

March 24, 2016

Mr. Matt Ceragioli
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 100 Moody Court, Thousand Oaks, CA
Seismic Screening Report
JLA Job no. 11630-01

Dear Mr. Ceragioli,

Per your request, John Labib + Associates Structural Engineers (JLA) performed a seismic screening of the subject existing building structure. Our services included a site visit to observe the exposed elements of the structure, review of the available record drawings and a general evaluation of the structural systems of the building.

Building Description

The undated structural drawings provided for review include S-0 to S-10 (total 11 sheets), titled “Moody Ctr Corporate”, and prepared by Neal Scribner, AIA, Architecture and Progressive Consultants, Inc., Structural Engineers. Note drawings S-11 to S-14 and some details are referenced but are not included with the drawings provided to JLA.

See Figure 1 below for photo of partial west elevation of the subject existing building.



Figure 1 – Partial west elevation of 100 Moody Court in Thousand Oaks, CA

The building site is relatively level. The building consists of a partial basement below grade and two floors and a roof above grade. The building perimeter appears to consist of non-load bearing light gage steel stud walls and load bearing wood framed plywood walls with stucco finish from the first floor to roof.

Building Structure

According to the structural drawings, the building was constructed after 1999 with the structural design based on the 1997 Uniform Building Code. The below is a description of the structure.

Partial basement and first floor slab on grade and foundations

The partial basement slab on grade and the first floor slab on grade consist of a reinforced concrete slab supported on grade. The foundations below are reinforced concrete spread footings at the columns and reinforced concrete continuous footings at the concrete masonry walls and wood framed walls.

First floor over partial basement

The first floor over the partial basement consists of a reinforced concrete slab supported by reinforced concrete masonry walls.

Second floor and roof

The second floor and roof consist of plywood sheathing supported by sawn cut, LVL, and TJW wood joists, which are supported by steel wide flange girders, beams, and columns with some steel tube columns along with load bearing wood framed plywood walls.

Lateral load resisting systems

The building structure horizontal lateral system at the second floor and roof is the plywood sheathing diaphragms which delivers seismic forces to the vertical lateral system which consists of welded steel ordinary moment frames in the east west transverse direction and welded steel ordinary moment frames and double sided plywood shear walls in the north south longitudinal direction.

Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated September 15, 2014. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for the information on Seismic Safety Policy & Rating.

Seismic Evaluation

- The structure has a complete load path to transfer seismic forces to the foundations.
- The roof and floor diaphragms are continuous without major openings.
- Based on our review of the existing structural drawings and our conceptual evaluation of the lateral-load-resisting system, the lateral system is adequate for the size, configuration, and age of the building. The building is fairly light, is only two stories & the lateral system consists of well laid out moment frames. A major seismic disturbance is likely to result in structural and non-structural damage that would represent an implied slight risk to life hazards.

Seismic Rating

III

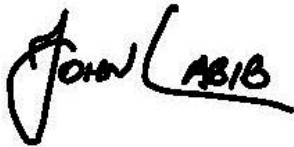
Limitations

This limited seismic screening was based on the review of the plans. Services were performed by JLA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The results of the structural evaluation represent our opinion and are not intended to preempt the responsibility of the original design consultants in any way. No other warranty, expressed or implied, is made.

If you have any questions, please do not hesitate to call us.

Yours truly,

John Labib & Associates



John Labib, S.E.
Principal

