March 12, 2013

Mr. Matt Ceragioli
UCLA Real Estate
Senior Leasing Specialist
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 1304 15th Street, Santa Monica
Seismic Screening Report
JLA Job no. 13110-04

Dear Mr. Ceragioli,

Per your request, we have performed a seismic screening of the medical office building located at 1304 15th Street in Santa Monica, California. Our services included a site visit performed on March 7, 2013 to observe the existing conditions of the exposed structural systems, review of the available records at the City of Santa Monica Department of Building and Safety, and an evaluation of the existing structural systems of the building.

Building Description

The existing building is located at 1304 15th Street in Santa Monica, California. The building is 4 stories above grade over one level of underground parking. The plan of the building is rectangular-shaped measuring approximately 135' by 85'. The building was built in 1972.

Structural Drawings for the original construction were not available. The drawings in the City of Santa Monica records were for 8 more recent tenant improvements that did not include structural modifications.

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Construction

Gravity Construction:

The floor framing is clad from below with gypsum board and spans between deeper gypsum clad beams. The main beams and columns supporting the floor framing appear to be steel wide flange shapes with gypsum cladding for fire protection. At the underground parking level, the exterior walls as well as interior walls around elevator and stair openings are load bearing concrete block walls.

Foundation System:

The foundation system most likely consists of concrete slab on grade, with reinforced concrete pad footings under the columns and continuous footings under the concrete block walls.

Lateral-Load-Resisting-System:

The floor diaphragms serve to transfer seismic inertial forces to lateral force resisting frames. The lateral force resisting frames appear to be steel wide-flange moment frames on the sides of the building with the frame on the back side of the building set back from the exterior wall. Lateral forces reach the foundation level footings through the moment frame columns and the concrete block walls at the underground parking level.

Observations

The exposed structural elements appear to be in fair condition considering the age of the building.

Seismic Evaluation Criteria

General: The property was evaluated based on the University of California Seismic Safety Policy dated August 25, 2011. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to Appendix for more info on Seismic Safety Policy & rating.

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Seismic Rating

IV

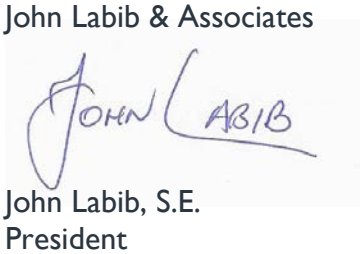
Limitations

This limited seismic screening was based on our limited site observations of the exposed structural members and a 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 structural observations and recommendations 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.
President

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