LAKE CARRINGTON
A GREAT ESTATE IN THE TRADITION OF GREENWICH
LAKE CARRINGTON
A GREAT ESTATE IN THE TRADITION OF GREENWICH
“Greenwich is the only location we considered for Antares’ limited collection of ultra-luxurious mansions. This region offers families proximity to the world’s most influential financial and social centers, premier educational institutions and historically low tax rates that protect value, all against a backdrop of exquisite countryside. The Antares Mansions Group represents the final element: estates with architecture and landscaping befitting the historic nature of Greenwich, and mansions with features that support an elegant, active, social lifestyle.”

JOE BENINATI and JIM CABRERA, Founders, Antares Investment Partners
“Greenwich is the only location we considered for Antares' limited collection of ultra-luxurious mansions. This region offers families proximity to the world's most influential financial and social centers, premier educational institutions and historically low tax rates that protect value, all against a backdrop of exquisite countryside. The Antares Mansions Group represents the final element: estates with architecture and landscaping befitting the historic nature of Greenwich, and mansions with features that support an elegant, active, social lifestyle.”
GREENWICH, CONNECTICUT. This exceptionally prestigious address offers world-class elegance and amenities to residents who desire to live with great style and grace. Here, natural beauty is at its best with the rolling hills of secluded horse country and the sparkling water of Gold Coast beaches. Here, residents experience a lifestyle that can not be equaled.

This celebrated enclave along Connecticut’s Gold Coast boasts 32 miles of Long Island shoreline with four splendid beaches. Residents enjoy 1,500 acres of tranquil parks, 200 miles of bridle trails, pristine marinas and glittering views of the Manhattan skyline. In Greenwich you will also find a wealth of professional, educational and cultural resources.

Robb Report ranked Greenwich as the number one community in the United States. Its Cesar Pelli designed Greenwich Public Library, policemen directing traffic on Greenwich Avenue, Audubon Society’s 285 acre nature preserve and pristine beaches make it picture perfect. Greenwich’s cultural opportunities include the Greenwich Symphony, Greenwich Arts Council, several art societies, a choral society, choirs, dance groups and theater associations. The Bruce Museum houses collections of fine art, Native American and Colonial relics and natural history exhibits. Greenwich Hospital, a member of the Yale New Haven Healthcare system, recently received Accreditation from The Joint Commission. This achievement places Greenwich Hospital in the top 15 percent of all hospitals in the United States reviewed by The Joint Commission and was designated as a Level III Trauma Center by the American College of Surgeons. Greenwich Hospital, with its 200 Million dollar facility improvement features: large, sunlit waiting areas and spacious patient rooms. The Robert Trent Jones designed public golf course and the Stanwich Country Club’s top-100 ranked golf course are joined by coastal marinas and private island beaches to further enhance this community that has it all in the eyes of the world’s most discriminating critics. It’s easy to envision why living here will fulfill your highest expectations.

Globally recognized as the hedge fund and private equity capital of the world, Greenwich is a major hub in the world’s financial marketplace. It is ideally located just 40 minutes by train from New York City. With easy access to JFK, LaGuardia and Westchester County Airports, Greenwich puts you easily within reach of your clients.

Families with children can select between the state’s number one ranked public school system and several nationally high ranking local private schools, including Brunswick Academy, Greenwich Academy, Greenwich Country Day School, Eagle Hill School, Convent of the Sacred Heart and Westchester/Fairfield Hebrew Academy.

The Town of Greenwich provides residents with public services that a community of this caliber can expect. One-third of the town’s $380 million budget is devoted to its nationally recognized public educational system. Hundreds of millions of public and private dollars have funded a host of recent building improvements for institutions, including the renowned Yale-affiliated Greenwich Hospital, the YMCA, the Public Safety Complex, the Boys & Girls Club, and Glenville and Hamilton Avenue Schools. Despite this wealth of services, Greenwich’s property taxes are surprisingly low. Appreciation of real estate has averaged 8% for decades. Greenwich truly offers that special something that is found nowhere else.
The Antares Mansions Group is an elite division of Antares Investment Partners dedicated to the development of residences with museum-quality finishes on select properties in the horse country and Round Hill section of Greenwich, Connecticut. These estates are uniquely suited to meet the expectations of buyers for whom excellence in design, craftsmanship and location is paramount.
AN INDUSTRY LEADING APPROACH

RECOGNIZING THE INSEPARABLE RELATIONSHIP BETWEEN DESIGN AND CONSTRUCTION, THE ANTARES MANSIONS GROUP HAS IMPLEMENTED A UNIQUE HOME BUILDING APPROACH. THE CREATION OF DETAILED FLOOR PLANS AND SPECIFICATIONS IS COUPLED WITH CONTINUOUS PLAN REVIEW BY THE CONSTRUCTION TEAM WHICH IDENTIFIES RESOURCES REQUIRED TO BRING THE DESIGN TO FRUITION. THIS METHOD ALLOWS FOR SIMULTANEOUS PLANNING OF DESIGN AND CONSTRUCTION WHILE ELIMINATING UNNECESSARY REVISIONS UNDER THE GUISE OF VALUE ENGINEERING. THE ANTARES MANSIONS GROUP HAS MADE A SIGNIFICANT INVESTMENT IN A PROPRIETARY LABOR AND COST TRACKING SYSTEM TO GUARANTEE THAT CONSTRUCTION IS DELIVERED ON TIME AND WITHIN BUDGET.

A SOLID AND ORGANIZED PROCESS IS THE FOUNDATION AND FRAMEWORK FOR SUCCESS. BEHIND THIS APPROACH IS A TEAM OF NOTED DESIGNERS AND GIFTED ARTISANS WHO ARE AT THE PINNACLE OF THEIR TRADES. WITH IMMEASURABLE COLLECTIVE EXPERIENCE, THE ANTARES MANSIONS GROUP TEAM OF TRADES PEOPLE IS TRULY UNIQUE. THIS ELITE TEAM, SUPPORTED BY A MULTI-MILLION DOLLAR FIRM IS RESPONSIBLE FOR MORE THAN 400,000 SQUARE FEET OF ULTRA LUXURY RESIDENCES.

IN ADDITION TO ENCOURAGING TEAMWORK AMONG EMPLOYEES, THE ANTARES MANSIONS GROUP CONTINUES TO MAKE SUBSTANTIAL INVESTMENTS IN HEAVY EQUIPMENT, MACHINERY AND RESOURCES TO ENSURE RAPID DEVELOPMENT AND QUALITY CRAFTSMANSHIP FOR YEARS TO COME.

AN EXCEPTIONALLY TALENTED TEAM

FOUNDERS’ BIOGRAPHIES

JOSEPH P. BENINATI AND JAMES P. CABRERA ARE PARTNERS IN ANTARES INVESTMENT PARTNERS, WHICH THEY CO-FOUNDED IN 1996. IN 1997, THEY CO-FOUNDED GREENWICH TECHNOLOGY PARTNERS, A 600-PERSON GLOBAL ENGINEERING FIRM THAT WAS RANKED IN THE TOP TEN FASTEST GROWING COMPANIES IN THE UNITED STATES BY INC. MAGAZINE.

JOSEPH P. BENINATI
Harvard Business School and Ernst & Young LLP have recognized Joe Beninati as one of the top entrepreneurs in the United States. He is a member of the Young Presidents Organization and was a member of the board of directors of the Fairfield chapter. Mr. Beninati grew up in New York and resides in Greenwich, Connecticut with his wife and three children. As such, he is strongly rooted in the community. His entrepreneurial and financial backgrounds are critical in propelling Antares’ growth. He received his BA from Middlebury College in 1987.
**KEY EXECUTIVE BIOGRAPHIES**

**JAMES P. CABRERA**  
Prior to co-founding Antares Investment Partners, Mr. Cabrera was the regional president of The Galbreath Companies where he managed 350 people and nearly $5 million square feet of office space with an approximate value of $850 million. Mr. Cabrera’s experience and relationships in both commercial and residential real estate and as a successful entrepreneur have been vital in accelerating Antares’ growth. He resides with his wife and two sons, in Greenwich, Connecticut where he grew up. He received his BA from Duke University in 1987 where he was elected to the All-American Lacrosse Team.

**LORI LEVINE ORDOVER**  
Lori Levine Ordover, President of the Antares Marketing Group, is renowned for her 20-plus years of progressive experience and notable accomplishments in the luxury real estate industry. From the beginning stages of product planning, design, positioning and marketing to the swift sale and occupancy of the finished units, Lori excels at effectively combining all the pieces of the process to assure the best results.

Ms. Ordover brings proven expertise and leadership to her current role as President, of Antares Marketing Group where she oversees the marketing and sales for Antares’ vast Real Estate Portfolio. Ms. Ordover is also responsible for the pre-development planning as well as marketing and sales programs for future Antares Real Estate projects.

Prior to joining, Antares Real Estate, Lori served as Senior Managing Director for Corcoran Sunshine Marketing Group, where she oversaw sales and marketing for major condominum and hotel-condominium projects, including exclusive properties like the St. Regis Residences in New York City and The Mondrian South Beach. She graduated from Sarah Lawrence College and now lives in New Canaan, Connecticut with her husband and two children.

**ANTARES CONSTRUCTION COMPANY**  
Antares Construction Company specializes in the design and build of high-end residential estates. With a superior track record of three decades of home building and immeasurable experience, the leadership brings a depth of experience and hands on approach to the day-to-day construction activities of Antares Construction’s one hundred person strong organization that is unrivaled. Supported by a team of craftsmen and project managers who are at the pinnacle of their respective fields, Antares Construction is uniquely positioned to develop exceptionally elaborate estates.

**LAKE CARRINGTON ARCHITECT: BORIS BARANOVICH**  
Boris Baranovich has designed estates for the world’s foremost business leaders and philanthropists. Fresh interpretation of classic design is the hallmark of Boris Baranovich Architects. Every project in their portfolio of work, spanning seven states, is designed to respect the landscape and to complement the lifestyles of sophisticated owners. Similar to an architectural atelier, BBA works closely with each client, paying special attention to their individual needs and personal style. The results are high-end custom residences that incorporate timeless and traditional elements with a contemporary sensibility and provide perfect architectural solutions to challenges of both landscape and lifestyle.

**LAKE CARRINGTON LANDSCAPE ARCHITECT: EDMUND HOLLANDER**  
For more than a decade, Edmund Hollander Design has undertaken a wide array of landscape, environmental planning and horticultural projects. The principals of the firm, Edmund Hollander and Maryanne Connelly, have created designs for estates and gardens in the Hamptons, Connecticut, New Jersey and Nantucket. The firm’s work ranges from the domestic—including such specialized projects as historic landscapes, horse farms and urban rooftop gardens—to waterfront parks and developments, golf course restoration and planning, and corporate headquarters. Hollander and Connelly bring knowledge of ecological, environmental and horticultural concerns to every project, and they develop each project with awareness of the native and vernacular landscape. By integrating the considerations of the site, the clients’ tastes and needs, and the existing architecture, the team is able to produce landscapes of classic and enduring beauty that function productively in an environmentally appropriate manner. The firm has grown to include ten landscape architects, a horticulturist and an ecological planner. Hollander and Connelly’s work has been the subject of the published book “Gardens for the New Country Place: The Landscape Architecture of Ed Hollander and Maryanne Connelly” by Paul Bennett.

**LAKE CARRINGTON INTERIOR DESIGN: RICHARD GRANOFF, AIA**  
Richard Granoff founded R.S. Granoff Architects in 1989. For more than a decade, Richard Granoff has been an influential force in the world of interior design. He is known for his ability to create spaces that are both beautiful and functional. His work has been featured in numerous publications, including The New York Times, Fine Homebuilding and Greenwich Magazine. Mr. Granoff has an undergraduate degree in Architecture from Syracuse University and has been an active member of the architectural community for over 30 years. He has worked on projects throughout the United States and Europe, and his firm is recognized for its innovative use of materials and technologies. Mr. Granoff’s accomplishments have been widely recognized. He recently appeared on Good Morning America and has been published in The New York Times, Fine Homebuilding and Greenwich Magazine.

**Antares Construction Company** specializes in the design and build of high-end residential estates. With a superior track record of three decades of home building and immeasurable experience, the leadership brings a depth of experience and hands-on approach to the day-to-day construction activities of Antares Construction’s one hundred person strong organization that is unrivaled. Supported by a team of craftsmen and project managers who are at the pinnacle of their respective fields, Antares Construction is uniquely positioned to develop exceptionally elaborate estates.

**LAKE CARRINGTON ARCHITECT: BORIS BARANOVICH**  
Boris Baranovich has designed estates for the world’s foremost business leaders and philanthropists. Fresh interpretation of classic design is the hallmark of Boris Baranovich Architects. Every project in their portfolio of work, spanning seven states, is designed to respect the landscape and to complement the lifestyles of sophisticated owners. Similar to an architectural atelier, BBA works closely with each client, paying special attention to their individual needs and personal style. The results are high-end custom residences that incorporate timeless and traditional elements with a contemporary sensibility and provide perfect architectural solutions to challenges of both landscape and lifestyle.
HISTORY OF LAKE CARRINGTON

William T. Carrington (Lake Carrington), Charles A. Moore (Mooreland Road), C. Langhorne Washburn (Langhorne Lane)...these names evoke a rich sense of Greenwich tradition and history, with these men doing much more than lending their names to the roads and lake of the prestigious Round Hill section of Greenwich.

Mr. Carrington was a New York grain broker. Greenwich's 1926 Grand List showed him as owning one of the most highly assessed properties in Greenwich in the Round Hill section of town. He served as president of the American Opera Company in the early 1900's.

Mr. Moore was a renowned explorer and sportsman, most notably having been a member of the Peary expedition into the Arctic that brought back the Cape York meteorite. He was chairman of Manning, Maxwell and Moore, a metal manufacturing company in New York. During World War I, he served in the Old Twelfth Company of Greenwich, as its commanding officer in France, achieving the rank of Major. Being such a lover of the outdoors, he started the 'Scottish Games', or 'Round Hill Highland Games' on his property in Greenwich in 1923. These games are an annual festival celebrating the Scottish heritage. Events like the hammer toss, the caber toss, the sheaf toss, highland dancing, and a pipe band competition brought thousands of spectators and participants to the Moore property every year. These very games are still played today, having moved to Cranberry Park in Norwalk.

Mr. Washburn was very involved in the local and national political scene throughout the mid-20th century. His involvement in the national Republican Party was evidenced by the posts he held throughout his career: Co-founder of Young Industry for Eisenhower; Vice-chair of Operations, National Citizens for Eisenhower; Director, US Travel Service (Dept. of Commerce). He was also chairman of Eisenhower's 1956 inaugural committee. In 1978, Mr. Washburn resigned his position as Assistant Secretary of Commerce for Tourism to join the Disney organization as VP of the Experimental Prototype Community for Tomorrow (EPCOT).
“Your home reflects your greatest passions, shelters what is most precious to you...
... and offers a tableau upon which to live the life of your dreams."
The Lake Carrington Estate is the most extraordinary property in the Antares portfolio. Lake Carrington’s mansion, designed by world-renowned architect Boris Baranovich, is a 36,776 square foot masterpiece of traditional Georgian style married with state-of-the-art technology. Elegantly proportioned and framed by sophisticated landscaping, the Lake Carrington family compound is a venue for the most exceptional lifestyle. Gatherings attended by hundreds can spill from the grand entry hall through the formal living and dining rooms onto the back lawn, dinner for twelve will be served with exquisite precision from the butler’s pantry, poker night is perfectly set with single malt by a warm fire in the library. After entertaining, or simply relaxing with your family, you are whisked by private elevator to the master suite for rest, or to the spa level for indoor swimming, sauna or steam.

Lake Carrington’s uniqueness is not limited to location, property features and architecture. It will ultimately be set apart and distinguished by your direction for interior finishes. Lake Carrington is Couture-Ready; it can be delivered with a customized interior in six months.

Building an estate of this magnitude in Greenwich is extremely challenging because of the scarcity of land and strict zoning and planning regulations. With a skilled and experienced team of development professionals, it would take three to five years for construction to be complete. Antares has shepherded the property through planning and zoning and built an unrivaled compound, leaving the finishes to be customized by the discerning purchaser. This is a ground-breaking proposition for homes that meet the ultra-luxury standard. Antares is the first to create a Couture-Ready estate.

LAKE CARRINGTON DESIGN INSPIRATION

The Lake Carrington design is inspired by the spectacular mansions in Newport, Rhode Island. Architect Boris Baranovich married the splendor of the Gilded Age in its formal rooms with progressive architectural theory that fosters and enhances informal 21st Century family interaction. Like the Newport Mansions, Lake Carrington boasts a grand foyer, gallery, library and formal dining and living rooms, all with fireplaces. Unlike the mansions of the 1920s, Lake Carrington has a spacious kitchen with adjacent breakfast and sun rooms that provide the perfect backdrop for creating casual meals and wonderful memories with family and friends. A wine cellar with room for 20,000 bottles, butler’s pantry, staff quarters with a living room, bedrooms and baths establish the infrastructure for an estate and lifestyle of this magnitude.

Lake Carrington transforms entertaining for business and pleasure to an art form. A 20-seat screening room, indoor squash/basketball court and 45-foot lap pool, sauna and gymnasium space are all featured on the lower level. All this is within the walls of the mansion. The exquisitely landscaped grounds featuring classical gardens are a paradise all on their own.
LAKE CARRINGTON PROPERTY DETAILS

THE LAKE CARRINGTON ESTATE IS NESTLED ON BREATHTAKING LAKE FRONT PROPERTY IN THE PRESTIGIOUS ROUND HILL SECTION OF GREENWICH. THE GROUNDS, DESIGNED BY REWOWNED LANDSCAPE ARCHITECT, EDMUND HOLLANDER, INCLUDE A FISHING AND SKATING HUT ON THE LAKE SHORE, INVITING GARDENS, ELEGANT FOUNTAINS AND A POOL. TIME SPENT ON THE ESTATE GROUNDS IS AS PLEASURABLE AS TIME SPENT INSIDE THE MANSION.

- TWO TAX LOTS TOTALING 8.78 ACRES HAVE BEEN JOINED BUT RETAIN THE OPTION OF BEING DETACHED AND SOLD AT A LATER DATE. LOT 6 EQUALS 4.2 ACRES AND LOT 7 EQUALS 4.60 ACRES.
- AN OUTDOOR POOL SITE HAS BEEN APPROVED BY THE TOWN OF GREENWICH.
- A 5,100 SQUARE FOOT GUEST HOUSE WITH ADDITIONAL TEN-BAY PARKING CAPACITY HAS BEEN APPROVED BY THE TOWN OF GREENWICH. AT THE BUYER'S DIRECTION THIS STRUCTURE CAN BE CONFIGURED TO MEET OTHER NEEDS SUCH AS A RECORDING STUDIO OR GAME HOUSE.
- THE WARMING HUT ON THE LAKE CARRINGTON SHORE IS 300 SQUARE FEET AND INCLUDES TWO FIREPLACES, PROVIDING SHELTER AND ENTERTAINMENT ACCOMMODATIONS FOR FISHING AND ICE SKATING PARTIES.
- THE PROPERTY INCLUDES 260 LINEAR FEET OF LAKE CARRINGTON'S WATERFRONT.
- AN OUTDOOR FIREPLACE IS LOCATED ON THE LAKE CARRINGTON SHORE.
- INDIGENOUS HAND CUT STONE MINED FROM THE ESTATE PROPERTY HAS BEEN USED FOR THE MANSION'S MAIN WALLS, A 1,020 FOOT PRIVACY WALL ON LANGHORNE LANE AND A 170 FOOT TIERED RETAINING WALL.
“An unequivocally magnificent estate, Lake Carrington is a sight to behold. Promising a life rich with stories and memories, this is the home most people spend their lives dreaming of.”
“An unequivocally magnificent estate, Lake Carrington is a sight to behold. Promising a life rich with stories and memories, this is the home most people spend their lives dreaming of."
Main Residence — Additional Amenities

- 17 zone Heating – 2 Peerless boilers 1 Million BTU Total
- 1,800 Gallon Underground Oil Tank
- 15 Zone A/C – Lennox System
- 160 KVA Diesel Powered Generator
- 320 Gallon Commercial Hot Water Tank with Indirect Heat
- 1,800 Gallon 350 Tons in Ground
- 2 – 450 Amps of Electric Service (Total 1,600 Amps into House)
- Steam Shower Unit Installed in Master Bath
- 2 Interior Fireplaces with Gas Lighters
- 2 Outdoor Fireplaces in Fishing Hut

Main Residence – Spa & Pool Level

- Lap Pool (45 foot)
- Mechanical Room
- Spa
- Sauna
- Beauty Parlor
- Powder Room
- Changing Area
- Massage Room
- Steam Shower
- Gym/Exercise Room
- Storage
- Private Elevator
- Mechanical/Boiler Room
- Electrical Room
- Laundry Center
- Storage
- Basketball/Squash Court
- Theater (20 seat capacity)
- Entertainment Bar with a Fireplace
- AV Center
- Dressing Room
- Wine Cellar (20,000 bottle capacity)
- Mezzanine
- Residences Elevator
- Vestibule
- Powder Room
- Laundry Center
- Bath
- Mechanical/Boiler Room
- Electrical Room
- Changing Room
- Storage Room
- Basketball/Squash Court
Antares Investment Partners (“Antares”) is a vertically integrated real estate development and private equity firm based in Greenwich, Connecticut. Antares was founded in 1996, employs approximately 300 people and has over $5 billion of assets and projects under management. The firm’s capital relationships are with leading global firms such as Goldman Sachs, Lehman Brothers, Royal Bank of Scotland, Lurber Adler, Arch Street and world leading family offices.

Antares is credited with conducting some of the most significant developments in the State of Connecticut and in the United States. The firm’s development plans have earned Antares an outstanding reputation as an advocate for environmental and neighborhood concerns and as a collaborator with community members.

With the $4.0 billion, 82 acre project known as the Harbor Point District in Stamford, Connecticut Antares is revitalizing the city’s 100 year old industrial waterfront. Currently in the master planning phase by two of the world’s premier architectural firms, Cooper Robertson and Sasaki, the transit-oriented, mixed-use development components include offices, hotels, retail, educational, and cultural offerings to support the 4,000 residential units that Antares is building. This “smart growth” project, one of the largest in the United States, is being noted as a model for job growth, environmental sensitivity, and traffic reduction.

The recent acquisition of the Antares building at 100 west Putnam Avenue in Greenwich has further enhanced Antares’ commercial real estate portfolio. The 150,000 square foot Class “A” office building will be completely transformed by Perkins Eastman for occupancy by early 2008 and will become “the place to be” for the “who’s who” in private equity, hedge funds and financial institutions. Governor M. Jodi Rell supported the acquisition and released a statement: “The state’s commitment to job growth, education and lower taxes is helping to build the foundation to attract and grow new investments throughout the state. We are especially pleased that Antares continues to prove its commitment and confidence in the long-term economic viability of our great state.”

The Shops @ Inn at National Hall is a rare assemblage of trophy quality assets located on the Saugatuck River in the prestigious town of Westport, Connecticut. Antares acquired this mixed-use retail and hotel asset in late 2006. The retail component includes tenants such as Peter Coppola Salon, Bank of New York, and Signorino of Westport, and all of the tenants enjoy a spectacular view of the water. The Inn boasts 16 luxurious suites, each designed to have a distinct, classic character. The Inn was selected for inclusion in The National Register of Historic Places in 1894, is a member of Relais & Chateaux, and earned the coveted AAA Five Diamond Award in 1998, 1999, and 2000. Referred to some as “Beverly Hills East,” Westport offers visitors an abundance of stimulating cultural and recreational activities. A stroll away from National Hall is the charming Main Street with boutiques, antique shops, and art galleries. Also nearby are the famous Westport Country Playhouse and Compo Beaches.

Armonk, N.Y., known globally as headquarters of leading corporations such as IBM, is the site of two Antares retail and residential projects. Antares is developing Armonk Square, the retail centerpiece of this 350 year-old town is being developed with a plan influenced by the pedestrian friendly design of Italian piazzas. Pre-leasing efforts have already succeeded in attracting world-leading tenants at record prices for access to the demographic advantages of this Westchester village. Armonk Square follows the Antares Cider Mill project in Armonk, a critically acclaimed collection of new homes within an exclusive gated community.

Pickwick Plaza is an office building Antares acquired in 2002. During Antares approximately 5 years of ownership, operation and leasing, Pickwick Plaza achieved among the highest office rental rates for any office building in the United States. The investment was sold for the highest price per square foot ever recorded for a suburban office building in 2007, generating 45% equity IRR over five years. Today, Antares still manages this elite Greenwich office property for the new ownership.

تعلق الاقتصادية لانتارس

ANTARES INVESTMENT PARTNERS

Antares Investment Partners (“Antares”) is a vertically integrated real estate development and private equity firm based in Greenwich, Connecticut. Antares was founded in 1996, employs approximately 300 people and has over $5 billion of assets and projects under management. The firm’s capital relationships are with leading global firms such as Goldman Sachs, Lehman Brothers, Royal Bank of Scotland, Lurber Adler, Arch Street and world leading family offices.

Antares is credited with conducting some of the most significant developments in the State of Connecticut and in the United States. The firm’s development plans have earned Antares an outstanding reputation as an advocate for environmental and neighborhood concerns and as a collaborator with community members.

With the $4.0 billion, 82 acre project known as the Harbor Point District in Stamford, Connecticut Antares is revitalizing the city’s 100 year old industrial waterfront. Currently in the master planning phase by two of the world’s premier architectural firms, Cooper Robertson and Sasaki, the transit-oriented, mixed-use development components include offices, hotels, retail, educational, and cultural offerings to support the 4,000 residential units that Antares is building. This “smart growth” project, one of the largest in the United States, is being noted as a model for job growth, environmental sensitivity, and traffic reduction.

Featured in media outlets including the Wall Street Journal, VH-1 and the New York Post, the elite Antares Mansion Group passionately develops and builds museum-quality residences that are “Gatsby-esque” in grandeur and scope. These “New Great Estates of Greenwich” are made possible through Antares’ vast assemblage of Greenwich horse country real estate. The homes are designed by world-renowned architects, and then built by Antares’ highly experienced in-house designers and dedicated crafts people. To date the Antares Mansions division is responsible for more than 400,000 square feet of museum-quality estates.

Stone Chase and Two Fountains are two custom designed mansions that are buffered by a wooded conservation lands and nestled in Greenwich horse country. Lake Carrington, the first “Couture-Ready” mansion in Greenwich, is a refined 19th century stone Georgian family compound set on an 8.78-acre property.

In February 2006, Antares made real estate history in Connecticut with the $223 million purchase of two rental residential communities for high-end condominium conversion called Greenwich Place and Greenwich Dales. Recognized as the largest real estate acquisition in the history of the state, these communities amass 600,000 square feet and 462 units, an irreplaceable collection of residences when modern day zoning limitations of Greenwich, CT are applied.

Antares’ success over the last decade of buying, operating, and selling over one million square feet of commercial real estate office buildings, has launched the firm into a multi-billion dollar commercial office building expansion plan targeting the New York Metropolitan area.

The shops @ Inn at National Hall is a rare assemblage of trophy quality assets located on the Saugatuck River in the prestigious town of Westport, Connecticut. Antares acquired this mixed-use retail and hotel asset in late 2006. The retail component includes tenants such as Peter Coppola Salon, Bank of New York, and Signorino of Westport, and all of the tenants enjoy a spectacular view of the water. The Inn boasts 16 luxurious suites, each designed to have a distinct, classic character. The Inn was selected for inclusion in The National Register of Historic Places in 1894, is a member of Relais & Chateaux, and earned the coveted AAA Five Diamond Award in 1998, 1999, and 2000. Referred to some as “Beverly Hills East,” Westport offers visitors an abundance of stimulating cultural and recreational activities. A stroll away from National Hall is the charming Main Street with boutiques, antique shops, and art galleries. Also nearby are the famous Westport Country Playhouse and Compo Beaches.

Armonk, N.Y., known globally as headquarters of leading corporations such as IBM, is the site of two Antares retail and residential projects. Antares is developing Armonk Square, the retail centerpiece of this 350 year-old town is being developed with a plan influenced by the pedestrian friendly design of Italian piazzas. Pre-leasing efforts have already succeeded in attracting world-leading tenants at record prices for access to the demographic advantages of this Westchester village. Armonk Square follows the Antares Cider Mill project in Armonk, a critically acclaimed collection of new homes within an exclusive gated community.

Pickwick Plaza is an office building Antares acquired in 2002. During Antares approximately 5 years of ownership, operation and leasing, Pickwick Plaza achieved among the highest office rental rates for any office building in the United States. The investment was sold for the highest price per square foot ever recorded for a suburban office building in 2007, generating 45% equity IRR over five years. Today, Antares still manages this elite Greenwich office property for the new ownership.
### Lake Carrington Couture Ready (24 Weeks)

<table>
<thead>
<tr>
<th>Task Name</th>
<th>Duration</th>
<th>Week 1-4</th>
<th>Week 5-8</th>
<th>Week 9-12</th>
<th>Week 13-16</th>
<th>Week 17-20</th>
<th>Week 21-24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Carrington</td>
<td>24 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Security System Installation</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Plumbing</td>
<td>8 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Electrical</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Carpentry</td>
<td>10 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Masonry</td>
<td>12 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Painting</td>
<td>6 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Flooring</td>
<td>6 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Roofing</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Plumbing</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Electrical</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Carpentry</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Masonry</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Painting</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Flooring</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Roofing</td>
<td>4 Weeks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

### Standard House Build Schedule (in Months)

| Task Name | Duration | Month 1 | Month 2 | Month 3 | Month 4 | Month 5 | Month 6 | Month 7 | Month 8 | Month 9 | Month 10 | Month 11 | Month 12 | Month 13 | Month 14 | Month 15 | Month 16 | Month 17 | Month 18 | Month 19 | Month 20 | Month 21 | Month 22 | Month 23 | Month 24 |
|-----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Foundation | 4 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Site Clearing | 4 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Site Preparation | 4 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Structural | 12 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Plumbing | 8 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Electrical | 8 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Carpentry | 8 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Masonry | 8 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Painting | 4 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Flooring | 4 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Roofing | 4 Weeks | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |

---

*Note: The schedule assumes continuous work and completion in the specified number of weeks or months.*