

January 10, 2015

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

Subject: 1399 S. Roxbury Drive, Los Angeles, CA  
Seismic Screening Report  
JLA Job #14110-20

Dear Mr. Geller,

Per your request, John Labib + Associates Structural Engineers (JLA) performed a seismic screening of the existing building located at 1399 S. Roxbury Drive in Los Angeles, California. The scope included a general building structural observation and a review of a previous report prepared by others. The general observation performed on January 9, 2015 was limited since the majority of the structure is covered by finishes and not accessible.

#### Building Description

Structural drawings were not available to review. This report is based on the general and limited observation and the report titled "Seismic Risk Prediction 1399 S. Roxbury Drive" report, prepared by LandAmerica Assessment Corporation, and dated April 10, 2006.

The building site is relatively level. The building consists of one level below grade, one level (first floor) at grade, and two levels (second and third floors) and roof above grade. UCLA occupies the west portion of the building, which is only one level above grade. See Figures 1 and 2 below for photos of the south and south east elevations of the existing building.

The occupancy type is office and retail for the above grade levels and parking for the subterranean level. The building perimeter above grade consists of non-load bearing stone faced walls and windows.

The building is reported to have been constructed in 1990 with a structural design based on the 1985 Uniform Building Code and 1986 City of Los Angeles Building Code. Below is a description of the structure based on the available information referenced in this report.



Figure 2 – South elevation of 1399 S. Roxbury Drive in Angeles, CA. Note portion occupied by UCLA on left (west) side in one story portion.

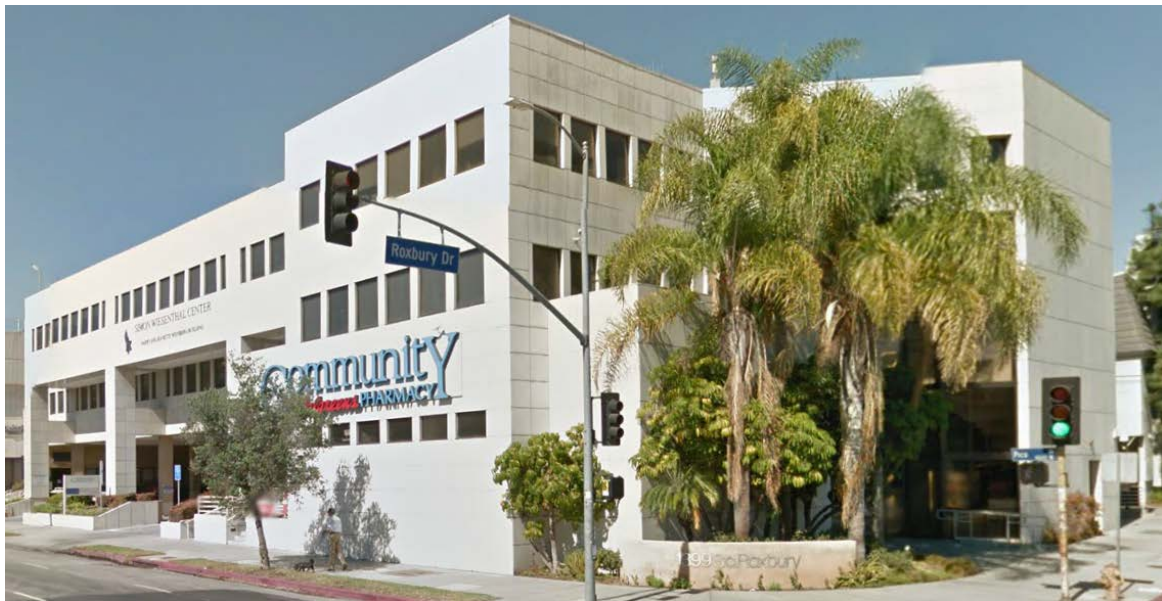


Figure 2 – South east elevation of 1399 S. Roxbury Drive in Angeles, CA.

## Building Structure

### Gravity Systems

*Roof:* Based on the general observation, the roof of the one level above grade portion occupied by UCLA appears to be plywood supported by wood joists and steel wide flange beams supported by steel wide flange columns.

*Floors:* The first floor framing reportedly consist of concrete over steel deck spanning to steel wide flange beams and girders supported by steel wide flange columns and perimeter below grade reinforced concrete foundation walls below the first floor.

*Below Grade Parking Level and Foundations:* The below grade parking level on grade reportedly consists of a reinforced concrete slab supported on grade. The foundations reportedly consist of reinforced concrete spread footings at the columns and reinforced concrete continuous footings at the perimeter below grade reinforced concrete foundation walls.

### Lateral Load Resisting Systems

Based on the general observation, the horizontal lateral load resisting system of the one level above grade portion occupied by UCLA appears to consist of a plywood diaphragm. The horizontal lateral systems transfer seismic inertial loads to the vertical lateral load resisting systems. The vertical lateral resisting system of the one level above grade portion occupied by UCLA reportedly consists of plywood and reinforced masonry shear walls above grade. The vertical lateral load resisting system of the one level below grade structure consists of reinforced concrete foundation shear walls.

## 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 seven (7) seismic performance ratings: I thru VII. Please see attached Appendix A for info on Seismic Safety Policy and 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 the review of the existing structural drawings and the general 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

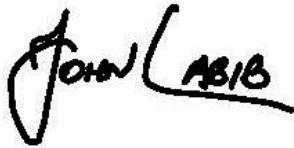
Limitations

This limited seismic screening was based on the general review noted above. 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 an 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

