

April 10, 2014

Ms. Joanne Williams
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Re: *University of California Seismic Rating for Frances Goldwyn Lodge, Woodland Hills*

Dear Joanne:

Nabih Youssef Associates (NYA) have performed an Independent Review of the Frances Goldwyn Lodge on the Motion Picture and TV Fund campus located at 23388 Mulholland Drive in Woodland Hills. The review consisted of a site visit to observe the existing condition of the exposed structural elements, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment.

Description:

The single-story building is U-shaped in-plan with overall dimensions of approximately 90' by 85'. The building is reported to have been originally constructed in 1942 and expanded in 1948.

The roof is constructed of diagonal sheathing supported by wood rafters that span to reinforced masonry walls. The masonry walls are continuous to the foundation. The foundation system could not be observed. However, buildings of similar construction and vintage typically have continuous concrete strip footings under the masonry walls and reinforced concrete slab-on-grade supporting interior partition walls.

The lateral-force-resisting system consists of the diagonal sheathed roof acting as a structural diaphragm to transfer seismic inertial forces to the distributed masonry walls.

Observation:

A site visit was performed by Alejandro Pena of NYA on April 4, 2014, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building generally appeared to be in good condition and there were no obvious signs of structural distress. Water stains from a leak in the roof was observed in a maintenance closet, the leak is reported to have been repaired.

The exterior of the building consists of exposed masonry and stucco finished walls. There is a canopy structure over the walk way at the north end of the building. The canopy structure consists of steel pipe frames supporting a metal deck roof. The canopy does not appear to pose a significant falling hazard.

Evaluation:

The building is located on flat site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on older alluvial terrace deposits that consist of dense sand and sandy clay that have a low susceptibility to liquefaction. Thus, the potential for earthquake induced site failure is low.

The building has a complete load path to transfer seismic forces to the foundations. There are no significant strength or stiffness discontinuities in the walls. There appears to be an adequate amount of walls which provide strength and redundancy to resist expected seismic force, and limit diaphragm spans. The diagonal sheathing appears to have adequate strength to transfer the expected seismic forces to the masonry walls.

Seismic Risk Assessment:

A seismic risk assessment considering building stability, site stability, seismic ground motion hazard and building damageability was performed. The on-line seismic risk assessment tool *SeismiCat*, developed by

ImageCat, Inc., for screening of buildings for seismic risk, was used. The assessment was performed to the Level 1 requirements of ASTM E-2026.

The Scenario Expected Loss (SEL) for ground shaking hazards having 10% probability of exceedance within a 50-year exposure period (BSE-1) was calculated. The SEL corresponds to the Implied Seismic Damageability, as defined by the 2011 UC Seismic Safety Policy. The SEL for the building is 28%. The report generated by SeismiCat is attached.

Conclusion:

Based on observations made during our site visit and the results of the seismic risk assessment, the expected earthquake performance of the building corresponds to the University of California seismic rating of "IV" ("Fair").

References:

Seismic Hazard Zone Report for the Calabasas 7.5-Minute Quadrangle, Los Angeles and Ventura County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 06, 1997.

State of California Seismic Hazard Zone, Calabasas Quadrangle, February 1, 1998.

University of California Seismic Safety Policy, August 25, 2011.

Sincerely,

NABIH YOUSSEF & ASSOCIATES



Nabih Youssef, S.E.
Principal

Enclosure

cc: N. Youssef; O. Hata; File 14159.00



Photo 1 – East Elevation



Photo 2 – West Elevation of East Wing



Photo 3 – Diagonal Sheathing



Photo 4 – Walkway Canopy