



**PROFESSIONAL
SERVICES**



Our History & Philosophy



In 1995, an idea was born: Merge conventional landscape architectural design practices with then, immersing digital technology. Known then as Landscape Architectural Technologies, Inc. dba Conceptus, we committed to and perfected this process, winning numerous awards for our work along the way. In 2009, we changed our corporate name to "Land Architects, Inc." and opted to drop the dba Conceptus to more clearly define what we do and reflect the refinements our ever-evolving business has undergone...and evolve it has. Our firm was the first in its field to integrate landscape architectural design with cutting-edge digital technologies and 3D animation. As new technologies have developed, we've been there-always on the current edge of both design and technological advances. Our team is a diverse group, made up of professionals

in a variety of fields with the expertise to assure our service and end products remain on the cutting-edge. And, our participation in on-going education and training assures we stay current with technology and market trends to better achieve our clients' objectives. Our commitment to keeping pace with the market and technological advances never ends-and the proof is where it should be-in our work.



OUR INNOVATION, EXPERTICE & DIVERSITY

Darwinian Theory has proven that you either evolve or go extinct! The evolution of design through digital technology has been an ongoing effort at Land Architects and our ability to continue to provide cutting edge design through digital technologies is a function of the innovations that we employ in concert with our expertise in both design and digital technologies. These efforts evolve simultaneously and require an endless effort to stay "on the edge!"



OUR RESILIENCE DEFINES OUR SERVICES

Land Architects, Inc. is first by nature a Landscape Architectural Design Firm. The mere definition of Landscape Architecture defines for a wide variety of applications and expertise. At Land Architects we have endured the vast changes and demands of the free market since our inception and have tirelessly worked to keep current with cutting edge technology and market trends. The prerequisite experience that we have built since 1995 allows us to offer with confidence our services in 3D Animation, Digital Imagery, Virtual Design, Landscape Architectural Design, Land Planning & Graphics, and Development Permitting Services. Those service are defined in more detail herein.



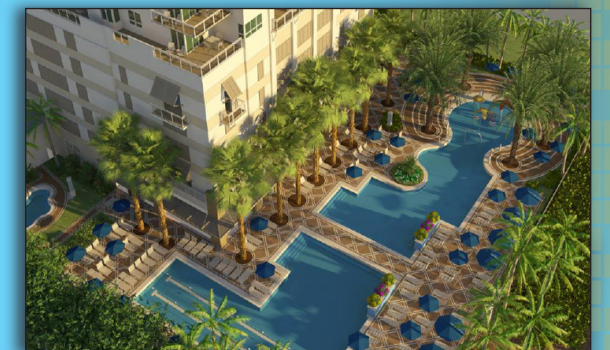
3D Animation

3D ANIMATION SUITES ALL

We've been advocates of 3D from day one. While, at the time, it was considered revolutionary in the world of design—with conventional design and color rendering being pretty much the norm—we saw its potential. Once an option for only the largest scale highest budget projects, it has now become affordable and applicable to more conventional projects. As a result, our long-held belief in the superiority of integrating 3D design and modeling into all significant design efforts can be enjoyed by more of our clients than ever before. Because when it comes to clear articulation of the design being presented - from concept to construction through marketing and actual construction - no other technology pays for itself better. We can show you why!



VIRTUAL REALITY TOURS



FROM VIRTUAL REALITY TO MARKETING REALITY

Virtual Reality Tours are a popular, direct product of 3D animation. They provide the highest possible degree of realism and movement within an environment which doesn't yet exist. Making it perfect for everything from pitching concepts to anyone from ground floor investors to the eventual consumer/end user. When coupled with Post-Production Services, these virtual depictions of the built environment can be made conducive to virtually any medium that suites our Client's needs. These range from TV Commercial spots & other video based media, to brochures and on-site/web based collateral Sales Facilities. Please visit our web site or contact us for more samples. The ability to fully visualize a proposed design in a realistic, simulated manner is an indispensable tool when helping someone fully understand an idea or design. Then, when it's time to market 'in-progress' or pre-construction designs, the work created dovetails nicely into marketing materials, bringing the same realism to consumers and expediting sales. 3D Animation is an extremely effective tool for a number of applications such as:

- Pre-Construction Marketing (Media Based Content)
- Pre-Construction Sales for Time-Shares and Resort Co-ops
- Video and Web-enabled content
- Marketing collateral, Web, Print and Television Advertising
- Zoning Approvals & Community Participation/Pacification
- Lender & End User Realistic Representations



Digital Imagery

DIGITAL IMAGING VERSUS 3D ANIMATION

Digital imaging is normally thought of and is most cost-effective when used as a by-product of the 3D Animation process. Images from virtually any desired view point that are illustrated in animation can be easily obtained and rendered out individually as a single image for a variety of uses. In this capacity, Digital Imagery is a readily available and easily obtained by-product of 3D Animation. When Digital Imaging is used as a means of communicating a specific design, its exacting nature does an excellent job of communicating a sense of place to the viewer. Whereas 3D Animation is an in motion process and expresses a more complete depiction of a space due to its realistic movement and scenic variety, Digital Imaging is just as exact but is specific to a singular perspective or angle. Both procedures are born out of the same digital model with differing rewards, time frames, costs, purposes, and flexibilities.



EVOLVING TECHNOLOGY

The beauty of digital technology is found in the never ending evolutionary improvements to both computer hardware and software and in the constant upgrading of both. It also requires a personal commitment by our Staff to stay current and to provide the best and most cost-effective services as possible for our Clients as well. Since the advent of this technology as the foundation of our firm's design process, we have been able to provide "more for less" in the digital realm as time has passed. The promise we continue to make with our founding principles requires vigilance and a commitment to stay on the cutting-edge. At Land Architects, Inc. our motto is and will continue to be defined as the place "Where Design is infused with Technology."



DIGITAL COMMUNICATION

The utter joy of digital technology is found in its brilliance and ease of modification. Conventional analog design graphics have been and always will be essential design communication tools. However, the ability to modify, revise or alter conventional hand drawn graphics requires a near re-creation of the original. Digital communication can be addressed in real time and can be conveyed over the myriad of communication devices that are an essential part of our daily lives. At LAI, we excel at being able to communicate readily with our Clients from and to virtually anywhere they are or need to be.

Virtual Design

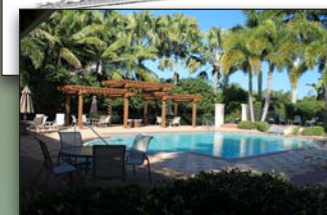
OUR DESIGNS CAN TAKE YOU VIRTUALLY ANYWHERE...

Evolved from the advent of electronic drafting, Virtual Design is the still image equivalent of 3D Animation integrated into the design process. Rarely do lay people or even experienced professionals in the real estate development industry fully understand the context of a space in three-dimensional form from viewing standard plans and elevations. An accurately depicted perspective is far more realistic. Virtual Design methods illustrate proposed design elements and spaces in their three-dimensional context and in a form that even the most untrained observer can easily and logically understand. Virtual Design takes the guesswork out of what is being proposed eliminating the angst of having to wait until the space is built to have a full understanding of it. You can also avoid the cost of building something that you may not otherwise fully appreciate or be satisfied with. Every developer has said at onetime "That's not exactly what I had in mind..." Well, we've made that statement a thing of the past. Add to that the application of using these images and designs for pre-construction marketing materials and you can't only "see" what you're building more easily, but sell it more easily as well. Any objections?



EVOLVING AN IDEA INTO REALITY

Virtual Design fully realizes a design process that often changes and evolves for a variety of reasons. Those reasons could be, budget, personal taste, market and product expectations, permitting constraints, or ever shifting end user preferences just to name a few. The key consideration of the age old design process is and always has been the ability to communicate clearly to any decision maker what the context of any proposed design form will actually be. Conventional sketches, elevations, and sections are helpful. But, nothing communicates more consistently to everyone involved in the design process than the actual three-dimension creation of a proposed item that articulates the same impression to all. The end results of Virtual Design are most always a more time efficient process that affords a greater sense of confidence and expectation with the final product. Knowing where you are going and what you will receive is a paradigm that affords a greater level of confidence in virtually any application! We already appreciate that notion as an inherent part of our service. At Land Architects, Inc. we endeavor to bridge Design, Marketing, Zoning & Permitting, Budgeting, and Construction implementation into an involved singular course of action. We believe that the process should bear no waste and that our service will be beneficial to every aspect of our Client's needs through completion of the project.



PAIMAS DEL SOL



Landscape ARCHITECTURE

LANDSCAPE ARCHITECTURAL DESIGN: Land Shaped with Purpose

Put simply, Landscape Architects design the land and supporting man-made and natural elements that inhabitable buildings occupy; essentially everything outside of any structure that encloses people. By combining the natural features of the land parcel with man-made and botanical elements, Landscape Architects create spaces for human activities outside of these buildings. The collaboration of these professional skills is necessary to holistically create spaces that afford people the benefit of indoor and outdoor living in all their daily activities. Land Architects, Inc. has provided landscape architectural design services on hundreds of projects since 1995. Those services include, but are not limited to:

- Detailed Site Design and Community Planning
- Urban, Municipal, and Park & Recreation Design
- Roadway Landscape Design and Documentation
- Community and Neighborhood Network Design
- Open Space & Plaza Planning and Design
- Places of Worship & Church Campus Planning and Design
- Water Feature and Pool Design and Documentation
- Hardscape Design and Documentation
- Landscape Design and Documentation
- Outdoor Lighting Design and Documentation
- Irrigation System Design and Documentation
- Development Permitting, Zoning, & Entitlements

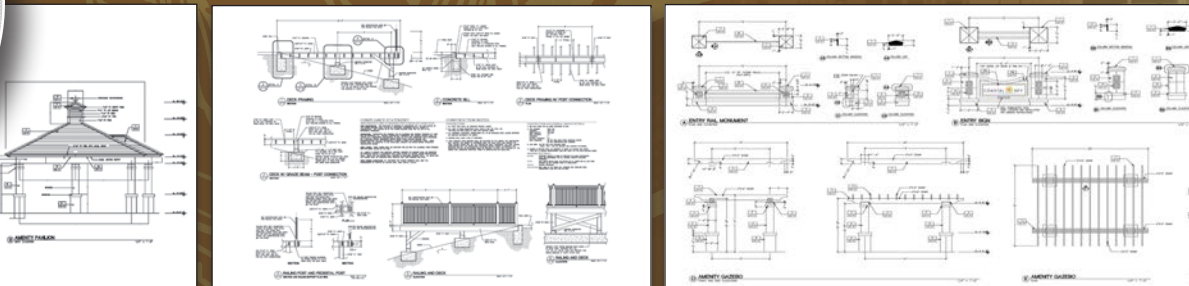
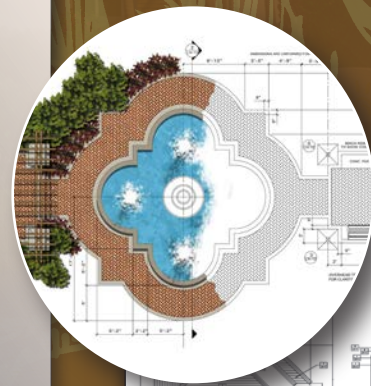


Ideas & Applications: Conventional design wisdom states that there is no such thing as a bad idea. However, better ideas that promote design and end user needs are what the design process must move forward. Clear communication of ideas based on applicable experience and expertise are what Land Architects, Inc. demonstrate on every project we endeavor to take on.

A COLLABARATIVE DESIGN PROCESS

Land Architects, Inc. has an established track record of both leading and working with collaborative team efforts on a variety of project types. Our commitment to the use of digital technology is matched only by our commitment to work within a team that endeavors to best serve our Client's needs.

At Land Architects we believe in the 'Team' approach to professional service. Successful projects are those that are actively and closely managed by a tightly structured and well-organized design team. This team should include members from all professions associated with a given project effort, each with a clearly defined role. Carefully managed, this kind of team brings invaluable synergy to a project and is a valued asset to any client.



CONSTRUCTION DETAILING

We understand that in order for the best laid design to be built that carefully crafted construction documents that clearly articulate how it is to be built are as important as anything. Construction Documents follow established criteria based on sound construction principles that clearly and concisely articulate the construction process. At Land Architects, Inc., we don't re-invent the wheel when it comes to document preparation, we merely assure that it is built properly, built as expected, and is built on budget.

“OUR PROFESSIONAL ESSENCE”

IMPLEMENTING SOUND DESIGN CRITERIA

In order to translate art into a science, some basic but sound design principles need to be addressed and carried out on every application that we undertake:



- The final design solution is the resultant product of the collaboration of the Client, all allied Design & Marketing Professionals, and the End user
- Simplicity is the essence and foundation of good design
- Design of the land is a social art, the success of which is measured by the level in which the Client and the End User finds fulfillment, experience, and function
- Design should facilitate or encourage the opportunity for social interaction and participation, or to provide for one's intimacy with the surrounding environment as built and conceived
- Form and function should be continually questioned in relation to purpose, aesthetics, experience, cost-effectiveness, and sustainability



Land & Site Planning

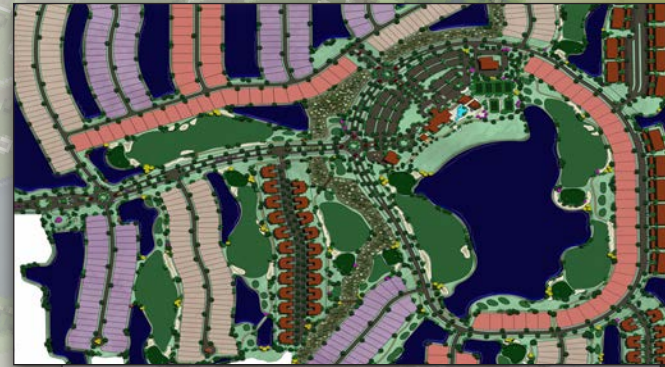
PLANNING CONCEPTS

Even though Digital applications dominate both our land & site planning and marketing graphics services, conventional drawing techniques still play an occasional vital role. We often work with active Clients and integrated allied professionals that continue to draw their ideas in a conventional manner. Coordinating a variety of medium types is easily facilitated by the professionals at Land Architects, Inc. culminating with the outcome of desired results in whatever format is expected of us.

LAND & SITE PLANNING SERVICES

Land Architects Inc. has a professional Staff with extensive experience in executing a wide range of Land Planning Services. Our professional services are most suited to Site Design, but also consist of the various aspects of requirements necessary to ascertain a fully realized development application. Whether that application is a large scale community or public park or is a small commercial/industrial development parcel or a single family home-site, Land Architects can provide you with sound land planning expertise. The following are just some of the Comprehensive Land Planning services offered by our firm:

- Mixed Use Master Plans
- Commercial or Industrial Use Site Plans
- Park Design & Master Plans
- Urban and Municipal Design
- Pro-Forma and Site Development Yield Studies
- Zoning Assistance and Amendments
- Land Use Applications & Expert Testimony
- Land Development, Zoning & Comprehensive Plan Regulations
- Community, Neighborhood, and Corridor Plans



REGULATORY FRAMEWORK & COMMUNITY PLANS

Land Architects has been involved with government appointed advisory boards, local design review committees, and the creation of a numerous community plans, framework plans, and regulatory codes since our inception in 1995. Our expertise in understanding the nuances between regulatory control and a successful community marketplace that equates into a viable community plan is remarkable. The technology that we bring to the table only adds to our efforts to stand out against our competition to the benefit of the communities we work for.

Planning & Marketing Graphics

PLANNING GRAPHICS

Land Planning Graphics and Project Marketing is where Land Architects Inc. excels and is simply unequaled as a design firm. We have worked in the capacity of providing graphics for hundreds of Clients representing innumerable project types along with hundreds of allied professional firms seeking this area of expertise. Our blending of digital techniques and conventional design affords a rather unique level of graphics available over a wide variety of applications, such as

- Conventional Land Plans and Character Vignettes
- Site Perspectives & Aerial Based Renderings (Bird's Eye Views)
- Building Perspectives & Development Forms (Architectural Illustrations)
- Site Plans (Commercial, Residential, Industrial, Mixed Use)
- Aerial Composite Renderings
- Aerial Fly-Overs & Fly-throughs (Animated)
- Development Regulation Illustrations & Exhibits
- Zoning Exhibits & Community Presentations
- Conference Exhibits & Presentations
- Marketing Campaign Graphics & Product Branding Assistance
- Web Site Development & Web Applications
- Video Media & Print Ad Graphics
- Post-Production Services or Coordination therewith



We often work with allied Landscape Architectural Design Firms in these capacities as an integral part of an overall Design Team as well!

GRAPHIC DESIGN

The evolution of a project's individuality needs to be a coordinated effort between marketing, design, and development. At Land Architects, Inc. we understand the subtle and vital relationship between these differing, but highly intertwined aspects of a project and our approach and product will work to keep them that way.



MARKETING & MEDIA

The by-product of the design process should never be wasted. All graphic elements of the design process on a given project should endeavor to benefit that project's advent into the marketplace in a manner that best secures its success. At Land Architects, Inc. we have a long and sustained history of collaborating with our Client's Marketing Teams and being an asset that combines design and marketing into a unified and connected voice in bringing projects to the marketplace.

Parks & Urban Design

PARKS & RECREATION

The fundamental principle in the planning and design of public parks and recreation facilities more often than not demands an appreciation and ability to work with the natural environment or to at least be able to make it a function of the process. Parks & Recreation Design resides in having a sound understanding of what the public user expects and how they will ultimately use the facilities offered. Whether the project is a large regional beachfront park such as Bunche Beach, an eco-friendly park such as Sirenia Vista Park, or a neighborhood level park such as Paul Sanborn Park, Land Architects, Inc. brings a qualified level of skills to the project that results in parks of distinction with sustainable life-cycles.



URBAN & MUNICIPAL DESIGN

Urban and Municipal design applications are not necessarily the same, but they respond to very similar principles. The design of urban spaces and municipal facilities is normally a function of working with the built environment and is often described as the art of making public spaces beautiful, functional, and efficient for those using them. This requires a keen understanding and appreciation of the interactions between people and the specific environment envisioned and applied. It also requires an ability to be both a team builder and a team player in the process. Whether designing an urban mixed use project like the Art District at Rapallo, a high-end downtown street front mixed use application like the Colonnade on 5th Avenue, or facilities with important public interests like the Hendry County Courthouse, Land Architects, Inc. has the experience to execute it, the understanding of how to make it happen, and the appreciation of being part of a process that bears results.

Development Permitting & Zoning

DEVELOPMENT PERMITTING

Development Permitting is an essential service in getting any project built. Land Architects, Inc. has an incomparable level of experience in our field and employs a common sense approach that results in the acquisition of jurisdictional permits that require the least amount of time and expense for our Clients. We fully understand both the distinction between design and permitting as well as the similarities between permitting and construction. We have decades of experience in the execution of development permitting documents and in how to get projects through these agencies with the least amount of upset in time & expense. Services in these areas include, but are not limited to: Pre-Application Meetings and Initial Site Plan Approvals, Development Permitting Plans (Site, Landscape & Irrigation, Photometric Lighting, etc.) General Water Use Permits and Building Permits.



ZONING & ENTITLEMENTS

Zoning & Entitlements are also essential aspects of project applications. Without the appropriate entitlements and zoning in place, projects cannot move forward with confidence. Land Architects, Inc. is often a key player in project Zoning and Entitlements. The following are just some of the professional services we provide in this aspect: Master and Comprehensive Site Planning, Project Pro-Forma and Cost Analysis Assessments, Master Concept Plans, Expert Testimony, Public Meetings and Graphic Exhibits, Team Building and Project Support, Marketing Collateral or assistance therewith



Code Minimum



Sensible Design

CODE MINIMUM & SENSIBLE DESIGN

All aspects of Development Permitting require a unified approach in the final design, Permit Documents and Construction Documents are the end product. In these situations, it is essential to have a complete understanding of project economics and in the application of the permitting process. At Land Architects, Inc. we work with this formula and can offer our Clients a combined service in this regard that results in good design, complete and quickly reviewable permit documents, and final construction drawings that do not obligate our Clients with any more than is required by Code. Our code minimum approach, however, is not formulaic and expresses a unique design application specific to each site and with each Client's needs to maintain the maximum flexibility that they need to respond to ongoing market trends, specific project needs, adherence to budget limitations, and respect to timing expectations.



3D Animation
Virtual Design
Digital Imagery
Land Planning & Graphics
Landscape Architecture

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