

December 27, 2016

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

Subject: Westfield Mall, Level 2, Space E10, Culver City, CA
Seismic Screening Report
JLA Job no. 16130-13

Dear Ms. Williams,

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 partial set of structural drawings to provide a general evaluation of the existing building structural elements.

Building Description

The partial set of structural drawings included some of the foundation, level 1, level 2, level 3, and roof plans. The building consists of three (3) levels above grade with seismic/expansion joints running in the north south direction at various locations. Figure 1 below shows aerial photo of the subject existing building indicating the approximate location of the proposed UCLA on Level 2 space in space E10.



Figure 1 – Aerial view of Westfield Mall indicating location of UCLA space E10, Culver City, CA.

Building Structure

According to the available structural drawings, the building was constructed in 1974 with the structural design based on the 1970 Uniform Building Code. The below is a description of the structure.

Level 1

Level 1 consists of a reinforced concrete slab on grade, concrete grade beams, concrete piles caps and concrete piles.

Levels 2 and 3

Levels 2 and 3 consist of a concrete topping over precast concrete spancrete slabs supported by reinforced masonry walls and precast concrete girders which span between precast concrete columns.

Roof

The roof consists of steel roofing deck with vermiculite concrete fill supported by steel wide flange beam purlins and high tensile strength “Z” section purlins that are supported by steel wide flange girders and columns.

Lateral Load Resisting Systems

The lateral system for the upper level consists of the horizontal metal deck diaphragms that transfer seismic forces to the vertical steel braced frames. The lateral loads are then transferred from the steel braced frames to the precast structure at Level 3. The lateral system from Level 1 to Levels 3 consists of the horizontal concrete topping and precast concrete spancrete slab diaphragms that transfer seismic forces to the vertical reinforced masonry shear walls.

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 above noted previous seismic report 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

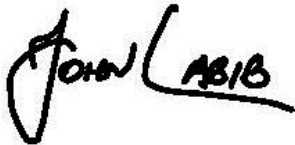
Limitations

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

