

CERTIFICATE OF RECOGNITION

is hereby granted to

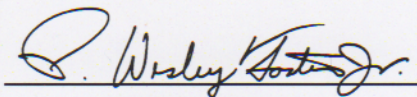
Kevin Toll Team

2013

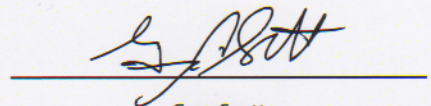
Team of the Year by Gross Commission

3rd Place

Philadelphia Region



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



Gary Scott
President
Long & Foster Real Estate

