

December 11, 2018

Gregory Park
UCLA Real Estate
Senior Leasing Specialist
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Subject: 2424 Wilshire Blvd, Santa Monica, CA 90043
Seismic Screening Report
JLA Job no. 18128-09

Dear Mr. Park,

Per your request, we have performed a seismic screening of the building located at 2424 Wilshire Blvd in Santa Monica, California. Our services included a site visit to observe the existing conditions of the exposed structural systems, an evaluation of the existing structural systems of the building, and review of the seismic upgrade drawings dated December 14, 2012.

Building Description

The building is located at 2424 Wilshire Blvd, at the corner of 24th St. and Wilshire Blvd, in Santa Monica, California. The building consists of a single-story reinforced masonry structure with a rectangular plan measuring approximately 129 feet by 156 feet. The building was constructed in 1948.

We reviewed drawings for the seismic upgrade dated December 14, 2012. See Figure 1 below for a photo of the subject existing building site.

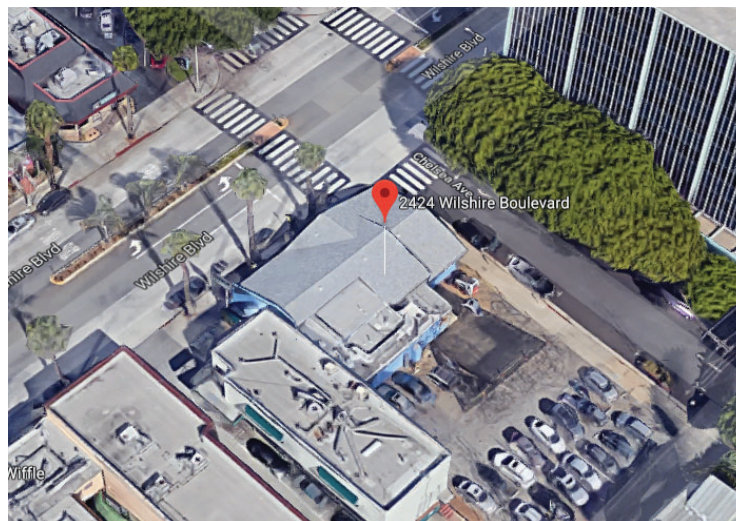


Figure 1 – Overall Building View

Building Structure

Gravity Construction:

The gravity framing at the roof consists of wood joists framing to wood and steel beams supported by masonry pilasters. The joists also are supported at the perimeter by the perimeter reinforced masonry bearing walls.

Foundation System:

The foundation system probably consists of a concrete slab on grade, with concrete pads supporting the masonry columns and continuous concrete footings supporting the masonry walls.

Lateral-Force-Resisting-System:

The lateral-force-resisting system consists of a wood board sheathing that acts as a diaphragm to transfer seismic inertial loads to the reinforced masonry shear walls. Based on the seismic upgrade drawings dated December 14, 2012, out-of-plane wall anchors have been added to positively anchor the masonry walls to the roof wood framing.

Observations

In general the exposed structural elements appeared to be in fair condition considering the age of the building.

Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated May 19, 2017. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for info on Seismic Safety Policy & performance rating.

Seismic Evaluation

- There are no significant strength or stiffness discontinuities in the vertical elements of the lateral-load-resisting system.
- The roof diaphragm is continuous without major openings.
- Based on our review, it appears that the reinforced masonry shear walls are adequate for the size, configuration, and age of the building, and are positively anchored to the roof wood framing. A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage that would represent low life hazards.

Seismic Rating

IV

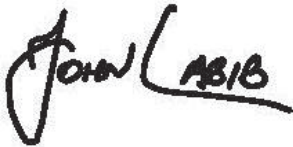
Limitations

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

