

November 21, 2016

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

Subject: 2701 Ocean Park Blvd, Santa Monica, CA
Seismic Screening Report
JLA Job no. 16130-14

Dear Mr. Geller,

Per your request, John Labib + Associates Structural Engineers (JLA) performed a seismic screening of the subject existing building structure. Our services included a site visit performed on December 7, 2010 to observe the existing conditions of the exposed structural systems, review of the available structural drawings & an evaluation of the existing structural systems of the building.

Building Description

The building is located at 2701 Ocean Park Blvd, at the corner of 28th Street and Ocean Park Boulevard, in Santa Monica, California. The building consists of a two-story wood and steel structure above grade over a two-story post-tensioned concrete parking garage below grade, with a rectangular plan measuring approximately 159 feet by 384 feet. The building was constructed in 1987.

Structural Drawings for the building: S-1 through S-27 by Lloyd Jones Fillpot Associates Architects, dated May 13, 1986.



Building Structure

Gravity Construction

The gravity framing at the 2nd floor and roof consists of wood TJI joists framing to steel beams which are supported by steel columns, which rest on top of the concrete columns below grade. The 1st floor as well as the 1st floor below grade consist of post-tensioned concrete slabs spanning to post-tensioned concrete beams supported by concrete columns.

Foundation System

The foundation system consists of a 5" concrete slab on grade, concrete pads supporting the concrete columns and continuous footings under the concrete perimeter walls below grade.

Lateral load resisting systems

The lateral-force-resisting system at the upper two levels consists of a plywood diaphragms that transfer seismic inertial loads to welded steel moment frames as well as steel eccentric braced frames. The seismic inertial loads from the top two levels are transferred thru the concrete diaphragm to the perimeter reinforced concrete shear walls.

Observations

The exposed structural elements appeared to be in fair condition considering the age of the building.

Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated September 15, 2014. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for the information on Seismic Safety Policy & Rating.

Seismic Evaluation

- The structure has a complete load path to transfer seismic forces to the foundations.
- There are no significant strength or stiffness discontinuities in the vertical elements of the lateral-load-resisting system.
- The roof and floor diaphragms are continuous without major openings.
- Based on our review of the existing structural drawings and our conceptual evaluation of the lateral-load-resisting system (steel braced frames and welded steel moment frames), the lateral system is adequate for the size, configuration, and age of the building. The building is regular, the welded steel moment frames are fairly redundant, the building is fairly light because of the wood framing & it is only two stories tall. A major seismic disturbance is likely to result in structural and non-structural damage that would represent low life hazards.

Seismic Rating

IV

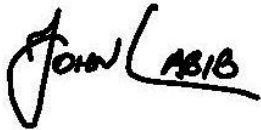
Limitations

This limited seismic screening was based on the review of the plans. 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, S.E.
Principal

