

March 11, 2013

Ms. Kim Shore, CCIM
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Re: *University of California Seismic Rating for 2122-2126 Granville Avenue, Los Angeles*

Dear Kim:

Nabih Youssef & Associates (NYA) have performed an Independent Review of the 3-story office building located at 2122-2126 Granville Avenue in Los Angeles. The review consisted of a site visit to observe the existing condition of the exposed structural elements, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment.

Description:

The building mainly consists of one-story wood-framed structure with a rectangular-shaped plan measuring approximately 88 feet by 136. At the southeast corner of the property, the building is three stories in height, with a footprint measuring approximately 42 feet by 40 feet. The building was constructed in two phases. The original building was constructed approximately in 1942, with the second and third stories at the southeast corner added in 1952.

The gravity framing of the one-story section consists of diagonal wood sheathing supported by 2x12 wood joists, which span 20 feet between wood trusses. The wood trusses clear span 42 feet and are supported by wood posts. The gravity framing of the three-story section consists of wood sheathing supported by wood joists. The wood joists are supported by wood bearing walls.

The foundation system most likely consists of continuous concrete footing supporting the wood bearing walls.

The lateral-load-resisting system consists of wood roof and floor diaphragms that transfer seismic inertial loads to the wood stud shear walls. The shear walls are typically sheathed with plaster or plywood and are continuous to the foundation.

Observation:

A site visit was performed by Maurizio Trevelin of NYA on March 7, 2013, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building appeared to be in good condition and there were no obvious signs of distress.

The exterior walls have a plaster finish and the building does not have any appendages or ornamentation that could pose a significant potential falling hazard.

Evaluation:

The site is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on younger Quaternary alluvial deposits that consist of loose to medium dense silt, clay and sand that is not susceptible to liquefaction. Therefore, the potential for earthquake induced site failure is low.

The building has a complete load path to transfer seismic forces to the foundations. The roof and floor diaphragms appear to have adequate strength with no major openings. There are no significant strength or stiffness irregularities in the vertical elements of the lateral system.

Seismic Risk Assessment:

Based on visual observations, a seismic risk assessment considering building stability, site stability, seismic ground motion hazard and building damageability was performed. The on-line seismic risk assessment tool

SeismiCat, developed by ImageCat, Inc., for screening of buildings for seismic risk, was used. The assessment was performed to the Level 1 requirements of ASTM E-2026.

The Scenario Expected Loss (SEL) for ground shaking hazards having 10% probability of exceedance within a 50-year exposure period (BSE-1) was calculated. The SEL corresponds to the Implied Seismic Damageability, as defined by the 2011 UC Seismic Safety Policy. The SEL for the building is 24%. The report generated by *SeismiCat* is attached.

Conclusion:

Based on our review of prior engineering reports, observations made during our site visit, and the results of the seismic risk assessment, the expected earthquake performance of the building corresponds to the University of California seismic rating of "IV" ("Fair").

References:

UC Seismic Safety Certification for 2122-2126 Granville Avenue, as prepared by Nabih Youssef & Associates (08297.00), dated October 17, 2008.

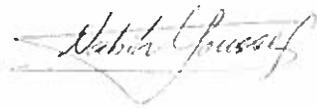
Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 023, 1998.

State of California Seismic Hazard Zone, Beverly Hills Quadrangle, March 25, 1999.

University of California Seismic Safety Policy, August 25, 2011.

Sincerely,

NABIH YOUSSEF & ASSOCIATES



Nabih Youssef, S.E.
Principal

Enclosure

cc: N. Youssef; O. Hata; File 13087.00