

Property Overview

Rolling Meadows at Rentzel Farm is a private community of 240 single-family lots located in East Manchester Township, PA, just a short drive from the cities of York and Harrisburg and within commuting distance of Baltimore, MD. The community is being developed by Engle Homes, Inc., a subsidiary of Technical Olympic USA, Inc. (TOUSA), a leading national homebuilder.

Rolling Meadows at Rentzel Farm is strategically located east of I-83, just 9 miles north of York, 15 miles south of Harrisburg, and 25 miles west of Lancaster. Baltimore, MD is 50 miles south and Philadelphia's main line suburbs are 50 miles east of this new community.

Rentzel Farm is being developed in four phases. The site development is completed in Phases 1 and 4. Engle Homes has built 3 homes in Phase 1; two model homes and one production home. The lots in Phases 2 and 3 will be finished in the Spring of 2008. All improvements have been bonded and will be completed by TOUSA.

The minimum lot dimensions are 80' wide by 125' deep; however the lots range in size from 12,300 square feet to 1.3 acres. The average lot size in Phase 1 is 16,500 square feet and in Phase 4 approximately 20,000 square feet. Most of the lots back onto open space or woods and some lots offer expansive views of the surrounding countryside. Zoning requires building setbacks of 25' in the front, 25' in the rear and 10' on each side.

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Legal Description:

Phase 1 – Lots K1, K2 (the “Kraft Lots”); W1, W2, W3A, W3B, W4 thru W8 (the “Waltersdorff Lots”); M1 thru M3 (the “Mitzel Lots”) R1 thru R8 (the “Rentzel Lots”); 9 thru 42, 44, 45, 48 thru 73, 86, 87, 100, 158 thru 160, 226, and 227 inclusive as shown on a plat entitled “Final Subdivision Plan of Rentzel Property”, recorded among the Plan Records of York County, PA on Plat Book 1810, page 5941 thru 5963.

Phase 4 – Lots 172 thru 190 inclusive as shown on a plat entitled “Final Subdivision Plan of Rentzel Property”, recorded among the Plan Records of York County, PA on Plat Book 1810, page 5941 thru 5963.