March 12, 2012

Ms. Kim Shore
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 2001 Santa Monica Blvd, Santa Monica
Seismic Rating Update
JLA Job no. 12111-04

Dear Ms. Shore,

Per your request, we are providing this letter report to update the Seismic Rating of the building located at 2001 Santa Monica Blvd in Santa Monica, California. The building was previously reviewed & rated as "Fair" by our office in December 2010.

Here are pertinent excerpts from our prior report:

The existing office building is located at 2001 Santa Monica Blvd, in Santa Monica, California. The building consists of a 23-story steel-framed structure with a rectangular-shaped plan measuring approximately 224 feet by 112 feet, over a concrete-framed structure (4 to 8 stories) with a rectangular plan shape measuring approximately 341 feet by 285 feet. The building was designed in 1968 & constructed in the early 1970's.

The lateral force resisting system at the steel framed construction consists of metal deck with concrete fill that act as diaphragms to transfer seismic inertial forces to welded steel moment frames. The lateral force resisting system at the concrete framed construction consists of reinforced concrete slabs that act as diaphragms to transfer seismic inertial forces to reinforced concrete shear walls.

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

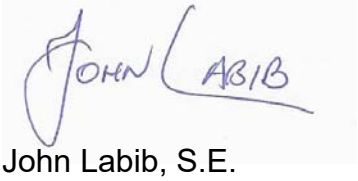
Limitations

This limited seismic screening was based on our limited site observations of the exposed structural members & our review of the existing structural drawings. 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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