

March 12, 2014

Mr. Bruce Geller
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Re: *University of California Seismic Rating for 30601 Agoura Road, Agoura Hills*

Dear Bruce:

Nabih Youssef Associates (NYA) have performed an Independent Review of the 2-story office building located at 30601 Agoura Road in Agoura 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. Structural drawings were not available for review.

Description:

The building is generally rectangular-shaped in-plan with minor re-entrant corners. The building was constructed in the 1987 and was likely designed to the 1985 edition of the Uniform Building Code.

The roof and floor appear to be constructed of plywood sheathing spanning to manufactured wood joists that are supported by steel wide flange beams and steel angles at perimeter walls. The steel beams are likely supported by steel columns that are continuous to the foundation. The foundation system could not be observed, but buildings of similar construction typically have concrete spread footing supporting interior columns and concrete strip footing supporting perimeter walls. A reinforced concrete slab-on-grade forms the first floor.

The lateral-force-resisting system consists of the plywood roof and floor acting as structural diaphragms to transfer seismic inertial forces to perimeter concrete tilt-up walls. The walls are typically continuous to the foundation and have large openings for windows and doors.

Observation:

A site visit was performed by Owen Hata of NYA on March 5, 2014, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building appeared to be in good condition and there were no obvious signs of distress.

The exterior of the building consists of exposed concrete, glazed windows and storefront glass system at the lobby entrance. A fabric canopy was observed over a building entrance. No falling hazards were observed.

Evaluation:

The building is located on gently sloping site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on older alluvium deposits that consist of dense to very dense clay, silt, sand and gravel 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. Steel straps welded to the steel ledger angles and bolted to the wood floor and roof joists were observed. These straps provide positive out-of-plane anchorage of the wall to floor and roof diaphragms. The lateral system is regular in-plan and vertically with no strength or stiffness discontinuities. The roof and floor diaphragms likely have adequate strength to transfer seismic forces to the perimeter walls given shape and depth of the roof and floor diaphragms with no large openings.

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 8%. 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 Thousand Oaks 7.5-Minute Quadrangle, Ventura and Los Angeles Counties, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 042, 2000.

State of California Seismic Hazard Zone, Thousand Oaks Quadrangle, November 17, 2000.

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 14069.00



Photo 1 – South Elevation



Photo 2 – North Elevation



Photo 3 – Typical Floor Framing



Photo 4 – Typical Joist to Wall Connection