

May 24, 2016

Mr. Bruce Geller
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 120 Spalding Ave, Beverly Hills, CA
Seismic Screening Report
JLA Job no. 16130-09

Dear Mr. Geller,

Per your request, John Labib + Associates Structural Engineers (JLA) performed a seismic screening of the subject existing building structure. Our services included an observation of the existing structure and a general evaluation of the structural systems of the building.

Building Description

The structural drawings were not available; however, an observation of the structure was performed to determine the structural framing. See below photo of the subject existing building.



South elevation of 120 Spalding Ave, Beverly Hills, CA.

Building Structure

The building site is relatively level. The building consists of three (3) parking levels below grade and four (4) office floors above grade. The building perimeter consists of non-load bearing glass curtain wall from the first floor to roof.

Based on the building being constructed in 1981, the structural design should have been based on the 1979 Uniform Building Code. The below is a description of the structure.

Third parking level slab on grade and foundations

The third basement level slab on grade consists of a reinforced concrete slab supported on grade. The foundations below are assumed to be reinforced concrete spread footings at the interior columns and reinforced concrete continuous footings at the reinforced concrete perimeter walls below grade.

Second to first parking levels, first to fourth floors, and roof

The second to first basement levels, first to fourth floors, and roof consist of steel deck and concrete slabs supported by steel wide flange beams and columns with perimeter reinforced concrete walls below grade.

Lateral load resisting systems

The third basement to first floor lateral system consists of the steel deck and concrete slabs acting as horizontal diaphragms which transfer seismic inertial loads to the vertical lateral elements which consist of the perimeter reinforced concrete shear walls below grade.

The first floor to roof lateral system consists of the steel deck and concrete slabs acting as horizontal diaphragms from the second floor to the roof which transfer seismic inertial loads to the vertical lateral elements which consist of the pre-Northridge welded steel moment frames. The steel moment frames consist of steel wide flange columns connected to steel wide flange beams.

Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated September 15, 2014. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for the information on Seismic Safety Policy & Rating.

Seismic Evaluation

- The structure has a complete load path to transfer seismic forces to the foundations.
- The roof and floor diaphragms are continuous without major openings.
- Based on our review of the existing structural drawings and our conceptual evaluation of the lateral-load-resisting system, the lateral system is adequate for the size, configuration, and age of the building. A major seismic disturbance is likely to result in structural and non-structural damage that would represent low life hazards.

Seismic Rating

IV

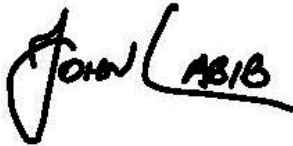
Limitations

This limited seismic screening was based on our visual observations and knowledge of similar buildings. 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

