

October 15, 2013

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

Re: *University of California Seismic Rating for 1072 Gayley Avenue, Los Angeles*

Dear Joanne:

Nabih Youssef & Associates (NYA) have performed an Independent Review of the two-story office and retail building located at 1072 Gayley Avenue in Los Angeles. The review consisted of a site visit to observe the existing condition of the exposed structural elements, review of available structural drawings, limited calculations and identification of potential falling hazards that pose a significant life or safety risk to occupants.

Description:

The two-story building is rectangular-shaped in-plan with overall dimensions of 70' by 80' and approximately 11,200 sf. The building is reported to have been constructed in 1949 and seismically retrofitted in 2002-2003. Partial structural drawings of the 2002 seismic retrofit were reviewed.

The roof and floor are constructed of 1" diagonal sheathing supported by 2x6 sawn lumber joists spanning to wood beams and concrete masonry walls. The wood beams are supported by wood columns. The foundation was not observed, however, buildings of similar construction and vintage typically have strip footings under perimeter walls and concrete spread footings under columns.

The lateral-force-resisting system consists of the wood roof and floor acting as structural diaphragms to transfer seismic inertial forces to the lightly reinforced perimeter concrete masonry walls.

Observation:

A site visit was performed by Maurizio Trevellin of NYA on October 9, 2013, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building appeared to be in good condition. Minor cracks were observed in the concrete masonry walls at the northwest, northeast and southeast corners of the building. The cracks do not appear to be seismic in nature, but due to corrosion of steel reinforcement.

The exterior of the building consists of painted masonry with signage and awnings that appear to be in good condition and positively connected to the exterior wall of the building

Evaluation:

The site is located on a gentle slope and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on younger alluvium that consists of loose to medium dense clay, silt, sand and gravel that has a low susceptibility to liquefaction. Thus, the potential for earthquake induced site failure is low.

The building has a complete load path to transfer seismic forces to the foundations. There are no significant strength or stiffness discontinuities in the concrete masonry walls. The walls have adequate strength to resist expected seismic force (see attached calculations).

Conclusion:

Based on observations made during our site visit, and limited calculations, the expected earthquake performance of the building corresponds to the University of California seismic rating of "IV" ("Fair").

References:

Partial structural drawings (Sheets S1.1 and S2.1) prepared by B.W. Smith, dated April 15, 2002.

Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 023, 1998.

State of California Seismic Hazard Zone, Beverly Hills Quadrangle, March 25, 1999.

University of California Seismic Safety Policy, August 25, 2011.

Sincerely,

NABIH YOUSSEF & ASSOCIATES



Nabih Youssef, S.E.
Principal

Enclosure

cc: N. Youssef; O. Hata; File 13397.00



Photo 1 – Gayley Avenue Elevation



Photo 2 – East Elevation



Photo 4 – Typical Wood Framing



Photo 4 – Crack in Masonry Wall at Northwest Corner

1072 Gayley Ave.
Evaluation Criteria

The building located at 1072 Gayley Avenue, Los Angeles, California was built around 1949. The lateral system of the building is composed of a flexible wood flooring diaphragm which transfers the seismic inertial forces to perimeter reinforced masonry shear walls. These shear walls contain various window and door openings along all sides of the building. The effective shear wall length in both directions was used to calculate the overall shear stresses in the walls due to applied seismic loads.

The seismic hazard level used to evaluate the building was a 225 year event with a 20% chance of exceedence in 50 years. This seismic hazard is commonly referred to "BSE-R".

ASCE-31 will be used to determine the acceptance of the shear stresses in the masonry walls under the prescribed seismic loads.