

March 11, 2013

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

*Is this the 1. the
10 x 30 "shed" at the
west end of the parking
lot?*

Re: University of California Seismic Rating for 2130 Granville Avenue, Los Angeles

Dear Kim:

Nabih Youssef & Associates (NYA) have performed an Independent Review of the single-story building located at 2130 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 rectangular-shaped wood-framed structure that was constructed in 1934.

The gravity framing likely consists of straight or diagonal wood sheathing supported by wood joists that span to wood framed bearing walls. The foundation system likely consists of continuous concrete footings supporting the wood bearing walls.

The lateral-load-resisting system consists of wood roof diaphragm that transfers seismic inertial loads to the wood walls. The walls are typically sheathed with plaster or wood planks and 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 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 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 25%. 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:

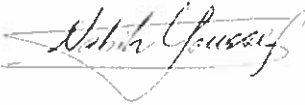
Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 023, 1998.

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