

March 28, 2015

Mr. Geno St. John, III
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

**Re: *University of California Seismic Rating for Leasing – Oak Hills Medical Plaza
7345 Medical Center Drive (14211.00)***

Dear Geno:

Nabih Youssef Associates (NYA) have performed an Independent Review of the Oak Hills Medical Plaza located at 7345 Medical Center Drive in West Hills. The review consisted of a site visit to observe the existing condition of the exposed structural elements, review of the steel framed building inspection report, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment.

Description:

The 6-story building is generally rectangular in-plan with overall dimensions of 120'-6" by 84'-6". The typical story height is 12'-6" and the first floor height is 14'-6". The building was designed in 1983, likely to the 1982 edition of the Uniform Building Code (UBC).

The roof and floors are constructed of metal deck with concrete fill spanning to steel wide flange beams and girders. The steel beams are supported by steel wide flange columns that are typically continuous to the foundation. The construction of the foundation system is not known.

The lateral-force-resisting system consists of the metal deck with concrete fill roof and floors acting as structural diaphragms to transfer seismic inertial forces to perimeter welded steel moment resisting frames that are typically continuous to the foundation. The typical moment frame connection consists of field-welded full-penetration joints of the frame beam flanges to the column flanges and shear tab bolted to the beam web. The site has been subjected to strong ground motion (ground acceleration greater than 0.2g) during the 1994 Northridge Earthquake.

20 of the 108 (18%) welded moment connections in the building were inspected by Wiss, Janney, Elstner Associates, Inc. after the Northridge Earthquake in conformance with the City of Los Angeles Ordinance 170406. The connections were subjected to ultrasonic and visual inspection. No damage was found in to any of the specified moment resisting connections.

Observation:

A site visit was performed by Alejandro Pena of NYA on March 26, 2015, 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 aluminum and ribbon window curtain wall system. No ornamentation or signage was observed on the exterior the building. No falling hazards were observed.

Evaluation:

The building is located on flat site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. Regional maps indicate that the building is founded on younger Quaternary alluvium deposits that consist of loose to moderately dense silty sand, sand and minor clay.

The site is located in an area recognized by the State of California where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacement. These maps are intended to identify sites where geotechnical investigations for new construction are required to address the liquefaction hazard and recommend appropriate mitigation measures. However, USGS regional liquefaction susceptibility maps indicate that liquefaction hazard at the site is low. Thus, the potential for earthquake induced site failure is low.

The building has a complete load path to transfer seismic forces to the foundations. The lateral system is generally regular in-plan and vertically with no strength or stiffness discontinuities. The moment frame system is also redundant with multiple lines of multi-bay frames in each direction.

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 11%. 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").

Sincerely,

NABIH YOUSSEF & ASSOCIATES



Nabih Youssef, S.E.
Principal

Enclosure

cc: N. Youssef; O. Hata; File 14211.00

References:

Steel-Framed Building Inspection Report per Los Angeles Ordinance No. 170406, Wiss, Janney, Elstner Associates, Inc.,

Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles Counties, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 023, 1998.

State of California Seismic Hazard Zone, Beverly Hills Quadrangle, March 25, 1999.

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



Photo 1 – Northeast Elevation



Photo 2 – Southwest Elevation



Photo 3 – Metal Deck and Steel Framing



Photo 4 – Beam-to-Column Connection