

March 22, 2016

Mr. Gregory Park
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 11400 W. Olympic Boulevard, Los Angeles, CA
Seismic Screening Report
JLA Job no. 16130-03

Dear Mr. Park,

Per your request, John Labib + Associates Structural Engineers (JLA) performed a seismic screening of the subject existing building structure. Our services included a review of the available record drawings and a general evaluation of the structural systems of the building.

Building Description

The structural drawings provided for review include S-1.0 to S1.10, S2.1 to S2.19, S3.1 to S3.7, and S4.1 (total 38 drawings), dated 12-14-87, titled "Olympic - Purdue", and prepared by Gensler and Associates Architects and Brandow and Johnston Associates Structural Engineers. See Figure 1 below for photo of north east elevation of the subject existing building.



Figure 1 – Northeast elevation of 11400 W. Olympic Boulevard, Los Angeles, CA.

The building site is relatively level. The building above grade consists of two adjacent structures (north and south) separated by a seismic/expansion joint above grade. JLA understands UCLA intends to lease space in the southern portion building and therefore this report addresses only the southern portion building. The southern portion building consists of two levels below grade with a partial (B2) basement and a full basement (B1) level and sixteen floors, roof, and helipad above grade. The building perimeter appears to consist of non-load bearing architectural walls from the first floor to roof with glass curtain walls at upper floors and precast concrete and glass panel walls at the lower floors.

Building Structure

According to the structural drawings the structural design is based on the 1982 Uniform Building Code. The below is a description of the structure.

B2 and B1 basement levels slab on grade and foundations

The B2 and B1 basement levels slab on grade consist of a reinforced concrete slab supported on grade. The foundations below are reinforced concrete drilled cast in place piles and pile caps at the columns and perimeter reinforced concrete walls below grade.

B1 basement level

The parking area portion of the B1 basement level consists of a reinforced concrete two way slab supported by reinforced concrete walls and columns and the elevator core area consists of a steel deck and concrete slab supported by reinforced concrete walls and steel side flange beams and columns.

First floor

The parking area portion of the first floor consists of a reinforced concrete two way slab supported by reinforced concrete walls and columns and the remainder consists of a steel deck and concrete slab supported by reinforced concrete walls and steel side flange beams and columns.

Second to sixteenth floors, roof, and helipad

The second floor to sixteenth floors, roof, and helipad consist of a steel deck and concrete slab supported by steel side flange beams and columns.

Lateral load resisting systems

The lateral system consists of steel deck and concrete slabs acting as horizontal diaphragms from the second floor to the roof which transfer seismic inertial loads to the vertical lateral elements which consist of the pre-Northridge welded steel moment frames. The steel moment frames consist of steel wide flange columns connected to steel wide flange beams.

Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated September 15, 2014. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for the information on Seismic Safety Policy & Rating.

Seismic Evaluation

- The structure has a complete load path to transfer seismic forces to the foundations.
- The roof and floor diaphragms are continuous without major openings.
- Based on our review of the existing structural drawings and our conceptual evaluation of the lateral-load-resisting system, the lateral system is adequate for the size, configuration, and age of the building. A major seismic disturbance is likely to result in structural and non-structural damage that would represent low life hazards.

Seismic Rating

IV

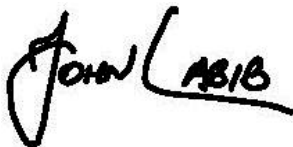
Limitations

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

