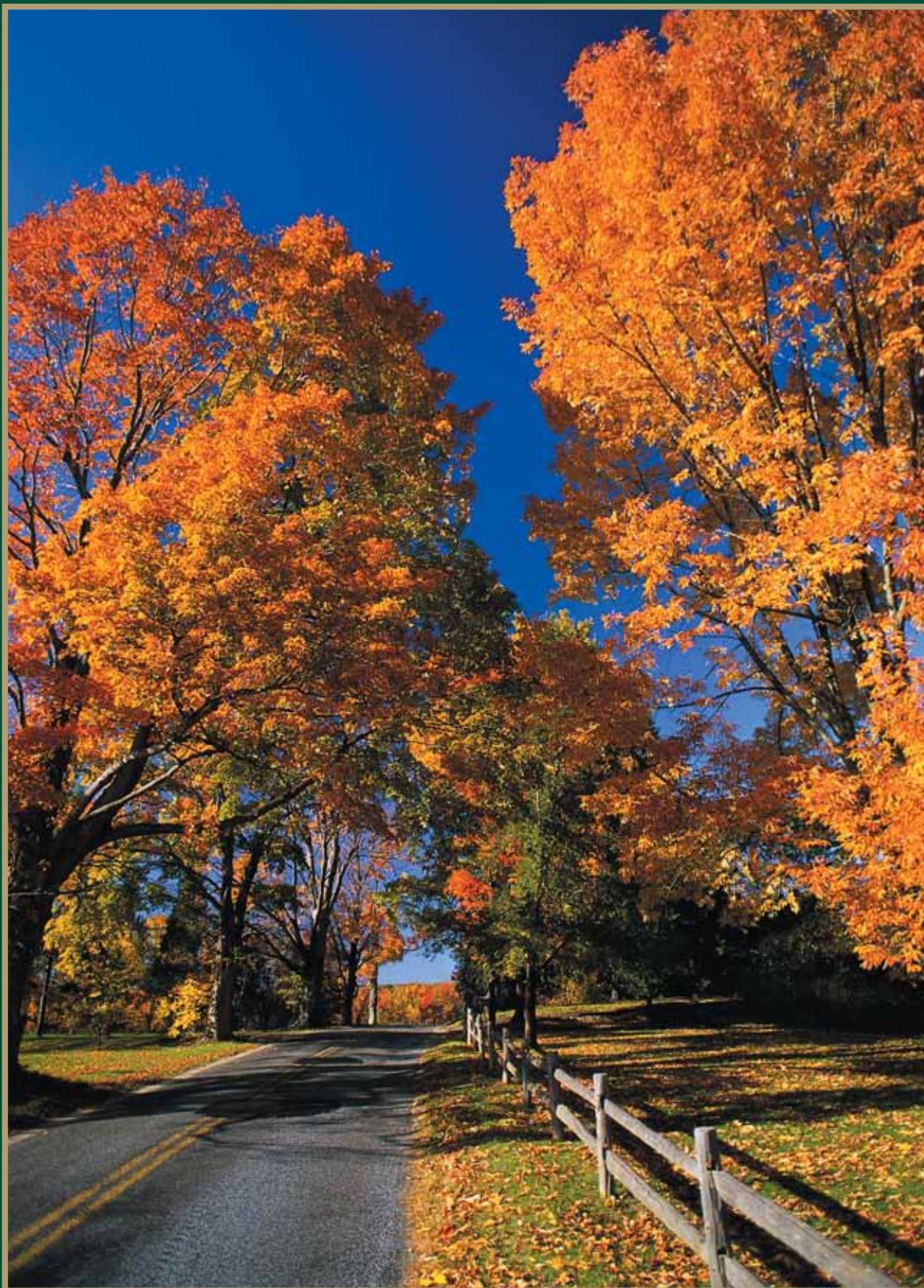


Toll Brothers

America's Luxury Home Builder®



BYERS STATION



BYERS STATION

*If you take five 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.*

Byers Station is an exciting community nestled in the rolling hills of picturesque Chester County and the Byers Station Historic District, surrounded by acres of woodlands and open landscape. Residents will enjoy numerous on-site recreational amenities including a clubhouse with fitness center, pool, several children's play areas and an abundance of walking and biking trails. With a prestigious Chester Springs address, Byers Station is the ideal place to call home.

CONVENIENCE

In Byers Station, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Routes 113, 30, and 202 are just a few minutes south of the community, linking Byers Station with major corporate centers such as Great Valley, West Chester, and Wilmington, Delaware. The community is only a few minutes from the Downingtown Exit of the Pennsylvania Turnpike, providing a convenient commute to King of Prussia, just 20 minutes away, and Plymouth Meeting and Reading, only 30 minutes away. Philadelphia is just 45 minutes away by car. Commuting by train to Center City Philadelphia is easy on SEPTA's local service from the Exton station, located just ten minutes from Byers Station. Amtrak service to the entire Northeast corridor is also available at the Exton station.

EDUCATION

As a Byers Station homeowner, you will join a community where education is given the highest priority. Depending on your location within the community, two superb school districts offer education from grades K through 12. With the Owen J. Roberts School District governing the north portion of Byers Station and the Downingtown School District in the south, you can be guaranteed a high quality education in either district.

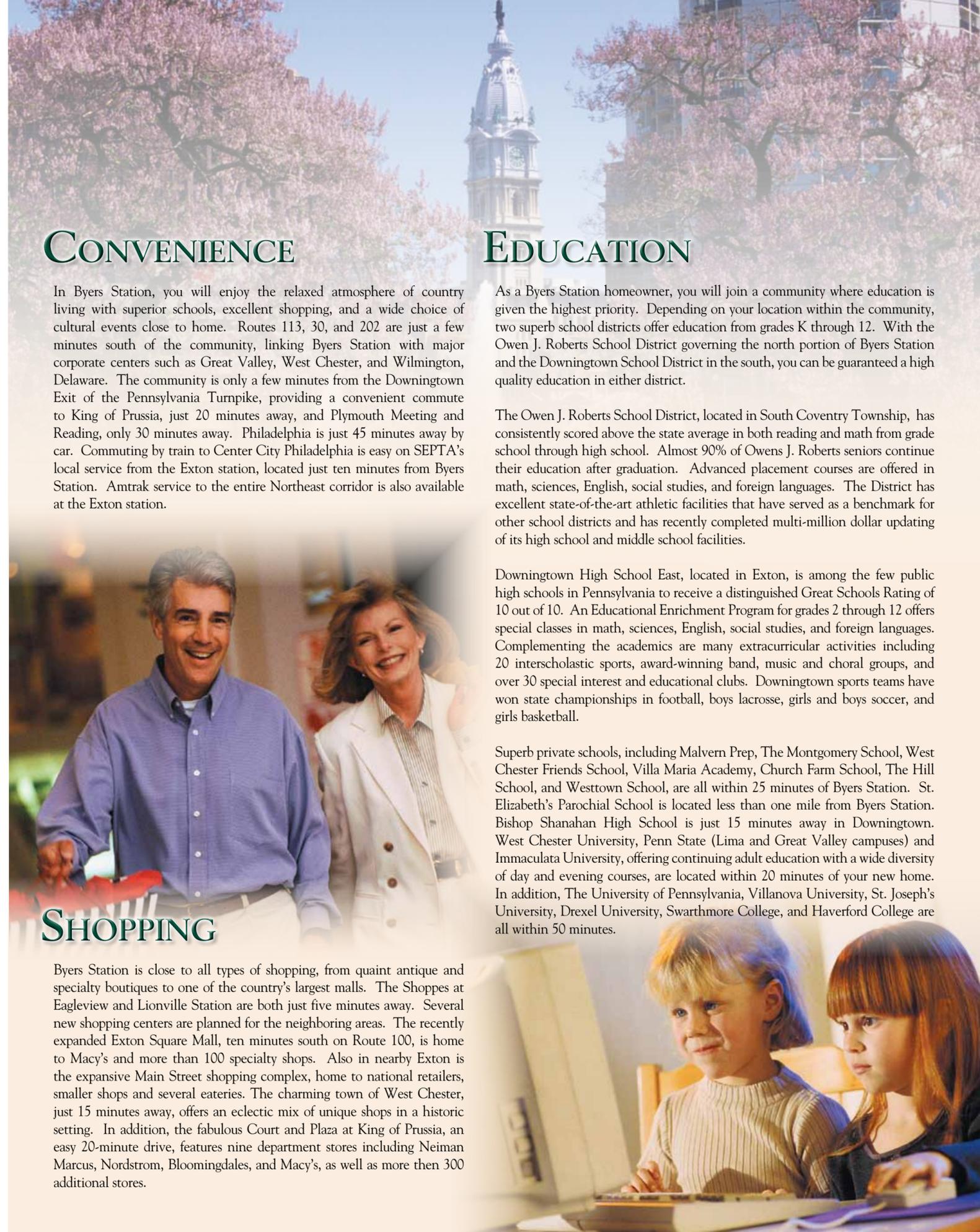
The Owen J. Roberts School District, located in South Coventry Township, has consistently scored above the state average in both reading and math from grade school through high school. Almost 90% of Owens J. Roberts seniors continue their education after graduation. Advanced placement courses are offered in math, sciences, English, social studies, and foreign languages. The District has excellent state-of-the-art athletic facilities that have served as a benchmark for other school districts and has recently completed multi-million dollar updating of its high school and middle school facilities.

Downingtown High School East, located in Exton, is among the few public high schools in Pennsylvania to receive a distinguished Great Schools Rating of 10 out of 10. An Educational Enrichment Program for grades 2 through 12 offers special classes in math, sciences, English, social studies, and foreign languages. Complementing the academics are many extracurricular activities including 20 interscholastic sports, award-winning band, music and choral groups, and over 30 special interest and educational clubs. Downingtown sports teams have won state championships in football, boys lacrosse, girls and boys soccer, and girls basketball.

Superb private schools, including Malvern Prep, The Montgomery School, West Chester Friends School, Villa Maria Academy, Church Farm School, The Hill School, and Westtown School, are all within 25 minutes of Byers Station. St. Elizabeth's Parochial School is located less than one mile from Byers Station. Bishop Shanahan High School is just 15 minutes away in Downingtown. West Chester University, Penn State (Lima and Great Valley campuses) and Immaculata University, offering continuing adult education with a wide diversity of day and evening courses, are located within 20 minutes of your new home. In addition, The University of Pennsylvania, Villanova University, St. Joseph's University, Drexel University, Swarthmore College, and Haverford College are all within 50 minutes.

SHOPPING

Byers Station is close to all types of shopping, from quaint antique and specialty boutiques to one of the country's largest malls. The Shoppes at Eagleview and Lionville Station are both just five minutes away. Several new shopping centers are planned for the neighboring areas. The recently expanded Exton Square Mall, ten minutes south on Route 100, is home to Macy's and more than 100 specialty shops. Also in nearby Exton is the expansive Main Street shopping complex, home to national retailers, smaller shops and several eateries. The charming town of West Chester, just 15 minutes away, offers an eclectic mix of unique shops in a historic setting. In addition, the fabulous Court and Plaza at King of Prussia, an easy 20-minute drive, features nine department stores including Neiman Marcus, Nordstrom, Bloomingdales, and Macy's, as well as more than 300 additional stores.



COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Byers Station. Paoli Memorial, a branch center of the University of Pennsylvania Hospital System, Phoenixville Hospital, Chester County Hospital in West Chester, and Brandywine Hospital in Caln are all located within 15 minutes. Additionally, the hospitals and medical facilities in Philadelphia and Wilmington, acclaimed worldwide for research and treatment, are easily accessible from the community.

Serving the community of Byers Station are houses of worship representing almost all faiths.

CULTURE & RECREATION

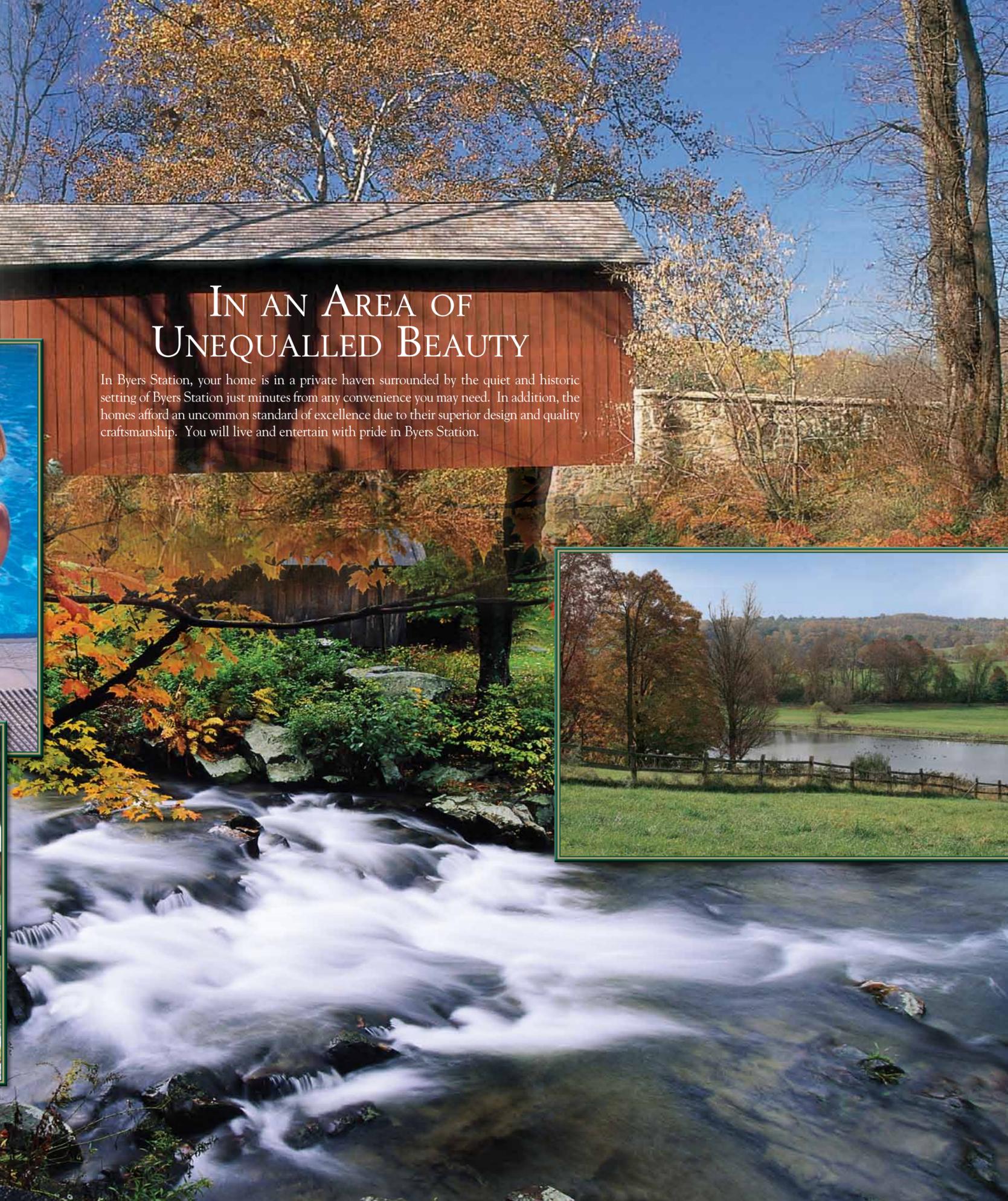
Byers Station, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Relax right in your own neighborhood at the Byers Station community clubhouse, outdoor pool, fitness center and playground. Several private country clubs are nearby, including Whitford Country Club, Chester Valley Golf Club, and Stonewall Golf Club. The challenging public golf courses of Downingtown Golf Club, Kimberton Country Club, and Pickering Valley Golf Club are within 15 minutes. Within a short bike ride from your new home is the beautiful Marsh Creek State Park offering boating, swimming and other water sports. Also nearby you will find the Struble Trail, a four-mile walking and biking trail winding along the Brandywine River. Several other local and state parks are located within fifteen minutes, including Hibernia, Kerr, and Dowlin Forge. At these parks, you and your family can enjoy fishing, horseback riding, ice skating, and hiking. In addition to the fitness and pool center at Byers Station, there are fitness, swimming, and tennis clubs within ten minutes of the community.

The Chester County area offers a broad variety of cultural diversions. You can discover history and art at the Brandywine River Museum in Chadds Ford or tour the spectacular world-famous floral and landscape displays at Longwood Gardens.

Philadelphia, one of our nation's oldest and most historic cities, offers an endless source of cultural and recreational activities. You can enjoy the Philadelphia Orchestra at the Kimmel Center, and sports fans can root for professional teams including the Philadelphia Phillies, Flyers, Eagles, and 76ers.

IN AN AREA OF UNEQUALLED BEAUTY

In Byers Station, your home is in a private haven surrounded by the quiet and historic setting of Byers Station 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 Byers Station.





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 in FORTUNE Magazine's 2010 World's Most Admired Companies Survey* among home building companies, 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.

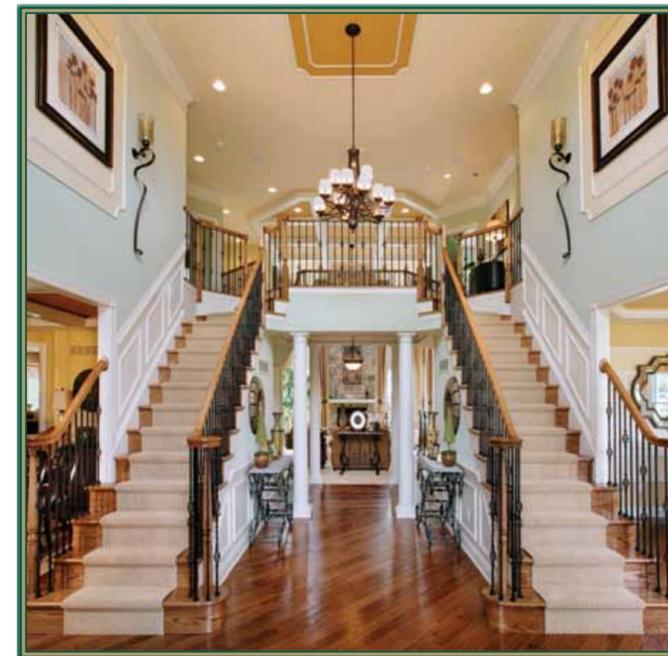
THE TOLL BROTHERS BUYER SATISFACTION PROGRAM

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 ten-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).



NATIONAL HOUSING QUALITY AWARD
National Association of Home Builders and Professional Builder Magazine

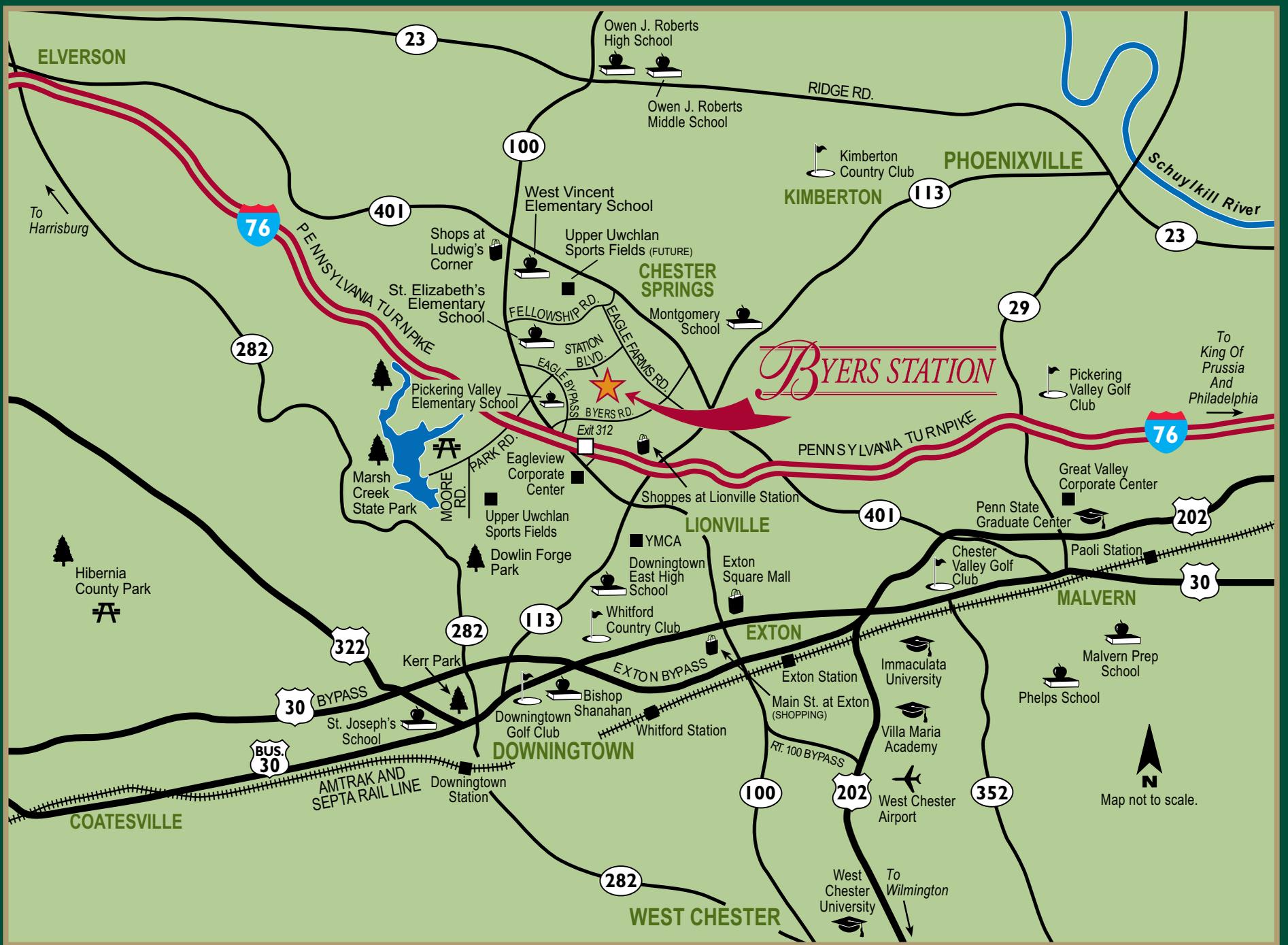
AMERICA'S BEST BUILDER
National Association of Home Builders and Builder Magazine

NATIONAL BUILDER OF THE YEAR
Professional Builder Magazine

Toll Brothers
America's Luxury Home Builder®

*From the March 22, 2010 issue of FORTUNE Magazine.





Byers Station

DIRECTIONS:

From Route 100 North: Pass the Downingtown Exit of the PA Turnpike, continue 1/2 mile, and bear right onto Granite Mine Road. Turn right onto Station Boulevard into the Byers Station community entrance.

From Route 113 and Route 401: Take Route 401 West to Fellowship Road and turn left. Follow Fellowship Road and turn left onto Eagle Farms Road into Byers Station.

The Summit at Byers Station

3902 Powell Road

Chester Springs, PA 19425

610-458-2001

TheSummitAtByersStation.com

Creekside at Byers Station

2827 Tansey Lane

Chester Springs, PA 19425

610-458-5567

CreeksideAtByersStation.com