

January 9, 2017

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

**Re: *University of California Seismic Rating for One Westwood
10990 Wilshire Boulevard, Los Angeles***

Dear: Geno

Nabih Youssef Associates (NYA) have performed an Independent Review of the One Westwood office building located at 10990 Wilshire Boulevard in Los Angeles. 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, a review of available structural drawings and an ASCE 41-13 Tier 1 evaluation.

Description:

One Westwood consists of a 17-story office tower with 8-levels of subterranean parking that was designed and developed in the mid-1980's and completed in 1987. The complex was designed to the 1980 edition of the City of Los Angeles Building Code.

The office tower is irregular-shaped in-plan with overall dimensions of approximately 150 feet by 92 feet. The typical story height is 13 feet. The floor-to-floor height of the first floor is 19'-6", 16'-0" at the 17th floor and 17'-0" at the mechanical penthouse. The subterranean parking levels have 10' story height.

The roof and typical floors are constructed of 3" metal deck with 2½" hardrock concrete fill spanning to wide flange steel beams. The mechanical penthouse floor is constructed of 3" metal deck with 8½" hardrock concrete fill spanning to wide flange steel beams. The beams are supported by wide flange steel girders and steel columns that are continuous to the foundation. The foundation system consists of concrete mat and steel piles.

The lateral-force-resisting system consists of the metal deck and concrete fill roof and floors acting as structural diaphragms to transfer seismic inertial forces to welded steel moment frames. The typical moment frame connection consists of field-welded full-penetration joints of the frame beam flanges to the columns flanges. This connection detail is the typical "pre-Northridge" type connection that was standard practice at the time of construction.

The building was subjected to moderate ground motion during the 1994 Northridge Earthquake. Recorded ground motion near the site indicates peak ground acceleration of approximately 0.25g.

Observation:

A site visit was performed by Maurizio Trevellin of NYA on January 6, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building structures appeared to be in general conformance with the available structural drawings, no significant structural alterations were observed. The buildings generally appeared to be in good condition and there were no obvious signs of structural distress.

No falling hazards were observed at egress points along exterior of the building.

Evaluation:

The building is located on a flat site and is not susceptible to landslide. The site is not located within an Alquist-Priolo Earthquake fault zone – a geologic zone where surface rupture may occur. The site is not 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.

An ASCE 41-13 Tier 1 assessment was performed on the building assuming a site soil classification D, and design spectral acceleration at short period and one second period for BSE-1E, 0.924g and 0.515g, respectively.

The building has the following noncompliant characteristics:

- Moment Resisting Connections – The connections are not able to develop the strength of the adjoining members or panel zones. This is common for pre-Northridge connections.
- Strong Column/Weak Beam – Calculations indicate that the moment frames do not meet the strong column/weak beam condition. This is common for buildings of this vintage, as strong column/weak beam was not a design requirement.
- Compact Members – Not all members meet compact section requirements. This is common for buildings of this vintage, as compactness was not a design requirement.

Structural Calculations for Certification of Seismic Compliance Evaluation 10990 Wilshire Boulevard, prepared by MHP, Inc. (16-0376-00), dated July 26, 2016, was reviewed. A Tier 2 linear dynamic analysis was performed. The results indicate that the moment frames satisfy the strong column/weak beam Tier 2 check.

The building was subject to City of Los Angeles Ordinance 170406, mandating inspection of steel moment frame connections. The Steel-Framed Building Inspection Report, prepared by Wiss, Janney, Elstner Associates, Inc. (951451), dated December 18, 1995, in compliance with Ordinance 170406, indicates that 93 welded moment frame connections (approximately 26% of total connections), were subjected to varying levels of visual and/or ultrasonic evaluation. No earthquake damage was identified in any connection.

The building has a complete load path to transfer seismic forces to the foundations. Results of the Tier 2 linear dynamic analysis performed by MHP, Inc., indicate the building provides life safety performance. In addition, the post-earthquake inspection of the welded moment connections did not identify earthquake damage.

Conclusion:

Based on observations made during our site visit, the results of the 1995 weld inspection, and the results of the ASCE 41-13 Tier 1 and Tier 2 assessments, the expected earthquake performance of the office building corresponds to the University of California seismic rating of "IV" ("Fair").

Sincerely,

NABIH YOUSSEF & ASSOCIATES



Nabih Youssef, S.E.
Principal

Enclosure

References:

Structural drawings for One Westwood Office Building, Robert Englekirk Consulting Structural Engineers, Inc. (83-046), December 1, 1983.

Steel-Framed Building Inspection Report, prepared by Wiss, Janney, Elstner Associates, Inc. (951451), dated December 18, 1995.

Structural Calculations for Certification of Seismic Compliance Evaluation 10990 Wilshire Boulevard, prepared by MHP, Inc. (16-0376-00), dated July 26, 2016.

Property Condition Assessment 10990 Wilshire Boulevard, prepared by Myers, Houghton & Partners, Inc. (99242-00-1), dated December 9, 1999.

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. 23, 1998.

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

University of California Seismic Safety Policy, September 15, 2014.



Photo 1 – West Elevation

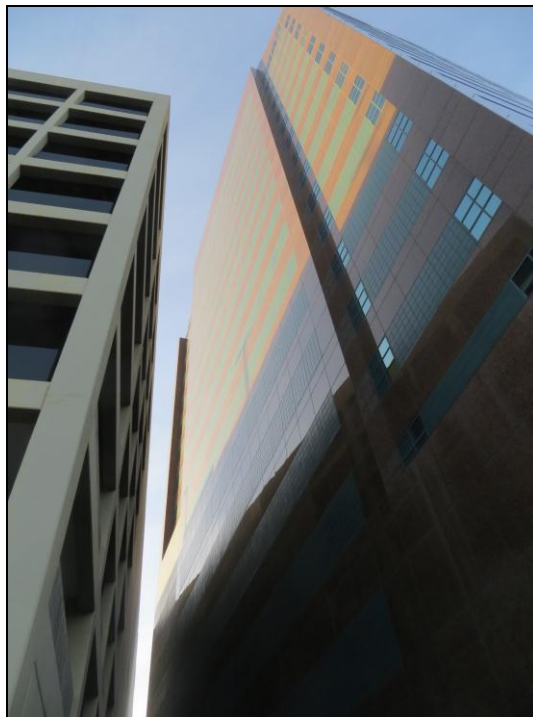


Photo 2 – Separation from Adjacent Parking Structure



Photo 3 – Steel Framing in Subterranean Level



Photo 4 – Typical Steel Framing in Office Floor