

December 19, 2012

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

Re: *University of California Seismic Rating for 7625 Hayvenhurst Avenue, Van Nuys*

Dear Matt:

Nabih Youssef & Associates (NYA) have performed an Independent Review of the single-story light industrial building located at 7625 Hayvenhurst Avenue in Van Nuys. 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.

Description:

The building is a single-story rectangular-shaped CMU wall building. The building is reported to have been constructed in 1987 and likely was designed to the 1984 edition of the Uniform Building Code.

The roof is constructed of plywood sheathing supported by wood joists that span to wood purlins. The purlins span to glu-lam beams that are supported by perimeter reinforced CMU walls. There are wood framed cross walls that divide the office units.

The foundation system likely consists of continuous concrete strip footings supporting the perimeter CMU walls. A concrete slab-on-grade forms the ground floor.

The lateral-force-resisting system appears to consist of the plywood roof acting as a structural diaphragm to transfer seismic inertial forces to reinforced CMU and plywood walls.

Observation:

A site visit was performed by Jacob Rodriguez of NYA on December 14, 2012, 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 CMU and storefront window systems. There are no signage ornamentation or architectural appendages. Thus, no significant potential falling hazards were observed.

Evaluation:

The site is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on younger alluvium that consists of loose to medium dense sand and silty sand that has a low susceptibility to liquefaction. Thus, the potential for earthquake induced site failure is low.

The building appears to have a complete load path to transfer seismic forces to the foundations. The roof diaphragm appears to have adequate strength with no major openings. Out-of-plane anchors connecting the CMU walls to the roof diaphragm were not observed. However, the glu-lam beams were seated on CMU pilasters and metal straps were observed connecting the beams to the pilasters. The front of the building has many large openings in the CMU walls. However, there appears to be an adequate amount of CMU wall in the long direction of the building and the plywood cross walls will resist the torsional loads.

Seismic Risk Assessment:

Based on visual observations, 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 15%. 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 Van Nuys 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 008, 1997.

State of California Seismic Hazard Zone, Van Nuys Quadrangle, February 1, 1998.

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 12470.00