

August 23, 2012

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

Re: *University of California Seismic Rating for 9911 West Pico Boulevard, Los Angeles*

Dear Matt:

Nabih Youssef & Associates (NYA) have performed an Independent Review of the 16-story office building located at 9911 West Pico Boulevard in Los Angeles. The review consisted of a site visit to observe the existing condition of the exposed structural elements, review of the structural drawings at City of Los Angeles Department of Building and Safety, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment.

Description:

The property consists of a 16-story office tower and a 5-level concrete parking structure. The base of the tower is rectangular with a major setback at the 3rd floor and another at the 5th floor. Above the 5th floor, the tower is irregular shaped in-plan with notched corners and overall dimensions of approximately 77' in the north-south direction and 201' in the east-west direction. A seismic joint (approximately 4" wide) separates the parking structure from the tower. The structural drawings were prepared by Wolfson Engineering Corporation and dated May 24, 1974. The building was constructed in 1977 and was designed to the 1973 edition of the City of Los Angeles Building Code.

The floors and roof are constructed of post-tension concrete slabs spanning to reinforced concrete columns and walls that are typically continuous to the foundation. The foundation system consists of concrete piles and pile caps with a concrete slab-on-grade.

The lateral-force-resisting system consists of the concrete roof and floor slabs acting as structural diaphragms to transfer seismic inertial forces to reinforced shear walls that are continuous to the foundation. The concrete walls are distributed along the perimeter and interior of the building.

Observation:

A site visit was performed by Jason Braun of NYA on August 17, 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 seismic joint separating the tower and the parking structure appears to have been added after the tower and parking structure were constructed. The provided separation appears to be inadequate and may result in localized damage. This condition is not a threat to life safety since the slabs of the tower and parking structure align vertically.

The building has an aluminum curtain wall system consisting of horizontal and vertical framing members with glass and aluminum spandrel panels. It is unclear whether the glass panels consist of safety glass and could pose a falling hazard. However, egress from the building is protected from falling hazards by overhead canopies or exit ways that are located beyond the tower envelope. The ceiling systems and interior partition walls in the areas visited were observed to be braced. 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 clay, silt, sand and gravel that is not susceptible to liquefaction. Therefore, the potential for earthquake induced site failure is very low.

The building has a complete load path to transfer seismic forces to the foundations. The roof and floor diaphragms appear to have adequate strength. There are no significant strength or stiffness irregularities in the vertical elements of the lateral system.

Seismic Risk Assessment:

Based on the review of the structural drawings and 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 18%. The report generated by SeismiCat is attached.

Conclusion:

Based on our review of the structural drawings, 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:

Set of structural drawings for the 9911 Pico Boulevard, as prepared by Wolfson Engineering Corporation, dated May 24, 1974.

Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, 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.

Sincerely,

NABIH YOUSSEF & ASSOCIATES



Nabih Youssef, S.E.

Principal

Enclosure

cc: N. Youssef; O. Hata; File 12243.00