

May 11, 2016

Mr. Geno St. John, III
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 15503 Ventura Blvd, Encino, CA
Seismic Screening Report
JLA Job no. 11630-06

Dear Mr. St. John,

Per your request, John Labib + Associates Structural Engineers (JLA) performed a seismic screening of the subject existing building structure. Our services included a site visit to observe the exposed elements of the structure and a general evaluation of the structural systems of the building. Structural drawings were not available for review.

Building Description

The building site is relatively level. The building consists of two (2) levels of parking below grade and three (3) floors of retail office above grade. The building perimeter appears to consist of non-load bearing light gage steel studs and GFRC walls concrete block walls from the first floor to roof.

See below for photo of south elevation of the subject existing building.



South elevation of 15503 Ventura Blvd in Encino, CA

Building Structure

According to the information provided, the building was constructed in 1990 with the structural design based on the 1988 Uniform Building Code. The below is a description of the structure.

Second basement level slab on grade and foundations

The second basement level slab on grade appears to consist 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 and columns below grade.

First basement level and first floor

The first basement level and first floor consist of a concrete topping slab over precast concrete plank slabs supported by precast concrete girders, precast and cast in place concrete columns, and cast in place perimeter concrete walls.

Second and third floors and roof

The second and third floors and roof consist of a steel deck and concrete slab supported by steel wide flange beams and columns.

Lateral load resisting systems

The second basement to first floor lateral system consists of the concrete topping slabs over precast concrete plank 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. The building is fairly light, is only two stories & the lateral system consists of well laid out moment frames. A major seismic disturbance is likely to result in structural and non-structural damage that would represent an implied slight risk to life hazards.

Seismic Rating

IV

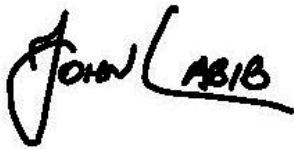
Limitations

This limited seismic screening was based on the review of the plans. 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

