

FORTUNATO *family* **HOMES**

LAMBETH RIDING

STIRRUP FARMS

DUNCAN GLEN

FORTUNATO FAMILY HOMES, INC.

BUILDERS - DEVELOPERS

WILMINGTON, DEL.

FRANCIS P. FORTUNATO
STEVEN L. FORTUNATO, P.E.

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FRANSTEVE
FORTUNATO
HOMES, INC.

PROGRESS REPORT, FEBRUARY 1977

FRANCIS P. FORTUNATO and STEVEN L. FORTUNATO

FRANCIS AND STEVEN FORTUNATO ARE PLEASED FOR THE OPPORTUNITY TO PRESENT THIS SHORT SUMMARY OF THEIR ACTIVITIES, NOW THAT ONCE AGAIN THEY OWN AND OPERATE A CLOSELY HELD BUILDING BUSINESS.

1. LAMBETH RIDING - North of North Star on North Star - Valley Road.

Having made the initial purchase of 28% of the 63 sites at Lambeth Riding, Fortunato obtained ongoing lot purchase opportunities that enabled us to produce results that speak well for ourselves and for the Owner-Developer: Gilpin, Van Trump and Montgomery, Incorporated, and Michael A. Poppiti, Joint Venturers.

Lovely fine homes, ranging to \$90,000. are in Lambeth Riding, thus helping to establish and define one of the finest proven new home communities in the excellent way that was envisioned by the Owners.

Large lots on rolling land, public streets, water and street lighting.

2. STIRRUP FARMS - on Crossan Road, West of North Star Road.

Fortunato recently purchased the remaining available 17 lots at this established community of only 40 homes, with large lots, public streets and water, and street lighting. Homes in the \$85,000. to \$90,000. range will be offered here to complement the beautiful homes already at Stirrup Farms.

"Stirrup" and "Lambeth" have equally fine, but different characteristics, and should allow us to serve a larger portion of this residential market.

3. DUNCAN GLEN - on Duncan Road, adjacent to Brandywine Springs Junior High School, and Delcastle Park.

Fortunato purchased, rezoned and is now installing site improvements at the former Hannam tract, producing 29 lots in an excellent tree studded location. The product line is now being refined, and foundation work should be started by early March for homes in the \$54,000. - \$59,000. range. This will result in a beautiful community, located near the Delcastle Park and Golf complex, and another product line in the market place for us. R-1-C lots, public streets, water, county sewers, and public street lighting.

FRANCIS P. FORTUNATO
STEVEN L. FORTUNATO

FOR RELEASE TUESDAY, FEBRUARY 1, 1977

From Francis & Steven Fortunato, Fortunato Family Homes, Inc.

FORTUNATO BUYS LAND FROM ROBINO-LADD

Fortunato family recently completed the purchase of the last 17 improved building lots in Stirrup Farms, Crossan Road, Mill Creek Hundred, from The Robino-Ladd Company. Stirrup Farms is a large lot community of 40 home sites, where some 20 homes have been built ranging from \$85,000. and above.

In March Fortunato will begin construction of new homes in Stirrup Farms, whose anticipated sales price will be approximately \$87,000.

Fortunato will continue their building of homes in Lambeth Riding, another large lot, large home community on North Star Road, where the new home sales have reached one million dollars, with another \$250,000. of construction on the book and underway.

Also, in March Fortunato will begin construction of 3 model homes at Duncan Glen, Duncan Road, near Delcastle Park and Recreation Area. These homes are designed to sell from \$54,000. to \$59,000. and will include a 3 bedroom bi-level ranch home, as well as two story 4 bedroom homes. Fortunato purchased Duncan Glen lands in 1976, and land improvements are being installed presently.

With residential offerings at Lambeth Riding, Stirrup Farms, and Duncan Glen, the Fortunato firm will enjoy a modest degree of diversification in price range and location for their building operations in 1977 and 1978.

The Fortunatos are life long Wilmington home builders. Their previously successful company, Luigi Fortunato, Inc., was one of the four original owners and developers of Pike Creek Valley project, together with

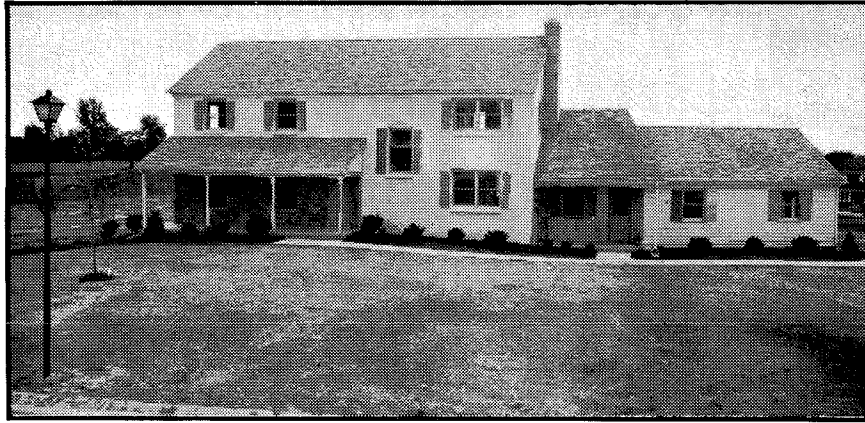
FRANSTEVE FORTUNATO HOMES INC.

BOX 172 - ROCKLAND, DELAWARE 19732 - (302) 655-5794

Leon Weiner, Joseph P. Johnson, and Frank Robino, having purchased the tract in 1963 and participated in the planning and development from that time. By 1973, The Robino-Ladd Company had purchased all the interests and established its corporate headquarters in Pike Creek Valley.

Francis and Steven Fortunato again started their own building operations in 1975.

FRANCIS FORTUNATO and STEVEN FORTUNATO
BELIEVE IN NEW CASTLE COUNTY!



OUR 1977 PRODUCT LINE INCLUDES:

LAMBETH
RIDING

On North Star — Valley Road, north of North Star. The finest new and proven community of elegant homes on 3/4 acre home sites, with State Highway streets, public water and street lighting. Individualized designs from \$85,000. George Sipala is on site to assist you. Phone 239-2225 afternoons. Presented by Gilpin, Van Trump and Montgomery.

STIRRUP
FARMS

On Crossan Road, west from North Star Road. An established community of only 40 homes, with State Highway streets, public water and street lighting. Fortunato now owns the remaining 17 home sites and will be offering homes from \$85,000. Represented by Gilpin, Van Trump and Montgomery.

DUNCAN
GLEN

Land improvements now being installed for 29 tree studded lots on Duncan Road, adjacent to the magnificent Delcastle Recreational Complex (golf, tennis, playgrounds, etc., etc.) and bordering Brandywine Springs Junior High School. Lovely single family homes to be offered late this spring from \$54,000. (approximately). All public utilities, including sanitary sewers.

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Family
HOMES

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Rockland, Delaware 19732

PH. (302)655-5794
(302)239-2225



LAMBETH
RIDING

CURTIS MILL ROAD

CROSSAN ROAD

STIRRUP FARMS

NORTH STAR

NORTH STAR ROAD

BRIDLESHIRE

VALLEY ROAD

LAMBETH RIDING

STIRRUP FARMS

FORTUNATO
FAMILY
HOMES

LAMBETH RIDING

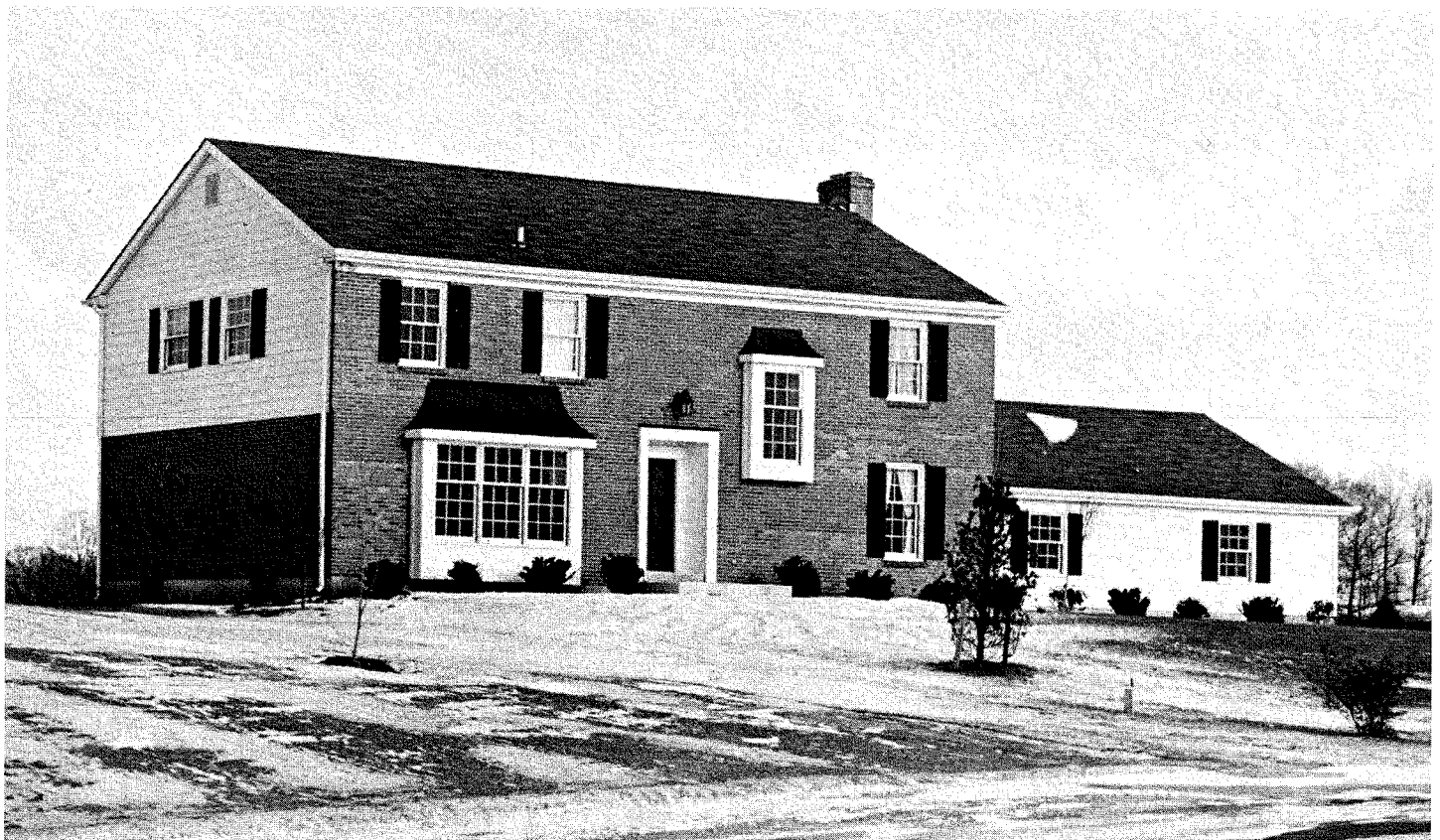
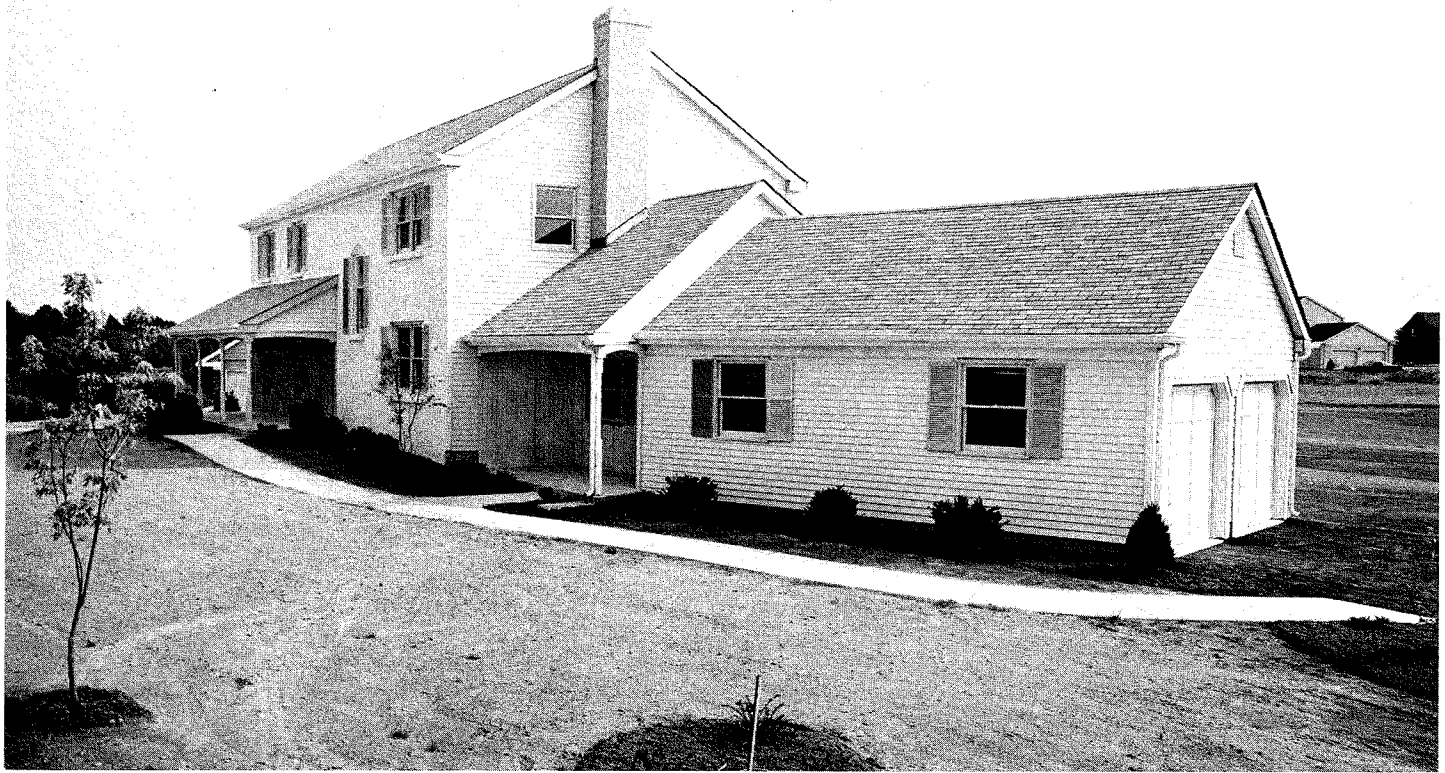
AT CROSSAN ROAD, WEST FROM
NORTH STAR ROAD. ONLY 40
HOMES IN AN ESTABLISHED
COMMUNITY. STATE HIGHWAY
STREETS, PUBLIC WATER,
STREET LIGHTING.
FORTUNATO NOW OWNS THE
LAST 17 LOTS FOR NEW
HOMES.

THE FINEST NEW AND PROVEN
COMMUNITY OF ELEGANT
HOMES. 3/4 ACRE SITES,
STATE HIGHWAY STREETS,
PUBLIC WATER, STREET
LIGHTING, INDIVIDUALIZED
OR BUYER PLANS.

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