

April 13, 2012

Ms. Joanne Williams
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 26585 Agoura Rd., Calabasas
Seismic Screening Report
JLA Job no. 12111-05

Dear Ms. Williams,

Per your request, we have performed a seismic screening of the building located at 26585 Agoura Rd. in Calabasas, California. Our services included review of the permitted plans and an evaluation of the existing structural systems of the building.

Building Description

The building on the subject address is located at 26585 Agoura Rd. near the 101 freeway, in Calabasas, California. It consists of a three-story wood, steel, and concrete framed structure with reinforced precast concrete exterior walls and a one level subterranean parking structure. The building is 225ft in the east-west direction and 108ft in the north-south direction and is mostly rectangular in plan. The building was constructed in 2006. Permitted drawings were available for our review.

Construction

Gravity Construction:

The gravity framing consists of wood roof and third floor joists that are supported by wood glulam beams, which are in turn supported by wide flanged steel girders and columns. The 2nd level floor consists of a 3" metal deck with 4-1/4" light weight concrete fill supported by steel beams and columns. The first level floor is constructed of a 12" thick cast-in-place two-way concrete slab supported by concrete beams and columns, and perimeter reinforced CMU basement walls. The steel columns from above are supported by concrete columns at the 1st level.

Foundation System:

The foundation system consists of a 6" concrete slab on grade, with shallow concrete pads supporting the concrete columns and continuous concrete footings supporting the basement walls.

Lateral-Force-Resisting-System:

The lateral-force-resisting system consists of a flexible plywood sheathed diaphragm and wood and steel beam ties and subdiaphragm chords at the roof and third levels to transfer seismic inertial loads to the perimeter precast concrete shear walls and two interior north-south steel concentric braced frames. The diaphragm at the second floor is the concrete filled metal deck, spanning to perimeter precast concrete shear walls and two interior concrete shear walls that the braced frames from above bear on, which continue to the foundation.

Seismic Evaluation Criteria

General: The property was evaluated based on the University of California Seismic Safety Policy dated August 25, 2011. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to Appendix for more info on Seismic Safety Policy & rating.

Seismic Evaluation

- The structure has a complete load path to transfer seismic inertial forces to the foundations.
- There are no significant strength or stiffness discontinuities in the vertical elements of the lateral-load-resisting system.
- The roof and floor diaphragms are continuous with no major openings.
- It appears that the number of bays & sizing of the concrete shear walls and braced frames are adequate for the size, configuration, and age of the building.

Seismic Rating

III

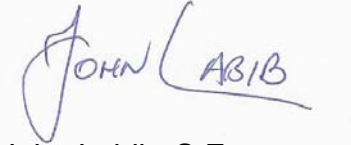
Limitations

This limited seismic screening was based on our limited drawing review. 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 structural observations and recommendations 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

