

September 12, 2019

Matt Ceragioli
Associate Director
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Subject: 2020 Santa Monica Blvd, Santa Monica, CA 90404
Seismic Screening Report
JLA Job no. 19001-07

Dear Mr. Ceragioli,

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 building consists of a six-story steel and concrete framed structure, built in approximately 1954. A seismic upgrade in 1994 added new reinforced concrete shear walls with strengthened foundations to retrofit the original exterior perimeter non-ductile concrete elements.

The building is rectangular in plan measuring approximately 96 feet by 281 feet. There is a partial basement at the lowest level, enclosed by concrete retaining walls. The roof contains a partial penthouse that extends above the main stair and elevator core. See Figure 1 on the next page for a photo of the subject existing building site.

Previous structural drawings were available for review and included:

- Original structural drawings (partial set) dated October 1954, sheets S2-S7, S10-S15, & S18-233 (19 sheets total) prepared by Albert C. Martin and Associates
- "Seismic Strengthening" structural drawings dated September 1994, sheets S1 to S4 (4 sheets total), prepared by Nabih Youssef & Associates

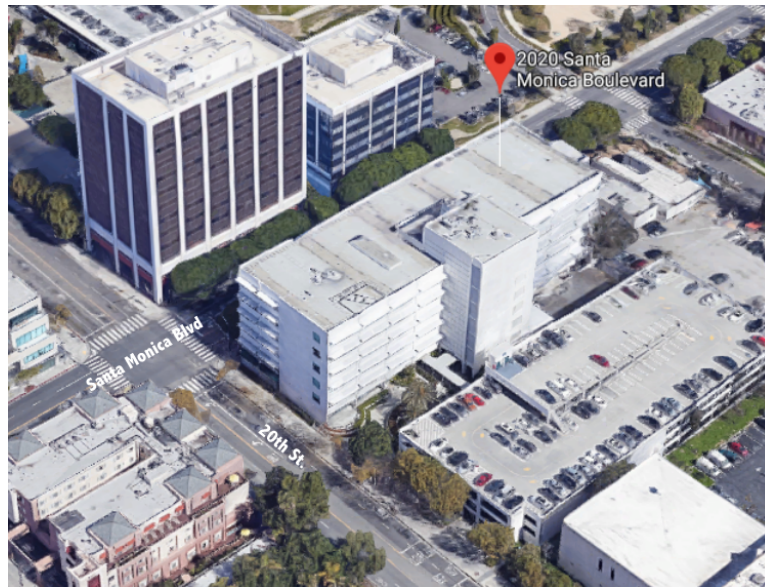


Figure 1 – View of Overall Subject Existing Building Site

Building Structure

The building was built in 1954, and retrofitted in 1994. Both phases were based on the Uniform Building Code of the associated time period. Below is a description of the structure.

Gravity Construction:

Second through Sixth Floors and Roof

The second through sixth floors consist of concrete flat slab supported by steel wide flange beams. The beams are in turn supported by interior and exterior steel wide flange columns. The roof construction is similar, and contains a partial steel and concrete framed penthouse. The exterior steel columns are encased by reinforced concrete pilasters. The exterior walls consist of reinforced concrete walls and spandrel beams.

Foundation System:

The original building foundation plan wasn't available, however foundations elements can be inferred from the available plans and details. The foundation system appears to consist of a concrete slab on grade, with shallow concrete foundations supporting the interior steel columns. The exterior concrete walls are supported on a combination of continuous shallow concrete footings, and deepened concrete piles or caissons.

Lateral-Force-Resisting-System:

The horizontal lateral load resisting system (diaphragm) at the second floor through roof consists of the concrete flat slab. The diaphragms transfer the seismic forces to the vertical lateral load resisting system, which consists of perimeter reinforced concrete spandrels and walls. As part of a seismic retrofit, new reinforced concrete walls were added, extending from the base up to between either the third or sixth

floors. The lateral loads are then transferred to the foundation system, which appears to consist of a combination of reinforced concrete continuous footings and deepened piles or caisson.

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 review of the existing structural drawings (including the subsequent seismic retrofit) 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

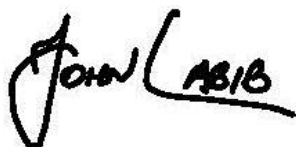
Limitations

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

