

October 21, 2019

Bruce Geller
Senior Leasing Specialist
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Subject: 10861 Weyburn Ave, Los Angeles, CA 90024
Seismic Screening Report
JLA Job no. 19001-09

Dear Mr. Geller,

Per your request, John Labib + Associates (JLA) performed a seismic screening of the subject existing building structure. Our services included a review of available construction documents, a site visit performed on October 16, 2019 and a general evaluation of the existing structural systems of the building. Partial tenant improvement drawings were available for review, however no original structural drawings were made available.

Building Description

The building consists of a concrete-framed building containing parking, office and retail spaces. The building is roughly T-shaped in plan, and the overall plan dimensions of the building are approximately 350' x 370'. The building is mainly a two story structure, however it contains a partial basement and a partial third floor & equipment room over the western portion of the building. A ramp on the eastern side of the building leads from grade level up to parking and office space on the third floor. See Figure 1 on the following page for a photo of the subject existing building site.

No original structural drawings were made available, however partial tenant improvement (TI) drawings for the retail space were available for review. The TI drawings were titled "New Grocery Store - Ralphs Fresh Fare", dated October 1, 2001, prepared by James M. Cary, Architect. Based on the information in the TI drawings, the original base building was constructed in 1952.



Figure 1 – View of Overall Subject Existing Building Site

Building Structure

Original structural drawings were not available for review, however per the available TI drawings the building was constructed in 1952. Below is a description of the structure.

Gravity Construction:

Ground through Third Floors and Roof

The roof and floor framing consists reinforced concrete slabs which either span to reinforced concrete beams, or are supported directly by reinforced concrete columns with drop panels. During the site visit, reinforced concrete beams were observed at the roof of the third floor, and drop panels were observed at the lower parking levels. At the subterranean levels, the perimeter retaining walls are likely constructed of reinforced concrete.

Foundation System:

Foundation structural drawings were not available for review, however based on the vintage & construction of the building, the foundation system likely consists of a reinforced concrete slab on grade, continuous concrete footings supporting the concrete walls & reinforced concrete pad footings supporting the columns.

Lateral-Force-Resisting-System:

The horizontal lateral-force-resisting system at both the roof and floor levels consists of the reinforced concrete slabs that acts as a diaphragms to transfer seismic inertial loads to the vertical lateral load resisting elements. The vertical lateral load resisting elements consist of reinforced concrete shear walls.

Observations

In general the accessible and exposed structural elements appeared to be in good condition considering the age of the building. See Figures 2 & 3 below for photos showing the accessible representative framing conditions.

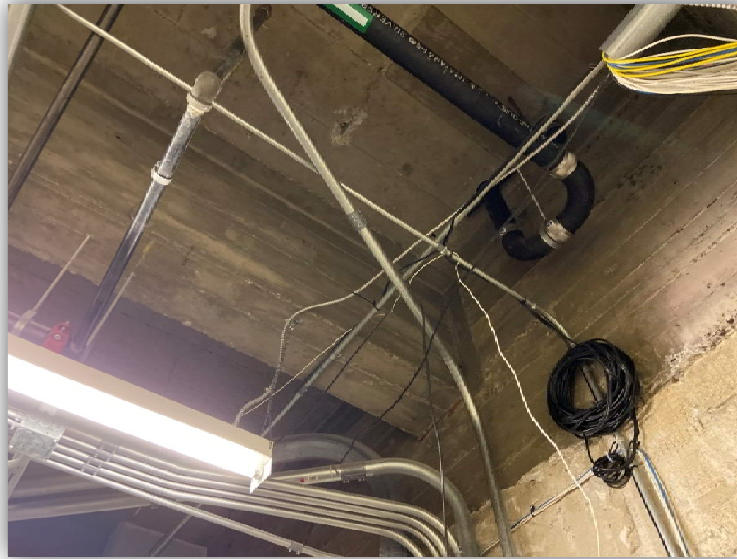


Figure 2 – Concrete Beam to Exterior Concrete Wall at Roof Framing

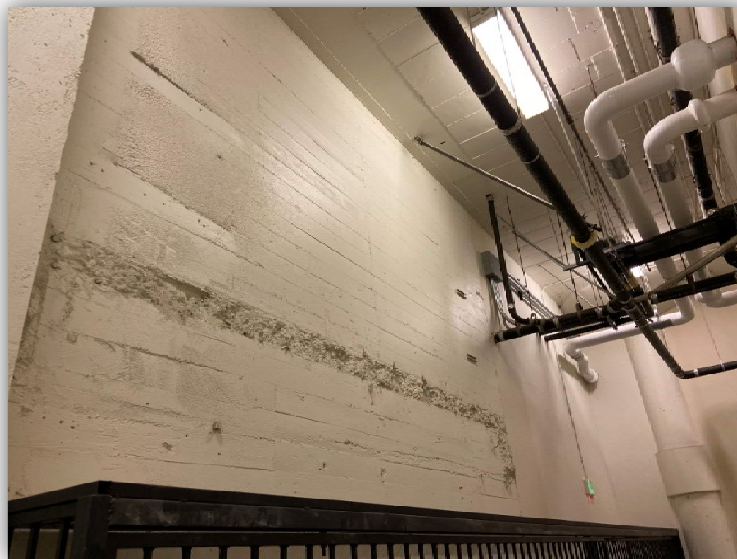


Figure 3 – Exterior Concrete Shear Wall at 1st Floor (view from interior)

Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated May 19, 2017. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for info on Seismic Safety Policy & performance rating.

Seismic Evaluation

- The structure has a complete load path to transfer seismic inertial forces to the foundations.
- The roof and floor diaphragms are continuous without major openings.
- Based on our limited site observations and review & evaluation of the lateral load resisting system, it appears that the lateral system is adequate for the size, configuration, and age of the building. A major seismic disturbance is likely to result in some structural and/or nonstructural damage that would represent low life hazards.

Seismic Rating

IV

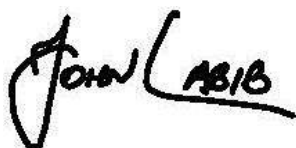
Limitations

This limited seismic screening was based on the review of the available drawings, and our limited site observations of the exposed structural members. 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

