

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 2134 Granville Avenue, Los Angeles**

Dear Kim:

Nabih Youssef & Associates (NYA) have performed an Independent Review of the single-story building located at 2134 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 consists of one-story building constructed in 1949. The building is rectangular-shaped in-plan with overall dimensions of approximately 44 feet by 80 feet.

The gravity framing of the roof consists of straight wood sheathing supported by wood joists that span to wood bow trusses. The trusses are supported on masonry pilasters that are continuous to the foundation. The foundation system likely consists of continuous concrete footings supporting the perimeter masonry walls and concrete spread footings under masonry pilasters.

The lateral-load-resisting system consists of wood roof diaphragm that transfers seismic inertial loads to the perimeter masonry walls. The walls are continuous to the foundation.

**Observation:**

A site visit was performed by Maurizio Trevellin 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 building exterior consists of masonry walls with no significant 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 diaphragm appears 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 26%. 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:**

Seismic Screening Report for 2134 Granville, as prepared by John Labib & Associates (09104-80), October 27, 2009.

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 13088.00