

March 19, 2013

Ms. Joanne Williams  
UCLA Real Estate  
10920 Wilshire Boulevard, Suite 810  
Los Angeles, California 90024-6502

Subject: 23861 McBean Parkway, Building D  
Santa Clarita, CA  
Seismic Screening Report  
JLA Job no. 13110-05

Dear Ms. Williams,

Per your request, we have performed a seismic screening of Building D located at 23861 McBean Parkway in Santa Clarita, CA. Our services included a site visit performed on March 15, 2013 to observe the existing conditions of the exposed structural systems, and an evaluation of the existing structural systems of the building.

#### Building Description

The existing building consists of two stories of wood and steel framed medical office building on grade. The building is rectangular in plan with stair elements at both ends. The center of the building is an open air atrium spanning the length of the building for access to the tenant spaces on either side. There are three openings in the floor and roof diaphragms over the atrium. No drawings were available for our review. Portions of existing structural members were visible where finishes had been removed for remodel work being done in individual tenant spaces.

#### Construction

##### *Gravity Construction:*

The roof and second floor framing consists of plywood sheathing on top of wood joists. The wood joists are supported by steel beams and bearing wood stud walls. The steel beams are supported by steel pipe columns inside the stud walls.

### *Foundation System:*

The foundation system most likely consists of a concrete slab on grade and continuous concrete footings supporting the wood stud walls and steel pipe columns.

### *Lateral-Load-Resisting-System:*

The existing lateral-load-resisting system consists of plywood roof and floor diaphragms that transfer seismic inertial loads to the wood stud shear walls. The shear walls are sheathed with plywood.

### Observations

The exposed structural elements appeared to be in fair condition considering the age of the building.

### Seismic Evaluation Criteria

*General:* The property was evaluated based on the University of California Seismic Safety Policy dated August 25, 2011. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to Appendix for more info on Seismic Safety Policy & rating.

### Seismic Evaluation

- The layout of the building provides a redundant system of walls to resist earthquake forces.
- The structure has a complete load path to transfer seismic inertial forces to the foundations.
- The lateral-force-resisting system has no vertical discontinuities. The wood shear walls are typically continuous to the foundation.
- There are no significant strength or stiffness discontinuities in the vertical elements of the lateral-force-resisting system.
- The impact of the three openings in the roof and floor diaphragms is offset by the short span of the diaphragm to the shear walls that run on both sides of the openings.
- It appears that adequate length of shear walls have been provided for the size, configuration, and age of the building.

Seismic Rating

IV

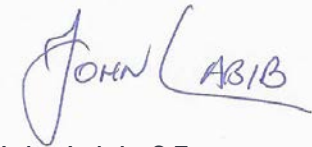
Limitations

This limited seismic screening was based on our limited site observations of the exposed structural members and a 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 structural observations and recommendations 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.  
President

