

POLO

DESIGN BUILD

from AMAGANSETT *to* MONTECITO



*A place where
the PAST, the PRESENT,
and the FUTURE meet in HARMONY*

POLODESIGNBUILD.COM

NEWTOWN | PENNSYLVANIA

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AT POLO, WE CREATE MUSEUM QUALITY MASTERPIECES FROM FRENCH NORMAN, SHINGLE STYLE, CRAFTSMAN TO ULTRA MODERN CONCRETE, STEEL, AND GLASS, WHICH PRODUCE A MAGICAL EFFECT. PHILOSOPHICALLY, WE MAINTAIN THE FINEST TRADITION IN ART AND ARCHITECTURE. A WELL STUDIED PAST IS THE KEY TO DEVELOPING AND ACHIEVING MAGNIFICENTLY EXECUTED PROJECTS WHERE THE EXPECTATIONS OF OUR CLIENTS ARE MET AND THEN EXCEEDED.

POLO offers 20 plus years of experience in design-build projects, residential renovations and additions, architectural, interior and landscape design, construction management, land preservation and land development. With a love for designing and building one of a kind estate homes and family compounds to townhomes and apartments, POLO will undertake design-build opportunities anywhere in the U.S. and abroad.

The objective is simple, allow clients to benefit from our experience during the design-build process culminating in a meticulously crafted home that embodies the desired lifestyle of our clients. Success can be measured in how well POLO meets the needs of its clients by matching the right designs, materials and impeccable execution to each project. The firm also plays an active role in helping to maintain the natural integrity of each site by implementing sound landscape design and preservation techniques. Over the years, hundreds of acres have been preserved for today and

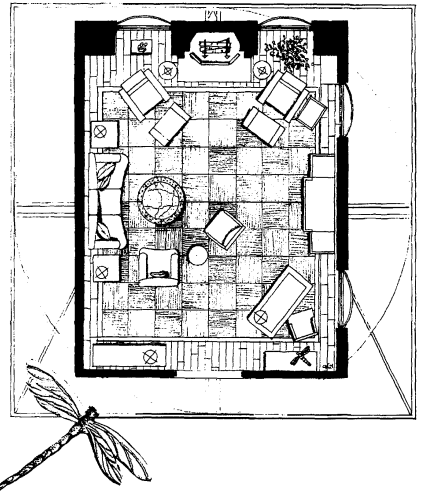




future generations through the firm's practices. With every new project, POLO Design Build performs a comprehensive study to discern the best architectural style for that geographic location and topographic challenges. Every site is unique and has an influence on the design, materials and execution of an individual home. In most instances, finding the right property is the first step. Subsequently, the firm oversees all architectural, interior and landscape design plans to insure the highest degree of integrity and success.

COMMUNICATION

The firm's emphasis is on listening. Our clients range from empty nesters to growing families. We find out how our clients want to live, their needs for public and private spaces, what furnishings and art they value, what rooms are important and why. Only then can we design a project to meet our client's need.



The design process is complex and requires balancing the demands of the home site, client's desires and budget. This may be reflected in size, scope, or material selection. In addition, the firm seeks to have a positive environmental impact and incorporates self sustaining technology and materials into its many projects.

KNOWLEDGE — WHERE FORM MEETS FUNCTION

One keystone on which a project's success rests is designing the right floor plan. With fastidious planning POLO develops unique, personalized floor plans, and elevations to meet our clients' needs.

Each project reflects the embodiment of our clients' desires. How our clients will live in and utilize rooms, both inside and out, are critical areas that we address: traffic areas - room sizes - ceiling heights - windows and doors all must combine both form and function.

POLO is known for its focused and obsessive attention to detail. During the schematic design and development phases, rooms are designed and grouped to flow from one to another in harmony. Completing an interior design layout and identifying furniture placement to scale is part of our standard design process that in turn drives our lighting, electrical and finished plans.



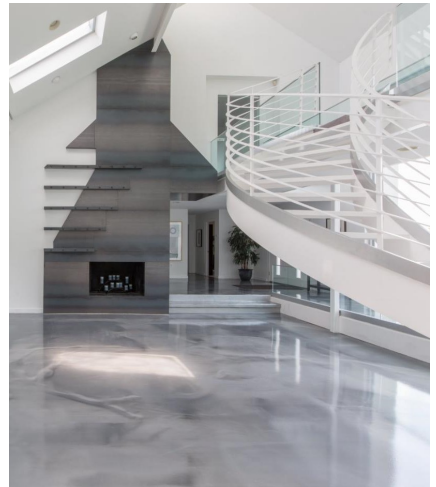
RESULTS — CONSTRUCTION MANAGEMENT

Our firm prides itself on offering knowledgeable, personable interaction during the construction process. Clients are routinely walked through the project during many phases of construction in an effort to guarantee that every aspect of their perceptions are met. If necessary, changes to design or scope can be implemented before it is too costly or too late.



One reason for the success of our projects is that the firm works with exceptional artisans and contractors in all trades guaranteeing the highest level of quality and finish work. Another signature of the firm is its ability to design and source architectural elements that are unique to your home. Interior and exterior

doors, moldings, casework, flooring materials, windows and stairs are but a few examples. We acquire hard to find materials whether 200 years old or ultra modern, which enables us to truly make our clients projects very special. The firm also designs fine furniture and lighting — the finishing touch of defining a fully comprehensive design-build project.



LANDSCAPING & SITE ASSESSMENT



The art of landscaping is an important element critical to every project. Always seeking perfection, the firm conducts a site analysis and once completed, designs a comprehensive landscape plan. This plan provides for major site trees, drives, walks and other visual embodiments such as gardens and sculpture in order to paint

a cohesive picture where every element complements each other in perfect harmony. We start by placing the house, and as applicable, all dependency buildings, pools, tennis courts, stables, detached garages along with any number of other amenities such as ponds, fountains, reflecting pools and formal or informal gardens.

The overall landscape plan should be considered as an extension of the home and should provide beautiful views and focal points. Approaching the home should be a carefully orchestrated event from one vignette to another until the home gracefully unfolds before you. From within the home, landscaping should appear as rooms extending the comfort and living enjoyment of your home. These are POLO design objectives.



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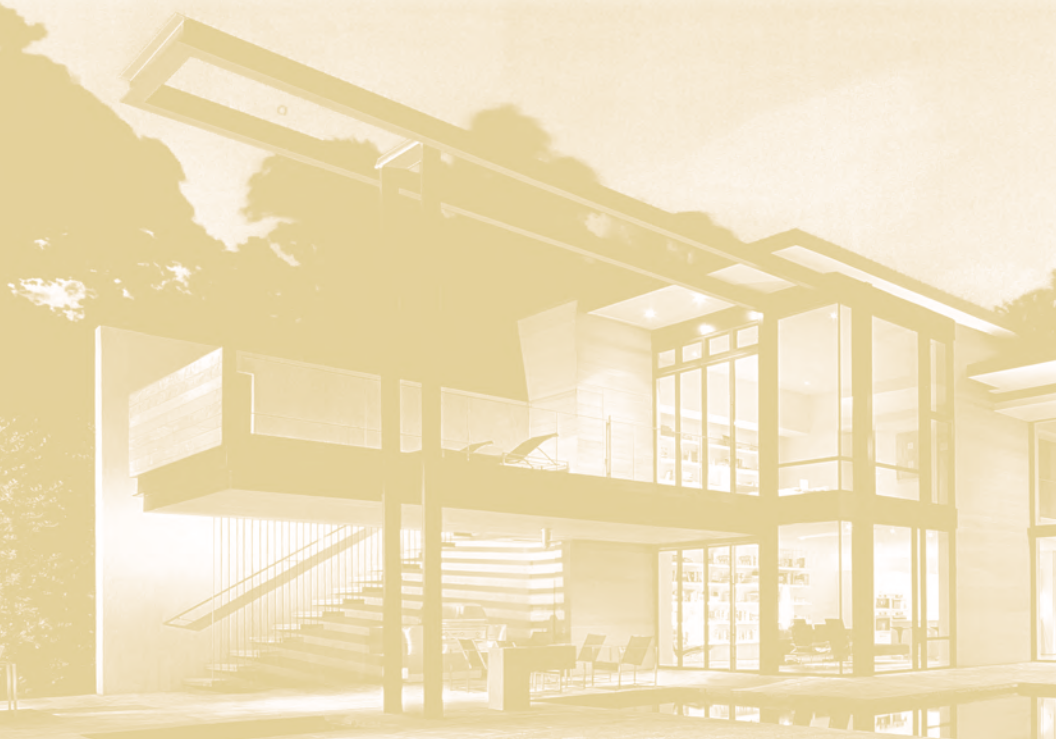
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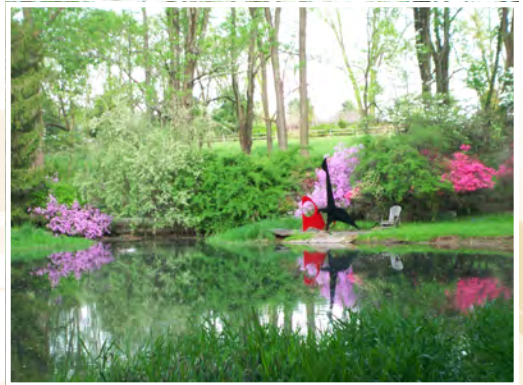
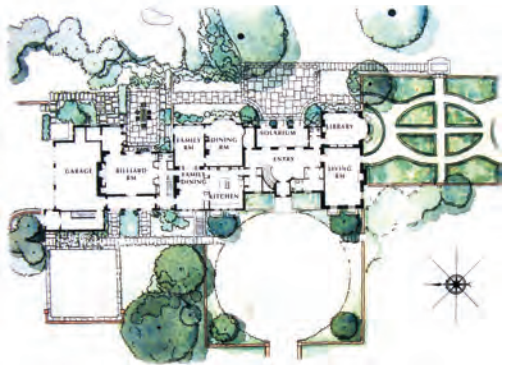
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While each project is quite different from the next, the common elements of personalized design, impeccable execution and environmental cohesiveness combine to form POLO's signature.

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