

March 19, 2014

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 1083 Gayley Avenue, Los Angeles*

Dear Joanne:

Nabih Youssef Associates (NYA) have performed an Independent Review of the 4-story office building with partial penthouse located at 1083 Gayley Avenue. The review consisted of a site visit to observe the existing condition of the exposed structural elements, review of structural drawings, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment.

Description:

The building is rectangular-shaped in-plan with overall dimensions of 98' by 50'. The building was constructed in 1930 and was structurally renovated in 1987.

The roof and floors are constructed of two-way reinforced concrete slabs that are supported by concrete columns and walls. The columns and walls are typically continuous to the foundation. The foundation system consists of concrete caissons and grade beams with a reinforced concrete slab-on-grade first floor.

The lateral-force-resisting system consists of the concrete slab roof and floors acting as structural diaphragms to transfer seismic inertial forces to distributed concrete walls.

The 1987 structural renovation included new window openings in existing concrete walls and a new interior concrete shear wall at the first floor.

Observation:

A site visit was performed by Maurizio Trevellin of NYA on March 18, 2014, 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 and there were no obvious signs of distress.

The exterior of the building consists of exposed concrete and glazed windows. Sheet metal vents run vertically along the north and west elevation of the building. The vents appear to be adequately anchored to the building. The penthouse roof overhangs the east elevation of the building. The overhang is constructed of cast-in-place concrete, is in good condition and does not pose a significant falling hazard.

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 walls. There appears to be an adequate amount of concrete walls of adequate length and thickness to resist expected seismic forces.

Seismic Risk Assessment:

A seismic risk assessment considering building stability, site stability, seismic ground motion hazard and building damageability was performed. The on-line seismic risk assessment tool *SeismiCat*, developed by

ImageCat, Inc., for screening of buildings for seismic risk, was used. The assessment was performed to the Level 1 requirements of ASTM E-2026.

The Scenario Expected Loss (SEL) for ground shaking hazards having 10% probability of exceedance within a 50-year exposure period (BSE-1) was calculated. The SEL corresponds to the Implied Seismic Damageability, as defined by the 2011 UC Seismic Safety Policy. The SEL for the building is 22%. The report generated by SeismiCat is attached.

Conclusion:

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

References:

Partial structural drawings (Sheets S-2 and S-3) Classic Building Phase-1, prepared by King-Benioff-Steinman-King, April 15, 1987.

Architectural drawings Classic Building Phase-1, prepared by Berman, Bertolini & Crawford, April 15, 1987.

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 14103.00



Photo 1 – East Elevation



Photo 2 – Northwest Elevation



Photo 3 – Southwest Elevation



Photo 4 – Typical Column Capital



Photo 5 – Typical Concrete Framing at Penthouse



Photo 6 – Rooftop Equipment