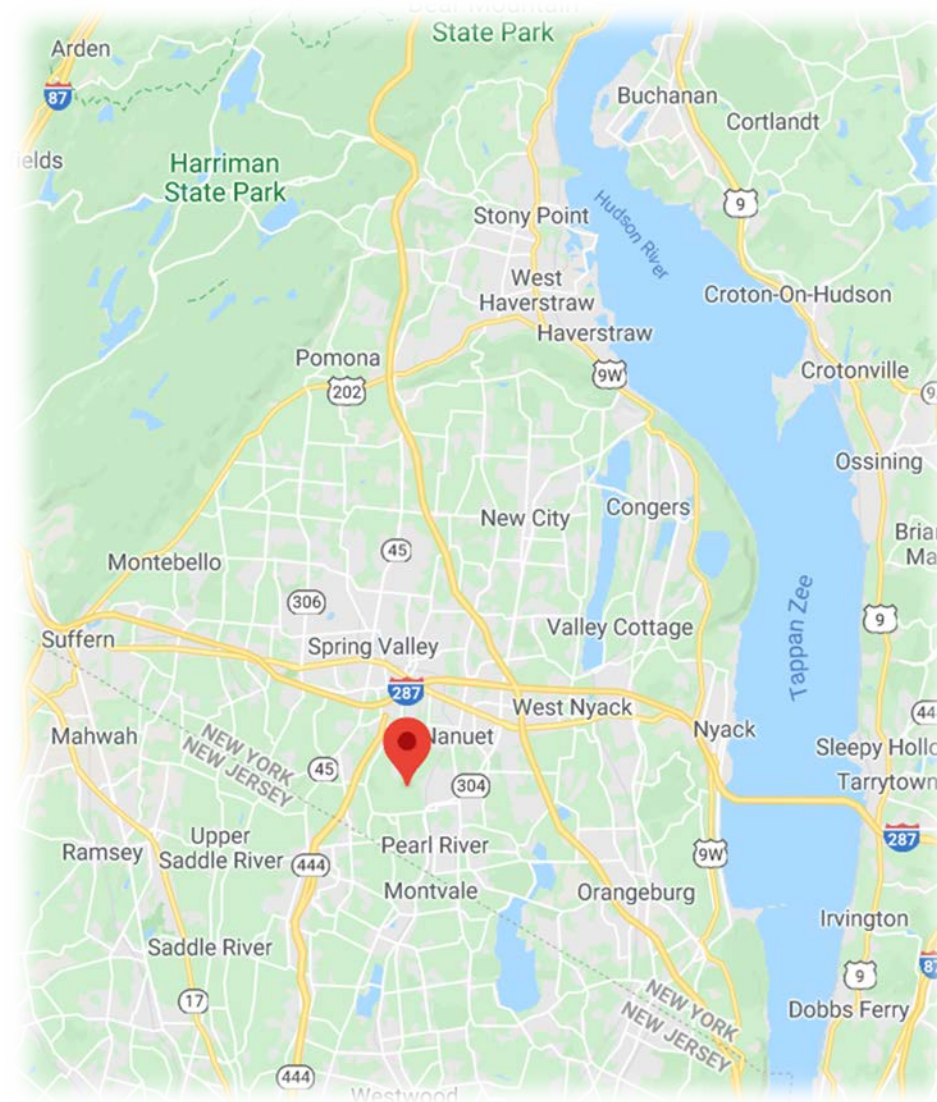


# GATTO LANE DEVELOPMENT

DIVISION PRESIDENT: JAMES FITZPATRICK  
LAND ACQUISITION MANAGER: DAMON WOOLF  
LAND ACQUISITION ANALYST: PINO BIO



# COMPANY OVERVIEW

At Toll Brothers, an award-winning Fortune 500 company, we build more than homes; we build communities. Trusted since 1967, the Company embraces an unwavering commitment to quality and customer service. Each Toll Brothers home blends quality materials with superior design to create a dream home that is unique. Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE: TOL).

For four years in a row, Toll Brothers has been ranked the #1 Home Builder Worldwide on the Fortune magazine "World's Most Admired Companies:" list.\* Toll Brothers also has been honored as national Builder of the Year by BUILDER magazine, and was twice named national Builder of the Year by Professional Builder magazine.

Toll Brothers builds luxury single-family detached and attached home communities; master planned luxury residential; resort-style golf communities; and urban mid- and high-rise communities, principally on land it develops and improves. The Company operates its own architectural, engineering, mortgage, title, land development and land sale, golf course development and management, home security, and landscape subsidiaries. The Company also operates its own lumber distribution, and house component assembly and manufacturing operations. Through its Gibraltar Capital and Asset Management joint venture, the Company provides builders and developers with land banking and joint venture capital. The Company acquires and develops rental apartment and commercial properties through Toll Brothers Apartment Living, Toll Brothers Campus Living, and the affiliated Toll Brothers Realty Trust, and develops urban low-, mid-, and high-rise for-sale condominiums through Toll Brothers City Living.

Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers - Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world.



# LOCAL HISTORY

## Local History

Since beginning operations in New York in the mid 1990s, Toll Brothers has delivered over 3,000 single-family homes, townhouses, and condominiums in the New York market. Toll Brothers currently manages its business from its 200,000 square foot corporate headquarters in Horsham, PA where more than 820 employees work. Locally, Toll Brothers New York operations are managed from Division offices in Danbury, CT with over 80 employees dedicated to communities throughout the state.



The Company currently owns or controls approximately 49,000 home sites nationally of which there are 750 home sites in New York alone.

## Land Development

Unlike many other home building companies, Toll Brothers is a land development expert. The Land Development department of Toll Brothers acts as an in house consultant, providing extensive expertise in all aspects of due diligence, entitlements, engineering, estimating, budgeting, contracting, on-site construction, and bond release. In its history, Toll Brothers has improved and developed over 100,000 home sites for its own use and sale to other builders.

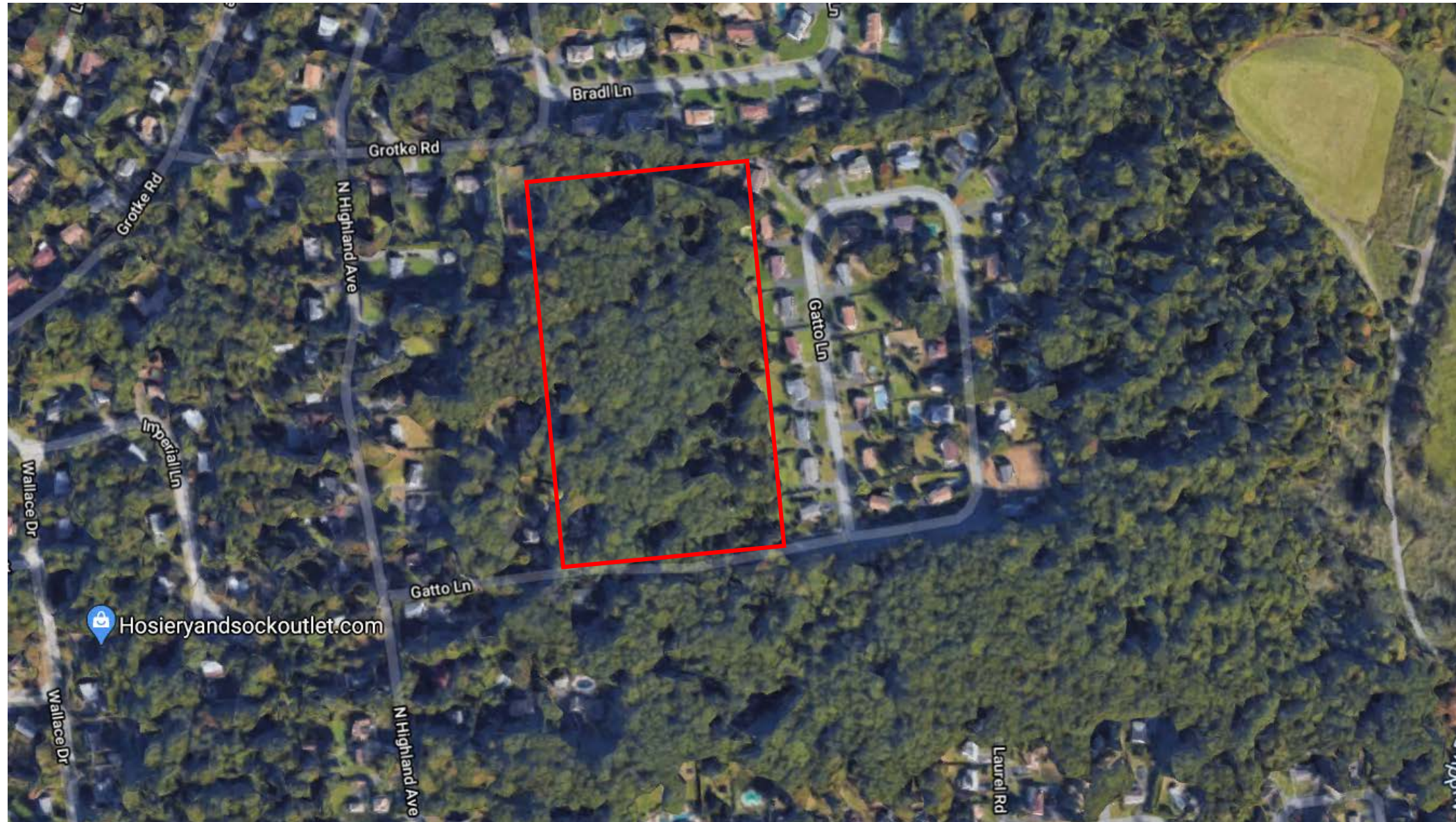
The Land Development Department has senior management located in Toll Brothers corporate headquarters and throughout the country. In addition, Land Development managers, a mix of engineers and experienced construction managers, are in each of the company's markets including several that work out of our New Jersey division office.

In addition for a typical subdivision, Land Development has expertise in master planned communities, golf courses, community parks, clubhouses, water treatment. storage facilities, sewer treatment plants, pump stations, highway interchanges, and (multi-million cubic yard) projects.

The Land Development Department is responsible for over \$4 billion in site improvement budgets and oversees ongoing development projects with construction costs totaling approximately \$650 million annually.



# SITE LOCATION MAP





HIGHLAND AVENUE

ACCESS TO HIGHLAND AVENUE

AMENITY AREA (10,000 SF)  
SMALL CLUBHOUSE (1,500 SF)  
SEATING AREA AND SPORTS COURT

ROAD 'A'

50' PERIMETER BUFFER, TYP.

ON-STREET PARKING  
(8 SPACES TOTAL)

BMP SWALE  
(15,800 SF)

VILLAGE OF CHESTNUT RIDGE  
TOWN OF ORANGETOWN

ROAD 'B'

GATTO LANE

DETENTION BASIN  
(7,600 SF)

GATTO LANE CARTWAY WIDTH  
TO BE EXPANDED

GATTO LANE

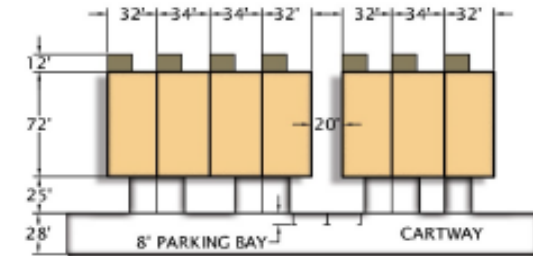
### SITE PLAN ASSUMPTIONS:

1. CONCEPT ASSUMES REZONE TO R-15 DISTRICT WITH 'PLANNED ADULT COMMUNITY' (PAC) FLOATING ZONE APPROVAL.
2. CONCEPT ASSUMES PUBLIC SEWER AND WATER.



### TYPICAL CARRIAGE HOME ELEVATION

BUCKNELL (END UNIT):	2,616 SF LIVING AREA
BRISTOL (END UNIT):	2,260 SF LIVING AREA
VASSAR (INTERIOR UNIT):	2,338 SF LIVING AREA



### TYPICAL CARRIAGE HOME LAYOUT

NOT TO SCALE

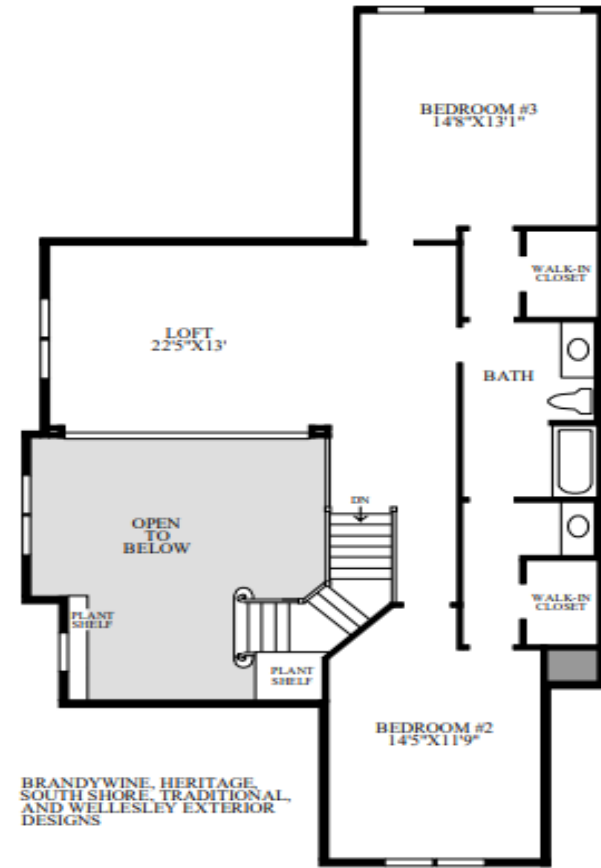
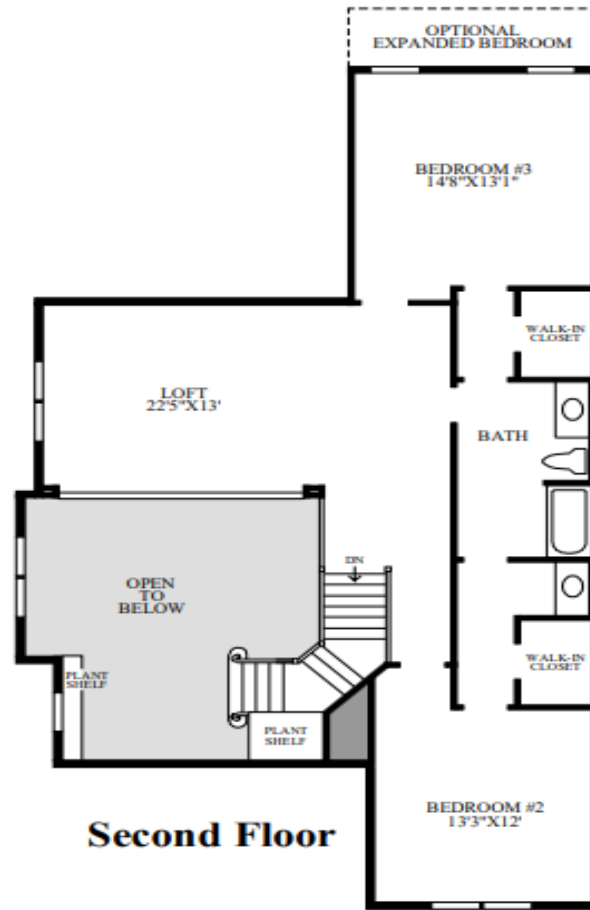
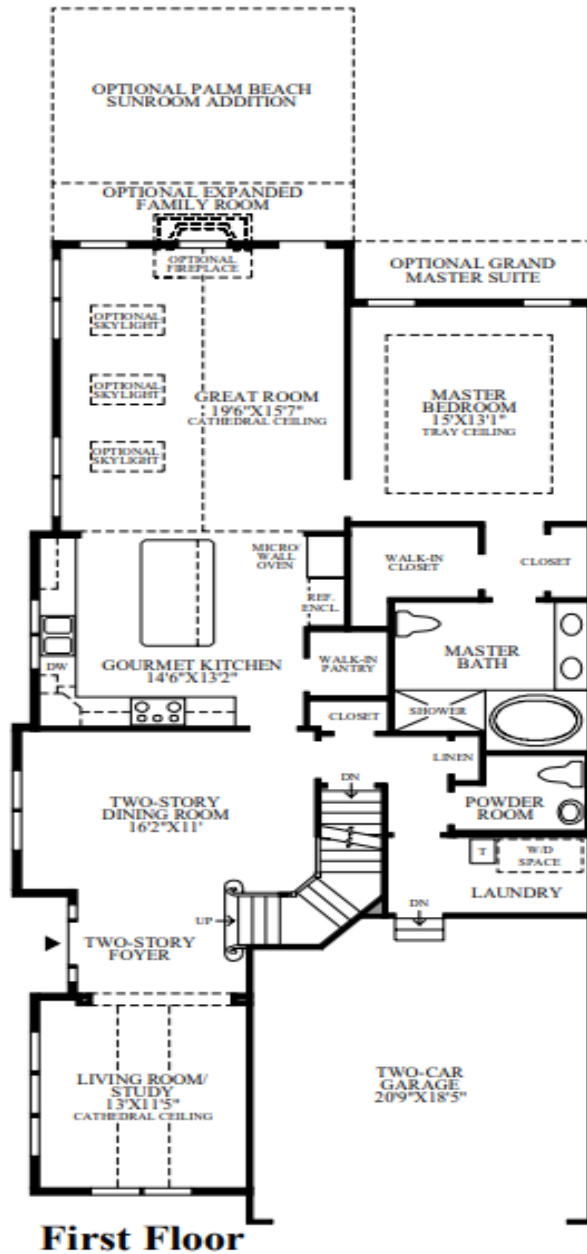
### SOURCES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. AERIAL PHOTOGRAPH TAKEN FROM: DIGITAL GLOBE DATED: 2017.
3. TOPOGRAPHIC INFORMATION TAKEN FROM: USGS LIDAR NY TO ME DATED: 2011
4. OTHER BASE INFORMATION TAKEN FROM: GATTO LANE LLC CONCEPTUAL PAC ZONE LAYOUT DRAWN BY: JAY GREENWELL LLC DATED: 04/10/2019
5. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



# UNIT TYPES: THE BUCKNELL





**THE BUCKNELL HIGHLIGHTS**

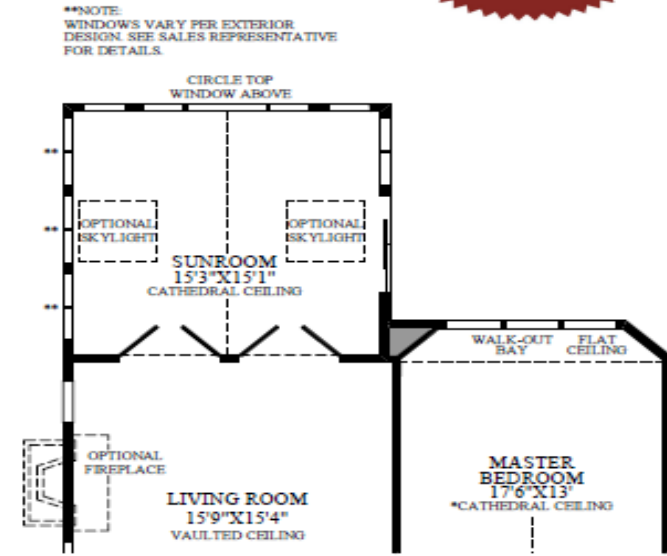
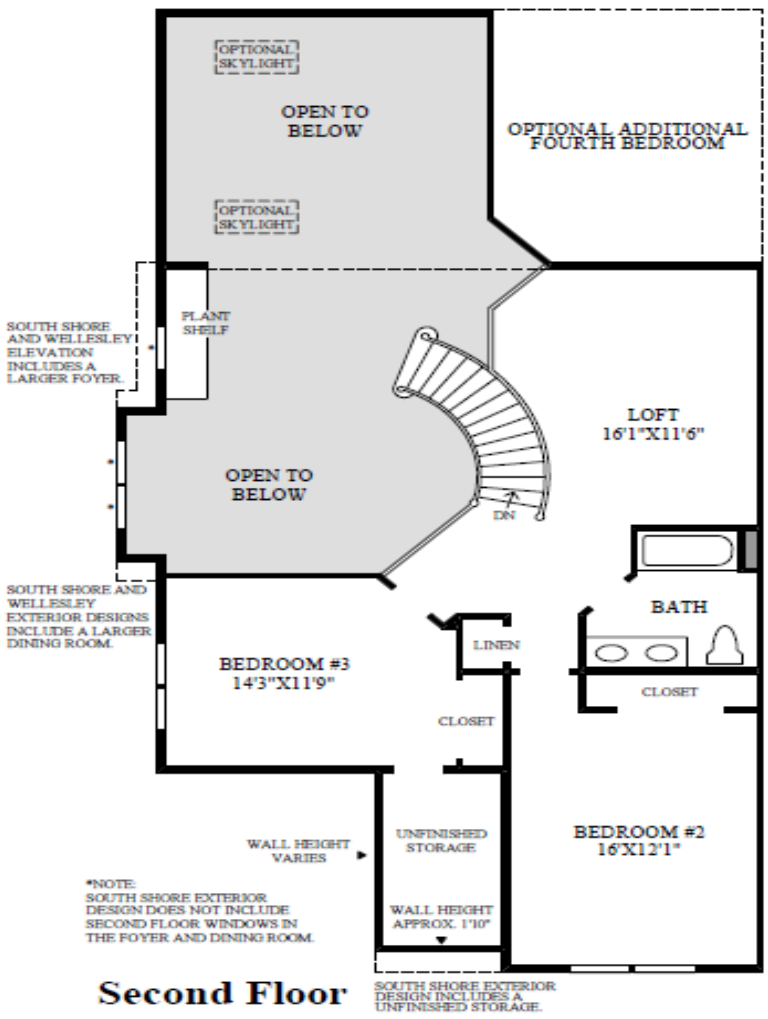
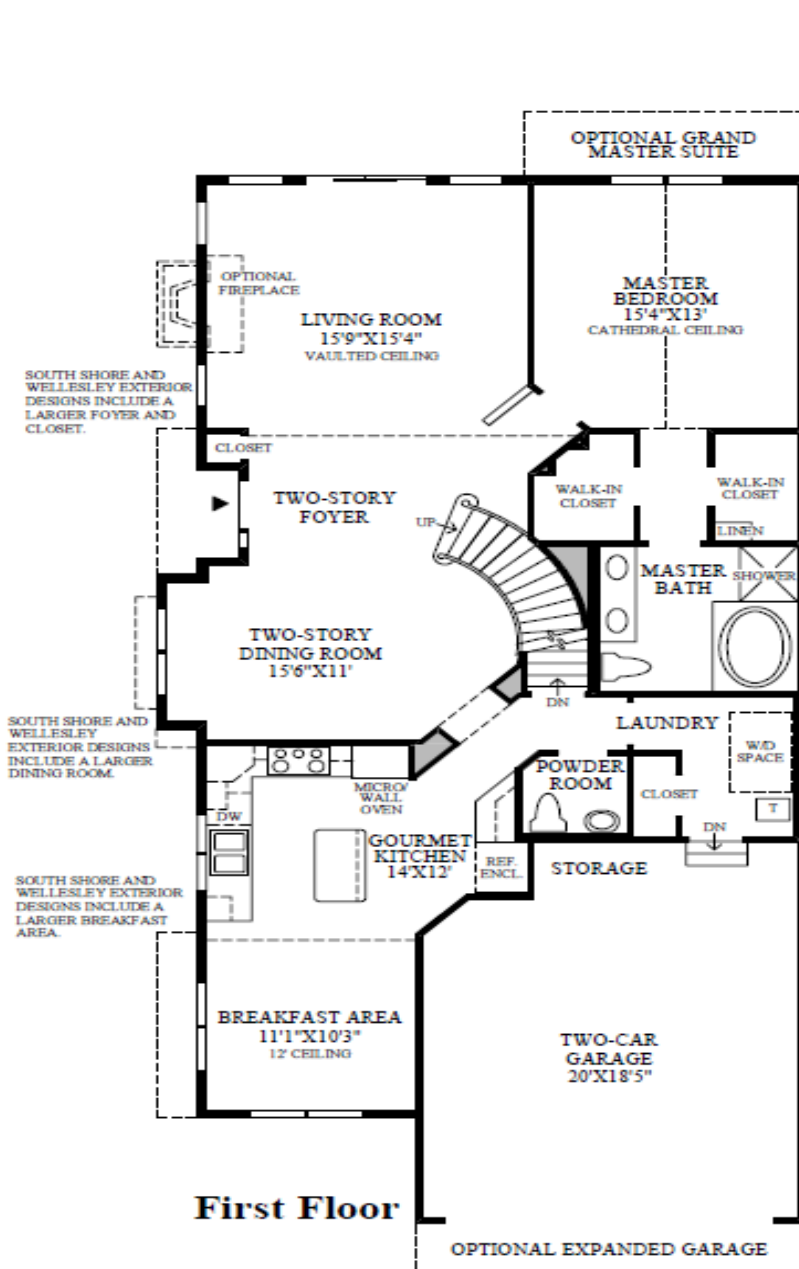
- The two-story foyer is flanked by the formal living room and the two-story dining room, and offers a view of the turned stair.
- The spacious kitchen includes a center island, a walk-in pantry, and an open view of the great room with a cathedral ceiling.
- The master bedroom includes a walk-in closet, a tray ceiling, and a master bath featuring a Roman tub, a separate shower, and a dual-sink vanity.
- The second floor includes two additional bedrooms and a bath, and features a loft overlooking the dining room and foyer.
- Additional features of this home include a laundry room and a powder room.
- Nine-foot ceilings on the first floor.



# UNIT TYPES: THE BRISTOL



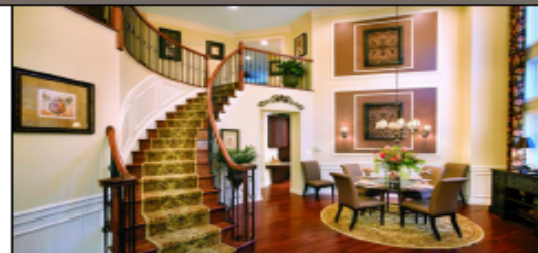




- SHOWN WITH:
- OPTIONAL PALM BEACH SUNROOM ADDITION
  - OPTIONAL WALK-OUT BAY

**THE BRISTOL HIGHLIGHTS**

- The two-story foyer opens to the formal two-story dining room and the spacious living room.
- The well-appointed kitchen opens to the sunny breakfast area.
- The master bedroom includes a private bath with a Roman tub and large walk-in closets.
- Loft overlooks the foyer, living, and dining room areas.
- This home features nine-foot ceilings throughout the first floor.

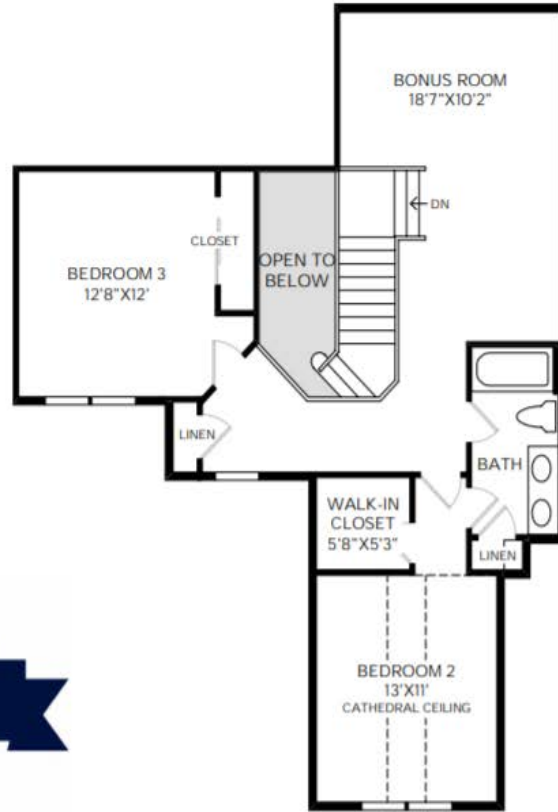




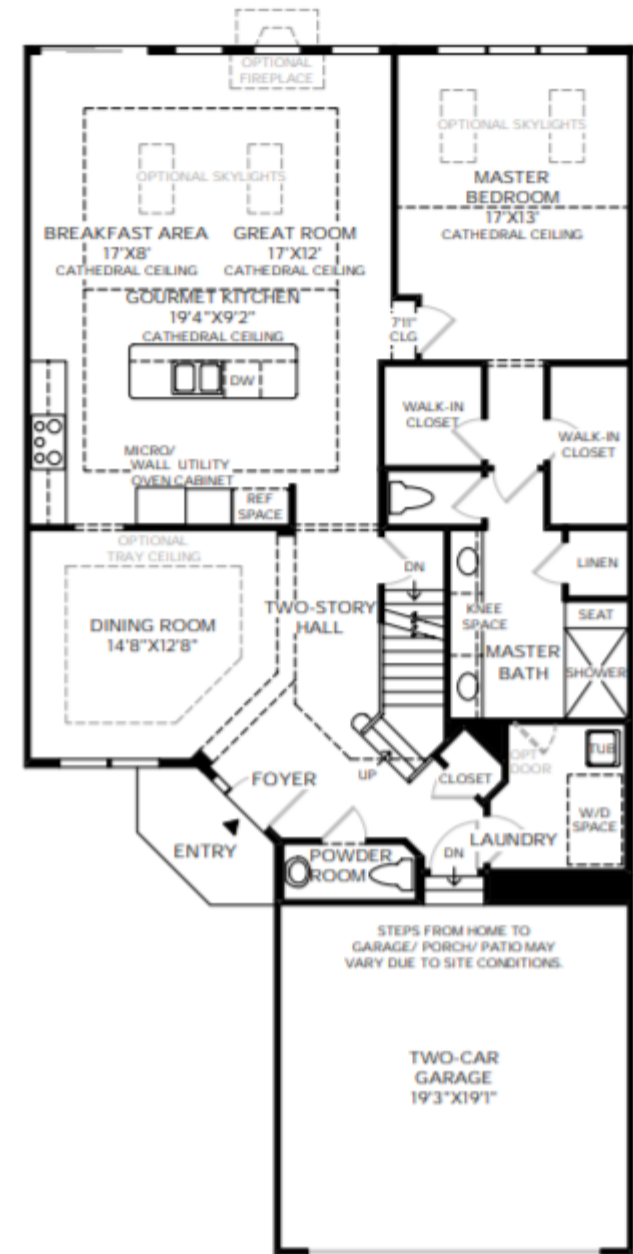
# UNIT TYPES: THE VASSAR







Second Floor  
8' CEILING HEIGHT



First Floor  
9' CEILING HEIGHT

STEPS FROM HOME TO GARAGE/ PORCH/ PATIO MAY VARY DUE TO SITE CONDITIONS.

TWO-CAR GARAGE  
19'3" X 19'1"

# INTERIOR FINISHES

