

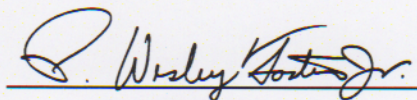
CERTIFICATE OF RECOGNITION

is hereby granted to

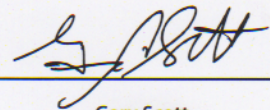
**Kevin Toll Team**

**2013**

**Overall "Sales" Team of the Year  
Philadelphia Region**



P. Wesley Foster, Jr.  
Chairman and Chief Executive Officer  
The Long & Foster® Companies



Gary Scott  
President  
Long & Foster Real Estate

