

May 29, 2019

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

Subject: 1187 Coast Village Rd, Santa Barbara, CA 93108
Seismic Screening Report
JLA Job no. 19001-04

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 original construction documents, and a general evaluation of the existing structural systems of the building.

Building Description

The main building consists of a two-story structure, approximately rectangular in plan measuring approximately 76 feet by 180 feet. The building is primarily wood framed, with the lower floor containing partial height (approx 3' to 4' tall) CMU retaining walls and a few CMU bearing walls that extend to the second floor framing. Several wood framed exterior walkways connect the second floor to the main street level along the north side of the property. A secondary two story structure of similar construction is located on the southwestern corner of the property, and measures approximately 38 feet by 48 feet. See Figure I below for a photo of the subject existing building site.

Previous structural drawings were available for review and included:

- Original structural drawings dated August 1977, sheets S1 to S8 (8 sheets total) prepared by Wayne Lee Steward, P.E.
- "1187 Coast Village Road Exterior Upgrades" structural drawings dated 11/23/2015, sheets S1.1 to S5.6 (30 sheets total), prepared by Ehlen Spiess & Haight, Inc.

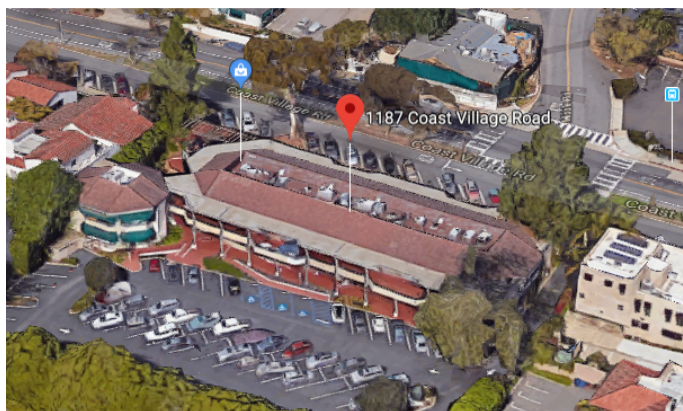


Figure I – View of Overall Subject Existing Building Site

Building Structure

Gravity Construction:

The gravity framing at the roof consists of wood manufactured trusses supported by interior and exterior glue laminated beams, steel columns and wood framed walls. At the second floor level, the framing consists of engineered lumber trusses with steel webs, framing to wood glue laminated beams supported by steel columns or CMU bearing walls. Glue laminated beams at the second floor level exterior walkways are also supported by large diameter round timber columns.

Foundation System:

The foundation system consists of a 4" thick concrete slab on grade, with concrete pads supporting the steel columns, and continuous concrete footings supporting the CMU bearing walls. Partial height CMU retaining walls (approx 3' to 4' tall) are located at parts of the building perimeter at the first level, and are also supported on continuous concrete footings.

Lateral-Force-Resisting-System:

The horizontal lateral-force-resisting system at both the roof and floor consists of plywood sheathing that acts as a diaphragm to transfer seismic inertial loads to the vertical lateral load resisting elements. Below the roof, the vertical lateral load resisting elements consist of interior and exterior plywood sheathed wood shear walls. Below the second floor, the vertical lateral load resisting elements are 8" thick CMU walls. The CMU walls are positively anchored to wood floor framing to resist out-of-plane loading.

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.
- 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 without major openings.
- Based on our review of the existing structural drawings and our 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

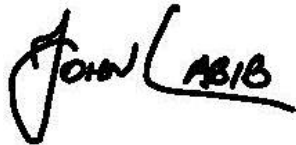
Limitations

This limited seismic screening was based on the review of the available plans, 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

