

May 23, 2016

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

Subject: 2625 W Alameda Ave, Burbank, CA
Seismic Screening Report
JLA Job no. 11630-08

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 a review of the available structural drawings and a general evaluation of the structural systems of the building.

Building Description

The structural drawings provided for review include S-1 to S-9 titled "GARDEN STATE MEDICAL BLDG", dated 5/24/76, and prepared by MAM Engineering. See below photo of the subject existing building.



South east elevation of 2625 W Alameda Ave, Burbank, CA

The building site is relatively level. The building consists of five story office building above grade. The building perimeter consists of non-load bearing steel stud and stucco finish walls from the first floor to the roof.

Building Structure

According to the structural drawings, the building was designed based on the 1973 Uniform Building Code. The below is a description of the structure.

First floor slab on grade and foundations

The first floor slab on grade consists of a reinforced concrete slab supported on grade. The foundations below are reinforced concrete piles.

Second through fifth floors and roof

The second through fifth floors and roof consist of a post tensioned concrete slab supported by reinforced concrete columns and walls at the interior stair and elevator core.

Lateral load resisting systems

The horizontal lateral system at the second through fifth floors and roof is the post tensioned concrete slab diaphragms. The vertical lateral system from the foundation to the roof is the reinforced concrete shear walls at the interior stair and elevator cores.

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

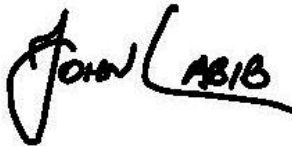
Limitations

This limited seismic screening was based on 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

