John Labib + Associates
Structural | Shoring | Civil
Consulting Engineers

April 22, 2020

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

Subject: 141 Triunfo Canyon Rd, Westlake Village, CA 91361
Seismic Screening Report
JLA Job no. 19001-03

Per your request, John Labib + Associates (JLA) performed a seismic screening of the subject existing building structure. Following the initial seismic screening and Issue of 'Seismic Screening Report' on February 18, 2019 and subsequent issue of structural retrofit plans on April 12, 2019 for Out-of-Plane wall anchorage to positively anchor the masonry wall to roof wood framing, our service included site visit performed on December 20, 2019 to observe the scope of work recommended in the aforementioned structural drawing & report.

Building Description

The building is located at Triunfo Canyon Rd, in Westlake Village, California. The building consists of a single-story reinforced masonry structure with a rectangular plan measuring approximately 121 feet by 160 feet. The building was constructed around 1969. Based on site observations the pop out at the southern corner of the building appears to be of newer construction. See Figure 1 below for a photo of the subject existing building site.

Previous structural drawings available for review included:

- Scans of the original structural drawings dated August 1969, sheets 1 through 15. The poor quality of the scanned drawings rendered much of the content illegible.
- Various tenant improvement structural drawings dated 1994, 2000, 2004, and 2015
- Structural retrofit recommendations - sheets S 0.00 to S 3.01, prepared by John Labib & Associates dated 04.12.2019 following the Issue of Seismic Screening Report dated February 18, 2019 by the same company.

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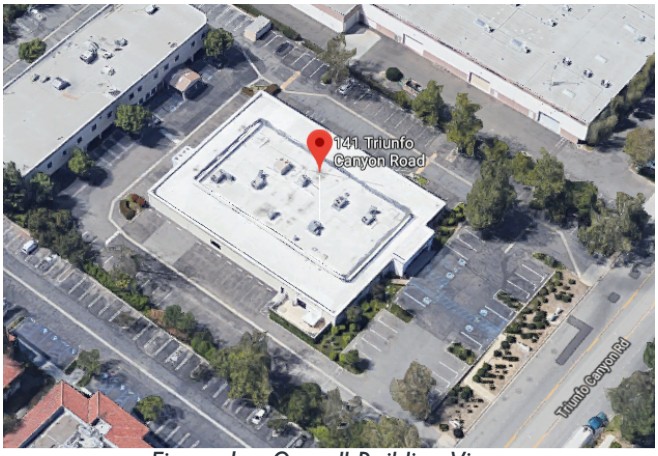

Figure 1 – Overall Building View

Building Structure

Gravity Construction:
The gravity framing at the roof consists of wood joists and purlins framing to wood glue laminated beams supported by interior steel columns. The framing is also supported at the perimeter by the perimeter reinforced masonry bearing walls. Various roof wood joists and purlins have been strengthened with sistered members due to added skylights and mechanical equipment per the 1994 and 2015 TI drawings.

Foundation System:
The foundation system consists of a concrete slab on grade, with concrete pads supporting the steel columns and continuous concrete footings supporting the masonry walls. Each concrete pad is connected in three directions with concrete tie beams that extend out to the perimeter wall footings.

Lateral-Force-Resisting-System:
The lateral-force-resisting system consists of plywood sheathing that acts as a diaphragm to transfer seismic inertial loads to the perimeter reinforced masonry shear walls.

Observations

In general the exposed structural elements appeared to be in fair condition considering the age of the building. Out-of-plane anchors that were recently installed appeared to be in general conformance with the contract documents.

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.

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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. A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage that would represent low life hazards.
- Out-of-plane anchors have been provided throughout the building to positively anchor the masonry walls to the roof wood framing.

Seismic Rating

IV

Limitations

This limited seismic screening was based on the review of the available plans, and our limited site observations of the exposed structural members. 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

John Labib, S.E.
Principal

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Appendix A

Expected Seismic Performance Levels

This series of definitions was developed by the California State University, the University of California, the California Department of General Services, and the Administrative Office of the Courts from 1995 through 2009.

Table A.1. Determination of Expected Seismic Performance Level[1] Based on the Edition, California Code of Regulations, Part 10, California Building Code (CBC) (current edition)

Definitions based upon California Building Code (CBC) requirements for seismic evaluation of buildings using Risk Categories of CBC Table 1604A.5, depending on which applies, and performance criteria in CBC Table 317.5[2]	**Expected Seismic Performance Level [1]**
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category IV performance criteria with BSE-1N and BSE-2N hazard levels replacing BSE-R and BSE-C as given in Chapter 3.	**I**
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category IV performance criteria.	**II**
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria with BSE- 1N and BSE-2N hazard levels replacing BSE-R and BSE-C respectively as given in Chapter 3; alternatively, a building meeting CBC requirements for a new building.	**III**
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria.	**IV**
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria only if the BSE-R and BSE-C values are reduced to 2/3 of those specified for the site.	**V**
A building evaluated as not meeting the minimum requirements for Level V designation and not requiring a Level VII designation.	**VI**
A building evaluated as posing an immediate life-safety hazard to its occupants under gravity loads. The building should be evacuated and posted as dangerous until remedial actions are taken to assure the building can support CBC prescribed dead and live loads.	**VII**

Table A.2. Approximate Relationship Between UC's Historic Seismic Performance Ratings and Current Expected Seismic Performance Levels

Expected Seismic Performance Level[1]	**UC's Historic Ratings[5]**	**Implied Risk to Life[3]**	**Implied Seismic Damageability[4]**
I	Good	Negligible	0% to 10%
II	Good	Insignificant	0% to 15%
III	Good	Slight	5% to 20%
IV	Fair	Small	10% to 30%
V	Poor	Serious	20% to 50%
VI	Very Poor	Severe	40% to 100%
VII	Very Poor	Dangerous	100%

Notes:

1. Expected seismic performance levels are indicated by Roman numerals I through VII. Assignments are to be made following a professional assessment of the building's expected seismic performance as measured by a CSE's experience or referenced technical standard and earthquake ground motions. Equivalent Arabic numerals, fractional values, or plus or minus values are not to be used. These assignments were prepared by a task force of state agency technical personnel, including the California State University, the University of California, the California Department of General Services, the Division of the State Architect, and the Administrative Office of the Courts. The levels apply to structural and non-structural elements of the building as contained in Chapter 3, CBC Part 10 requirements. These definitions replace those previously used by these agencies.

2. Chapter 3 of the California Building Code Part 10, current edition, regulates existing buildings. It uses and references the American Society of Civil Engineers Standard *Seismic Rehabilitation of Existing Buildings, ASCE-41-13*. All earthquake ground motion criteria are specific to the site of the evaluated building. The CBC definitions for earthquake ground motions to be assessed are paraphrased below for convenience:

3. BSE-2N, the 2,475-year return period earthquake ground motion, or 150% of the Maximum Considered Earthquake ground motion for the site.

   BSE-C, the 975-year return period earthquake ground motion.

   BSE-1N, two-thirds of the BSE-2N, nominally, the 475-year return period earthquake ground motion. BSE-R, the 225-year return period earthquake ground motion.

   Risk Category is defined in the CBC Table 1604A.5. The risk category sets the level of required seismic building performance under the CBC. Risk Category IV includes acute care hospitals, fire, rescue and police stations and emergency vehicle garages, designated emergency shelters, emergency operations centers, and structures containing highly toxic materials where the quantities exceed the maximum allowed quantities, among others. Risk categories I-III includes all other building uses that include most state-owned buildings.

4. Implied Risk to Life is a subjective measure of the threat of a life threatening injury or death that is expected to occur in an average building in each rank following the indicated technical requirements. The terms negligible through dangerous are not specifically defined, but are linguistic indications of the relative degree of hazard posed to an individual occupant.

5. Implied Damageability is the level of damage expected to the average building in each rank following the indicated technical requirements when a BSE-11E level earthquake occurs. The damage includes both the structural and non-structural systems, but does not consider furnishing and tenant contents.

6. Historically the University of California has used the terms good, fair, poor and very poor to distinguish the relative seismic performance of buildings. The concordance of values in the table above is approximate. The former rating procedures did not provide specific performance levels as is done herein, but were sentence fragments for qualitative performance and are recalled below for historical purposes only:

   A *Good* seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance is anticipated to result in some structural and/or nonstructural damage and/or falling hazards that would not significantly jeopardize life. Buildings and other structures with a Good rating would have a level of seismic resistance such that funds need not be spent to improve their seismic resistance to gain greater life safety, and would represent an acceptable level of earthquake safety.

   A *Fair* seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance is anticipated to result in structural and nonstructural damage and/or falling hazards that would represent low life hazards. Buildings and other structures with a Fair seismic performance rating would be given a low priority for expenditures to improve their seismic resistance and/or to reduce falling hazards so that the building could be reclassified Good.

   A *Poor* seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance is anticipated to result in significant structural and nonstructural damage and/or falling hazards that would represent appreciable life hazards. Such buildings or structures either would be given a high priority for expenditures to improve their seismic resistance and/or to reduce falling hazards so that the building could be reclassified as Good, or would be considered for other abatement programs, such as reduction of occupancy.

A *Very Poor* seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance is anticipated to result in extensive structural and nonstructural damage, potential structural collapse, and/or falling hazards that would represent high life hazards. Such buildings or structures either would be given the highest priority for expenditures to improve their seismic resistance and/or to reduce falling hazards so that the building could be reclassified Good, or would be considered for other abatement programs such as reduction of occupancy.