



Environmental Policy & Overview of Practices

At Toll Brothers, we believe that preservation of the natural environment is an essential element of building wonderful homes and communities. To us, that means everything from environmentally sensitive planning to energy-efficient home design. As a company that is dedicated to evaluating and adopting practices that help us to minimize the impact of our business and homes on the environment, we have adopted a commitment to our home buyers that we will design beautiful homes in ways that reduce environmental impact and provide energy savings, long lasting value and comfort.

Conservation

Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International. We preserve as much open space and existing wetlands as possible, incorporating and even restoring the existing hills, trees, and ponds in our communities.

Parkland Golf and Country Club by Toll Brothers received one of Audubon International's highest designations – a **Certified Gold Signature Sanctuary** – for its environmental practices and policies. Only 23 developments worldwide have achieved the Signature Certification designation, and Parkland Golf and Country Club by Toll Brothers is only the ninth in Florida to receive the honor. Signature Sanctuary status is awarded to developments that are designed, constructed and maintained according to Audubon International's precise planning standards and environmental disciplines. The Signature Program successfully integrates natural resource conservation with economic progress and community education. Situated on 790 acres and surrounded by great natural beauty, Parkland Golf and Country Club by Toll Brothers is a private, gated golf and country club community located in Parkland, Florida. The centerpiece of the community is a par-72, 18-hole Greg Norman-designed championship golf course featuring an impressive, traditional course design focused on preserving a natural vegetative setting. It features three distinct zones of planting that reflect the area's natural habitats – the cypress heads, the low hammock and the pine flatland – and has spectacular natural amenities including botanical gardens with water features and walking trails throughout the community.

“From Audubon International's perspective, the search for a more sustainable future must be more about action, than mere words. Through projects like Parkland Golf and Country Club and partners like Toll Brothers, we are gladly redefining what it means to plan, build, and manage our human landscape in ways that address environmental, social, and bottom line goals,” said Audubon International Signature Program Director, Nancy E. Richardson. **“It is sustainable eco-design and development in action.”**



Parkland Golf and Country Club



Hasentree

Hasentree, an 805-acre country club and golf community located in north Raleigh near Wake Forest, North Carolina, is one of a select few communities throughout the United States that earned the prestigious designation as a **Signature Gold Certified Audubon Sanctuary**. Hasentree's commitment to being an environmentally sensitive development is evidenced by its support of a joint research initiative with the University of Massachusetts and Dartmouth College, which during the past three years have been researching the effects of urbanization on native habitats for bees and other insects. As part of a study funded by the National Science Foundation, researchers have been surveying plants and insects on Hasentree's 805 pristine acres in Northern Wake County. Hasentree serves as an ideal case study in responsible development that promotes preservation while minimally impacting the surrounding environment, and furthers Toll Brothers' commitment to being a leader in the development of green communities.

The Reserve at Estero, a Toll Brothers community in southwest Florida, exchanged its natural gas swimming pool heating system for a geothermal system. The technology is based on the natural properties of water, which stores tremendous quantities of heat. The system utilizes a geothermal heat pump, which extracts its heat from water rather than from air. The community's lakes provide the water for the geothermal heating system, a renewable resource that can be used without interfering with wildlife. The geothermal system is cost effective and energy efficient. This is an example of how we have been able to maximize the use of the community's own natural resource – the lakes. The lakes manage rainwater runoff, and they provide the water for the irrigation of lawns in the community. They provide a food supply for a wide variety of wildlife and wading birds – and they add beauty to the community landscape.

Sustainability, Waste Recycling & The Environment



Through Toll Integrated Systems (TIS), our house component distribution and manufacturing operation, Toll Brothers produces wall panels, roof trusses, signature millwork and other house components in four manufacturing facilities across the U.S. Through TIS we also oversee third-party house component manufacturers located near more distant communities to which shipping from our plants would be too expensive. TIS provides superior quality control with all components of the house assembled in a factory using computer controlled equipment for precise, machine standards. TIS also allows Toll Brothers to reuse material that would be discarded as scrap at construction sites. Any non-reusable material at our manufacturing facilities is recycled. More efficient material use leads to less lumber use, thereby reducing a new home's impact on the environment.

Job Site Waste Reduction Programs are handled on a division-by-division basis due to the diverse local recycling resources available.

Engineered Wood Products

Toll Brothers uses engineered wood products in our homes. Engineered wood products make far more efficient use of the available resource today than ever before by using fast growing, underutilized, and less expensive wood species grown in privately managed forests. Engineered wood offers greater strength and greater stability over traditional wood. There's no need to use whole trees, large trees, or old trees to produce engineered wood products, so those resources can be conserved. Engineered wood products efficiently use more of the tree, calling on the best qualities of natural wood to gain greater strength and more uniform performance, and less waste.



Water & Energy Efficiency/ Conservation



LEED Certification

205 Water, located in the DUMBO neighborhood of Brooklyn, New York, was designed for sustainability and achieved **LEED Gold Certification**. It was designed using a holistic approach including recycled materials intended to preserve the environment. The result is the most ecologically responsible building ever developed by Toll Brothers.

Water Efficiency

- Landscaping is composed of indigenous plant-life requiring only rainwater for irrigation
- Water efficient plumbing fixtures reduce the amount of water used by more than 30% when compared to a typical building of the same size

Energy & Atmosphere

205 Water is the most energy efficient building of its size ever designed by Toll Brothers.

- 205 Water uses 22% less energy than a typical building of its size
- More than 35% of the energy needed to operate the building is provided by renewable sources such as wind farms and solar power fields
- All refrigerants used in the building have a low potential for causing ozone depletion and climate change

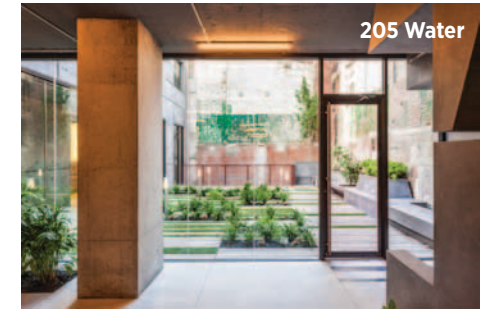
Materials & Resources

205 Water utilizes materials with the greatest potential to benefit the environment, the community and the health of its inhabitants.

- More than 40% of the total value of materials used to construct the building contain recycled content including kitchen cabinets, wood floors, steel reinforcement and steel stairs
- More than 50% of the total value of materials used to construct the building were harvested, recovered or manufactured within 500 miles of DUMBO including concrete, doors, window frames and drywall
- More than 75% of construction waste was diverted from landfills or incinerators and recycled, keeping the air cleaner and reducing demand for virgin materials
- The historic Coney Island Boardwalk and other reclaimed woods have been repurposed as architectural accents and furniture in the building



205 Water



205 Water



The Preserve at Vista del Verde

303 East 33rd Street in Manhattan, New York is Murray Hill's first **LEED registered building**. It was designed to maximize efficiency and ensure well-being and sustainability through the integration of numerous green elements:

- The roof is covered with plants and light-reflecting materials to reduce the city's "heat island" effect.
- Residents of the building have access to discounted parking for fuel-efficient vehicles.
- The building's heating and cooling systems use 15% less energy than other residential buildings of its size.
- Approximately 100,000 sf of bamboo has been used for flooring. Bamboo is the fastest growing plant on Earth and is harvested without causing damage to the surrounding environment.
- Many of the electric appliances incorporate advanced technologies that use 10-15% less energy and water than standard models.
- Almost all interior finishes and materials have low VOC (volatile organic compounds) content to reduce the emissions of harmful pollutants in the building.



303 East 33rd Street

Solar

California

The Preserve is located in the final village in the well-known Vista del Verde community and **The Pinnacle** is located within the master planned community of Moorpark Highlands. In a new pilot program, these unique single-family communities offer homes with solar photovoltaic panels installed at no additional cost to the home buyer. Homeowners at The Preserve and The Pinnacle will be able to simply pay a low monthly rate for their solar electricity, just as they pay their utility today, and reduce their monthly bills by \$50-\$100, depending on usage. This offering will help set the renewable energy standard for new home communities by making it easier than ever for homeowners to choose clean solar electricity in their homes.

Arizona

EchoFirst, the creator of Echo, a revolutionary new solar energy system that delivers twice the energy of a basic solar electric (PV) system, is offering its state-of-the-art Echo Solar energy management system within two Toll Brothers communities in Arizona. Echo supplements conventional solar electric PV panels with a unique solar thermal technology that captures the heat from the PV panels. Echo generates not only electricity, but also hot water for washing and bathing, and thermal energy for home heating and home cooling. This enables Toll Brothers to offer homes that use 70%-80% less energy than a standard code-built home.

ENERGY STAR®

Our homes feature ENERGY STAR® QUALIFIED APPLIANCES by Whirlpool® with the ENERGY STAR® label, which can use up to 50% less energy than non-ENERGY STAR® models.



WaterSense®

We are proud to be the only “Total KOHLER” homebuilding partner with Kohler, Co., which has been recognized for its commitment to advancing the WaterSense® mission and has received four consecutive EPA WaterSense® awards. This includes the 2009 and 2008 WaterSense® Manufacturing Partner of the Year, the inaugural WaterSense® Excellence Award for strategic collaboration in 2010, and, most recently, the 2011 WaterSense® Excellence Award for strategic collaboration.



Supplier/Partner Relationships & Sustainable Product Offerings

As America’s Luxury Home Builder®, Toll Brothers aligns itself with the best brands in the industry. Ours is a customer-driven business, and therefore our strategy is to survey our customers and offer what they desire in their homes, from additional rooms, cabinetry, and appliances, to new technology and energy-efficient products. While we already include many energy-efficient and sustainable products in our homes (which vary by region/community due to climate and local government regulations), we also make a number of options available to our homebuyers so that they can personalize their homes. We continue to work in partnership with our suppliers and vendor partners such as Kohler®, Whirlpool®, Yorktowne™, and Carrier®/Bryant® to be an environmental educator for our employees and home buyers, and offer our home buyers not only the best products, but products that are environmentally conscious, provide energy savings and long lasting value.

1. 90+% EFFICIENT FURNACES extract more than 90% of the heat from the fuel, resulting in very little waste and reducing the cost of heating the home.
2. HIGH-EFFICIENCY AIR CONDITIONING by Carrier®/Bryant® is 30% more efficient than what is in most homes and uses Puron®, a refrigerant that doesn’t damage the ozone layer.
3. HIGH-PERFORMANCE LOW-E WINDOWS reduce heat loss through the window glass by up to one third, keeping homeowners more comfortable while saving energy, and also reduce the transmission of UV light that can cause furniture and fabrics to fade.
4. ENERGY STAR® QUALIFIED APPLIANCES by Whirlpool® with the ENERGY STAR® label can use up to 50% less energy than non-ENERGY STAR® models.
5. WATER-CONSERVING FIXTURES by KOHLER®, an EPA WaterSense® Partner, allow today’s toilets, shower heads, and faucets to use less water while still maintaining performance.
6. PROGRAMMABLE THERMOSTATS allow homeowners to set their heating and cooling cycles to follow their family’s lifestyle.
7. ENERGY STAR® QUALIFIED HOT WATER HEATERS can use up to 50% less energy than standard models, saving money on utility bills.
8. 2”x 6” WALL STUDS add 2 inches of wall insulation for better energy efficiency and comfort, and lower heating and cooling costs.
9. INSULATED BASEMENT WALLS help keep basements comfortable all year round by reducing heat loss through the foundation.
10. ECO-FRIENDLY KITCHEN CABINETS by Yorktowne™ are certified to meet the KCMA’s Environmental Stewardship Program, which enforces stringent, Earth-friendly requirements.
11. MULTIPLE HEATING AND COOLING ZONES let owners maintain different temperatures in each zone to save energy and increase comfort.
12. INSULATED EXTERIOR DOORS assist in keeping cold and heat at bay, and help lower heating and cooling costs.
13. LOW-VOC PRODUCTS, like the paints, woodwork, and carpet materials used in our homes, emit low or zero volatile organic compounds (VOCs), which helps maintain a healthy indoor air quality.
14. HOUSE WRAP reduces air infiltration by tightly sealing the building envelope, which can improve the energy efficiency, air quality, and comfort of our homes.
15. BLOWN-IN ATTIC INSULATION allows for a tighter fit and seal. It can be installed around corners, beams, or wiring and fills the voids, resulting in a better-insulated home.
16. TIGHTLY SEALED AIR DUCTS direct conditioned air to where it is needed for increased heating and cooling efficiency.
17. MANUFACTURED WOOD COMPONENTS, including engineered roof trusses, floor systems, and wall panels, use less material and reduce waste, and, by using faster-growing, sustainably harvested trees, help to save our old-growth forests. Our paneled walls and engineered roof and floor systems are constructed in a climate-controlled setting to increase quality and reduce job site waste.

In essence, the Toll Brothers Green commitment extends well beyond the products listed above that we are already building into our homes.

Visit TollGreen.com for more information on Toll Brothers’ Green initiatives.

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