



Toll Brothers
America's Luxury Home Builder®

WELCOME HOME TO . . .

MONTEVISTA

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.

Surrounded by the Sonoran Desert's serene beauty, breathtaking sunsets, and distant mountain views, Montevista by Toll Brothers is a community of luxurious homes located in the prestigious northeast valley. Nestled in a casual yet elegant Southwestern atmosphere, this spectacular gated community is just minutes from any convenience you may need.

A CONVENIENT PLACE TO LIVE

In Montevista, you will enjoy a relaxing, luxurious family community with superior schools, excellent shopping, and a wide choice of cultural events close to home. Montevista is less than 10 minutes from the Loop 101 and State Route 51, which connect you to many greater Phoenix destinations. Scottsdale, with its fabulous shopping and cultural activities, can be reached in less than 10 minutes. Scottsdale Regional Airport is about 15 minutes away, while Phoenix Sky Harbor International Airport and Phoenix's downtown business district are both just 35 minutes from your new home.

A FOCUS ON EDUCATION

As a Montevista homeowner, you will join a community where education is given the highest priority. Over 90% of Cactus Shadows High School students continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers college dual enrollment courses. In the Cave Creek Unified School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. Cactus Shadows High School is one of the few elite high schools to offer the prestigious International Baccalaureate program to its students, a program considered to be the best for university preparation. In addition, superb private schools, including El Dorado Private School, Foothills Academy, and Notre Dame Preparatory School, are all within 20 minutes of Montevista.

Arizona State University, the second largest university in the country, is about 35 minutes away. ASU offers diverse degree programs in nearly 100 undergraduate and 72 postgraduate fields and is ranked in the top 77 universities in the Western Hemisphere by the Institute of Higher Education. Nearby, Paradise Valley Community College North and Scottsdale Community College Business Institute offer continuing adult education with a wide diversity of day and evening courses.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

Montevista is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Tatum Ranch Shopping Center offers all your basic needs, and is only about 5 minutes away. In charming Cave Creek, you will discover unique shops, galleries featuring museum-quality jewelry and artwork, and local bistros where you can count on receiving personalized service. At the Paradise Valley Mall, just 25 minutes from Montevista, you can enjoy Macy's, Dillard's, and many other fabulous stores. The spectacular Desert Ridge Marketplace, with more than 100 shopping, dining, and entertainment venues, is less than 10 minutes from Montevista. Scottsdale Fashion Square Mall, home to more than 100 specialty shops and several major department stores including Neiman Marcus, Nordstrom, Ann Taylor, and Tiffany & Co., is 30 minutes from Montevista. Kierland Commons, 15 minutes away, boasts a remarkable shopping experience with fashionable shops that include Crate & Barrel, Coach, and Ann Taylor Loft.



CULTURAL AND RECREATIONAL PARADISE

Montevista, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. Your family will enjoy a real sense of community and great fun at the neighborhood park, playground, and sand volleyball court. Relax outdoors at one of Montevista's pocket parks or ramadas and picnic areas.

Montevista is a tranquil place to live with almost every type of recreational activity close at hand. Phoenix offers a fabulous range of cultural and recreational activities, and an eclectic array of fine dining, world-class entertainment, special events, museums, and art galleries. Entertainment venues include Phoenix Symphony Hall, the Dodge Theater, the historic Orpheum Theater, and the Herberger Theater. Each is designed so that children and adults alike can experience the beauty and magic of live theater. The Arizona Science Center in downtown Phoenix offers more than 300 interactive science and technology exhibits.

The Scottsdale Center for the Arts, the focal point of Scottsdale's award-winning Civic Center Mall, is 30 minutes from Montevista. The center hosts nearly 1,000 performances, events, and art exhibits annually. Adding to the city's cultural scene are a charmingly intimate adobe recital hall, a community theater, a symphony orchestra, a jazz society, and a variety of acclaimed art galleries.

Whether you're a scratch golfer or an occasional player, you can tee off on the many public and resort championship courses that are within a few minutes drive of Montevista. Rancho Mañana, The Boulders, Dove Valley Ranch, Grayhawk, Tatum Ranch, and Wildfire golf clubs are all less than 10 minutes from your new home. Just 20 minutes away is the 21,000-acre McDowell Mountain Regional Park, where you can enjoy over 50 miles of multiuse trails and spectacular views of desert life.

Sports fans can see the NBA's Phoenix Suns at the US Airways Center, the NFL's Arizona Cardinals at the new University of Phoenix Stadium, the NHL's Phoenix Coyotes at the Jobing.com Arena, and the National League's Arizona Diamondbacks at downtown Phoenix's Chase Field.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Montevista. Tatum Highlands Medical Center, only 10 minutes from your new home, offers everyday medical needs for your family. In addition, the Mayo Clinic's expanded medical services include Mayo Clinic Hospital in Northeast Phoenix, just 15 minutes away and Mayo Clinic Scottsdale 30 minutes away from your new home. These world-renowned facilities offer diagnostic, research, and outpatient care.

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

AN AREA OF UNEQUALLED BEAUTY

In Montevista, 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 Montevista.





At Toll Brothers, we build more than homes; we build *communities*. For 40 years we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there — in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are 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**. In addition, we have been chosen as the **First Place Winner for Innovative Product Design** in the Big Builder Apex Awards — where we were also recognized for Leadership and Management, and Operational Excellence, and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. 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.

Choose Convenient Home Services for 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 has an understanding of the home buying process that is second to none. TBI Mortgage has considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. TBI Mortgage continuously monitors the mortgage market to ensure that the very best programs are available at preferred rates.

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. Upgraded home security systems are available at a discounted cost with the purchase of a monitoring agreement. Ask your salesperson about our competitive rates.

The Toll Brothers Buyer Satisfaction Program

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, 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 inspection has been addressed. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

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. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include:

- The National Wildlife Federation
- The Audubon Society

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees, and ponds.

As part of our award-winning conservation efforts, where possible we:

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscapes
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers, a Fortune 500 company, is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Georgia, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in Montevista will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc. is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).



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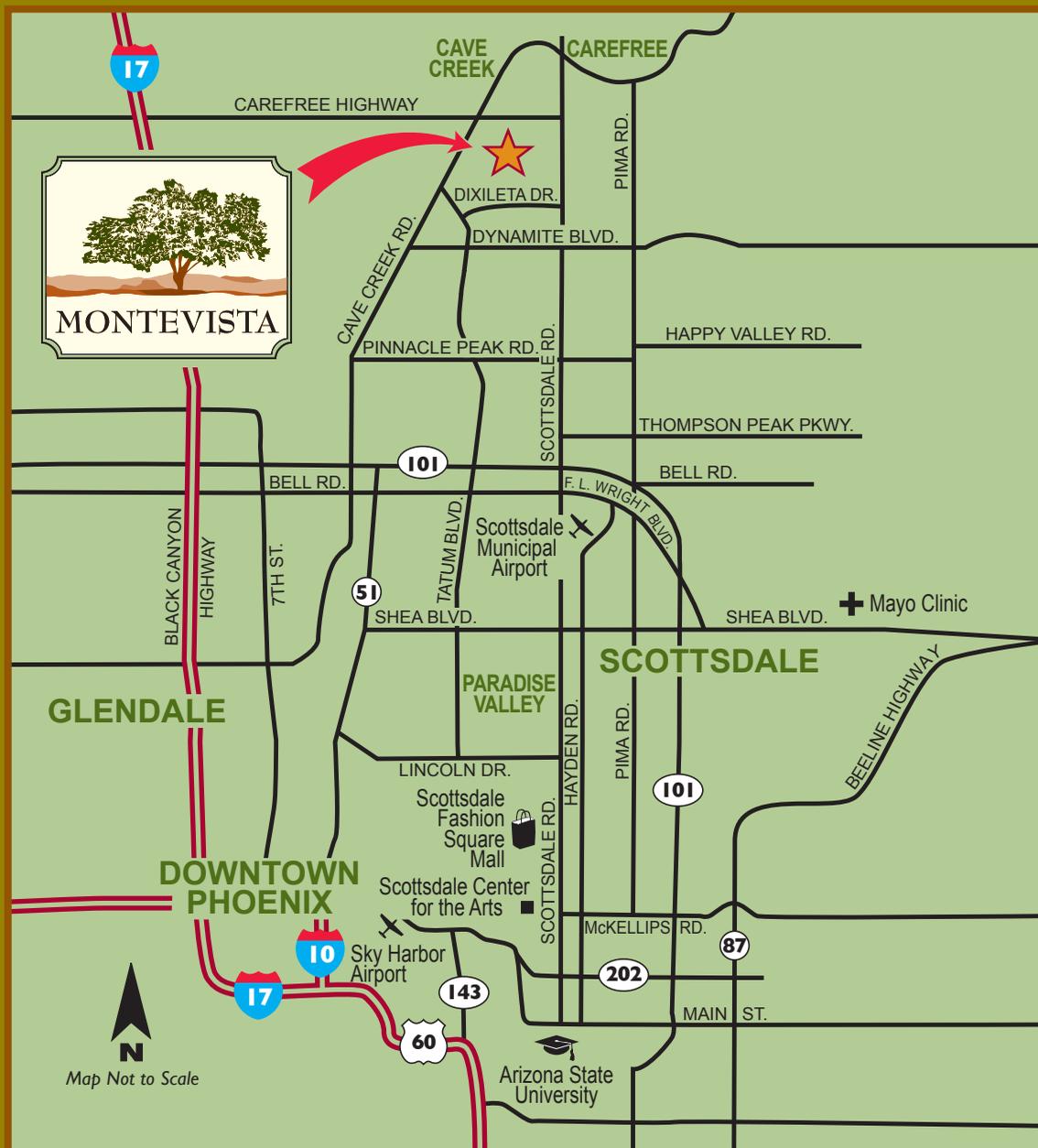
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Toll Brothers
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Directions

From the intersection of Loop 101 and Scottsdale Road proceed north on Scottsdale Road for 5 1/2 miles. Turn left onto Dixileta Drive and proceed 2 miles to the community entrance. Turn right at the entrance and follow the signs to the models straight ahead.

For more information on Toll Brothers communities nationwide, visit

TollBrothers.com

