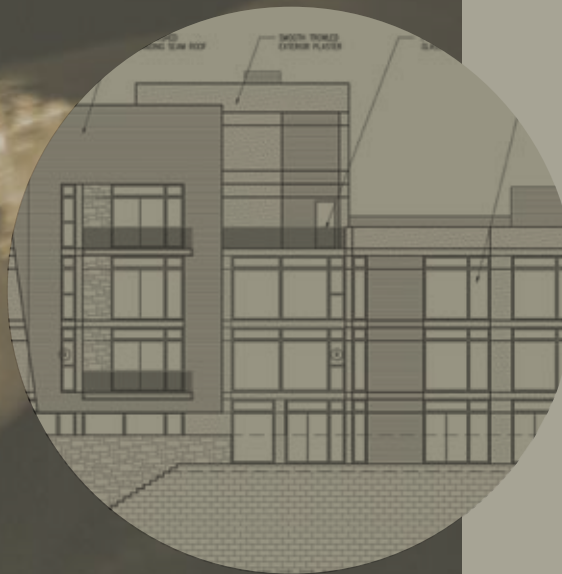


AGD-AGC

We design.
We engineer.
We construct.
We deliver on time.



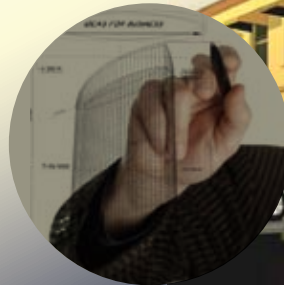
DEFINING AGD-AGC ● ● ●

American General Design and American General Constructors are wholly **integrated** firms that provide **streamlined** design-construct solutions.

We have over 60 years of continuous professional experience implementing new construction, renovation, expansion and modernization.

We are a **sound choice** for your mixed-use/retail, historic preservation, hospitality, public works design-construct projects.

"In the future, we will be paperless, designing and constructing in the field with handheld PDA's."



our vision

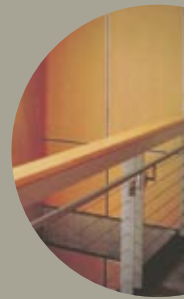
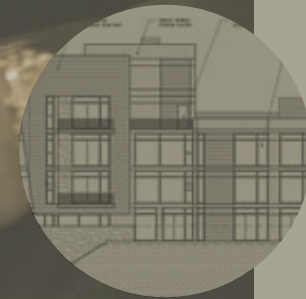
We envision a world where the design-construct process is truly **connected**; where the architect's blue print embodies the engineering and structural plans; where approvals and entitlements are a part of the design phase.

THE WORK ●●●

We provide wholly **integrated**, full service architecture, engineering, construction management and contracting services. If your project requires only one of our services, we can deliver. However our strength is in **delivering a** comprehensive design, engineering and construction **solution on time.**

our services

We design.
We engineer.
We construct.
We deliver on time.



THE WORK ● ● ●

our expertise benefits your

Design-Build

Review/Approvals Process

Construction

Entitlement Procurement

LEED Certification

Green Building Practices

Historic Preservation

Strategic Planning

Renovations and Expansions

Site Adaptations

Real-time costs

Building Information
Management (BIM)

A common, smart platform

Early Conflict Identification

Cost model built into design

Models that sequence construction

Skilled Licensed Professionals

Central Point of Liability

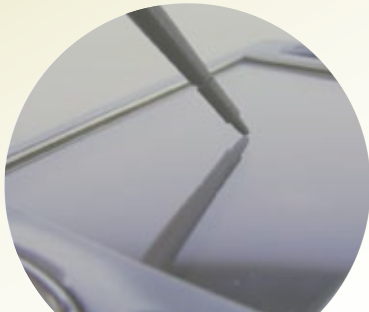
Integrated Processes

Central Insurance

OUR SPIRIT ● ● ●

We are the **best choice** for design-construct solutions in Western America.

Our integrated processes utilize **cutting edge** technology to **conserve** resources, **reduce** waste, **streamline** approvals and **create** breathtaking buildings that are energy **efficient** and socially conscious.



the mission

Socially Conscious
Intelligent
Collaborative
Original
Honest
Cost Effective
Resourceful

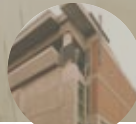
DESIGN-CONSTRUCT ● ● ●

Our version of design-build is unique. When we **design and construct** for you, there are **no middlemen** and no juniors. The leaders are the players. You collaborate with seasoned professionals who provide **total project management**. The buck stops with us for everything, including liability. Our work from beginning to end is streamlined. With **joined processes** and technology, we troubleshoot conflicts.

The end result?

We all save time.

We all save money.



we construct

- Hotels and Motels
- Office and Commercial Buildings
- Mixed-Use Buildings
- Public Works Projects
- Education Campuses
- Multi-Family Housing
- Business and Industrial Parks
- Shopping Centers
- Entertainment and Sports Complexes
- Residential

SERVED ● ● ●
design-construct

Project Name	Location	Type	Client	Cost	Completed
Arroyo Parkway	Pasadena, CA	Mixed-Use	496 Arroyo, LLC	\$11.0 M	Design Phase
Del Mar	Pasadena, CA	Mixed-Use	175 Del Mar, LLC	\$4.00 M	Design Phase
Los Robles	Pasadena, CA	Mixed-Use	123 Los Robles, LLC	\$22.0 M	Design Phase
Verde Valley Plaza	Cottonwood, AZ	Shopping Center	RVM Development	\$4.50 M	Design Phase
Windsong	Sedona, AZ	Mixed-Use	Doug Huberman	\$32.0 M	Design Phase
Glendale Plaza	Glendale, AZ	Shopping Center	RVM Development	\$3.00 M	Current
Boston-Centennial	Pasadena, CA	Mixed-Use	Joel Leebove	\$14.0 M	2006
Private Residence	Glendale, CA	Residential	Pierre Chraghchian	\$2.00 M	2006

construct (continued on next page)

Project Name	Location	Type	Client	Cost	Completed
The Dalton	Pasadena, CA	Mixed Use	Champion Development	\$15 M	Current
22 South Raymond	Pasadena, CA	Commercial	James Plotkin	\$1.5 M	2007
Luxe Hotel	Los Angeles, CA	Hotel	Efrem Harkem	\$3-4 M	2006
Woodcourt	Woodland Hills, CA	Commercial	Aroon Chinai	\$0.7 M	2006
Holiday Inn	Dana Point, CA	Hotel	Robert Jackson	\$2.5 M	2004
Private Residence	Glendale, CA	Residential	Confidential	\$36 M	2004
Ichikawa Residence	Los Angeles, CA	Residential	Ichikawa	\$0.3 M	2003
River Park Subdivision	Reno, NV	Residential	Trandec, Inc.	\$45 M	2002



Photo by Julius Shalman

SERVED ● ● ●

(construct continued)

Project Name	Location	Type	Client	Cost	Completed
Aliso Pico Recreation & Cultural Education Center	Los Angeles, CA	Public Works	City of Los Angeles	\$2.20 M	2001
Eagle Rock Child Care Center	Los Angeles, CA	Public Works	City of Los Angeles	\$1.20 M	2001
Nueva Maravilla Rehabilitation & Site Improvement	Los Angeles, CA	Multi-Family/ Public Works	Los Angeles County	\$1.20 M	2001
Bailey Bridges over Trukee River	Reno, NV	Bridge	Trandec, Inc.	\$0.55 M	2000
HJELTE Sports Center	Encino, CA	Public Works	Michael Munsch	\$1.00 M	2000
Best Western Sunset Plaza Hotel	West Hollywood, CA	Hotel	Robert Jackson	\$2.50 M	1999
Betsy Johnson Flagship store	West Hollywood, CA	Retail	Confidential	Confidential	1999
Soulouki Residence	Hillsborough, CA	Residential	Albert Soulouki	\$1.20 M	1997
170 Foot 3-Span Concrete Bridges over Trukee River	Reno, NV	Bridge	Trandec, Inc.	\$2.20 M	1996
14,000 SF Modern 2-Story Shopping Plaza	Glendale, CA	Shopping Center	Confidential	\$1.60 M	1995
24,000 SF Traditional 1-Story Shopping Plaza	Cypress, CA	Shopping Center	Artin Ayvazian	\$2.95 M	1994
Glendale Lodge	Glendale, CA	Hotel/Motel	Confidential	\$2.00 M	1993
Lot 74 & 76, 50,000 SF Single-Family & Guest Home (structural only)	Beverly Hills, CA	Residential	Confidential	\$4.20 M	1993
66-Contemporary 90,000 SF Condominium Units	Glendale, CA	Multi-Family	Development	\$7.50 M	1992
31-Contemporary 25,000 SF Condominium Units	Glendale, CA	Multi-Family	Development	\$1.65 M	1991
Glendale Shopping Plaza	Glendale, CA	Shopping Center	Heros Minassian	\$2.10 M	1990
Oakmont Country Club (6 homes)	Glendale, CA	Residential	Oakmont Development, LLC	\$0.95-4.60 M	1990
25,000 SF Traditional Single-Family	Beverly Hills, CA	Residential	Confidential	\$6.60 M	1989

our
clients



INTELLIGENCE ● ● ●



our
The strongest asset that we have is our dedicated design-construct team. When you work with us, you work with seasoned professionals. Our design team leaders are fully licensed professionals. Our construction team only uses the most experienced skilled labor familiar with the best building practices, including LEED standards. Together, our leaders work to provide you with the streamlined solutions you seek.

people

At the helm of our organization is **Patrick Chraghchian**, A civil engineering graduate of the University of Southern California, Patrick has over 23-years experience administrating and managing construction development projects. His companies have designed and built projects totaling in excess to \$500-million nationally and over \$1-billion internationally.



RESOURCED ● ● ●

At AGD-AGC we aim to be as informed and **connected** as possible. Why? We want every aspect of our projects to run smoothly. This means we must be actively involved in all of our communities: the professional society of designers and builders who share new technologies and ideas; the many city planners and inspectors who approve our work; and the neighborhoods our buildings join which makes us a part of an every growing village. Valuing and protecting these relationships is good business. It ensures that we will design-construct for years on end. And have a trouble-free time doing it.



stay
connected

RESOURCED ● ● ●

At AGD-AGC we aim to be as informed and **connected** as possible. Why? We want every aspect of our projects to run smoothly. This means we must be actively involved in all of our communities: the professional society of designers and builders who share new technologies and ideas; the many city planners and inspectors who approve our work; and the neighborhoods our buildings join which makes us a part of an every growing village. Valuing and protecting these relationships is good business. It ensures that we will design-construct for years on end. And have a trouble-free time doing it.

professional affiliations

Pasadena Heritage
Old Pasadena Management District (OPMD)
Contractors State License Board (CSLB)
American Institute of Architects (AIA)
Nevada State Contractors Board (NSCB)
Southern California Builders Association (SCBA)
Western Regional Master Builders Association (WRMBA)
U.S. Green Building Council (USGBC [Leed])

strategic alliances

RVM Associates, Pasadena, California
Sunset Pacific Hotels

connected



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