

March 21, 2016

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

Subject: 30301 Agoura Road, Agoura Hills, CA  
Seismic Screening Report  
JLA Job no. 11630-02

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 review of the available record drawings and a general evaluation of the structural systems of the building.

#### Building Description

The undated structural drawings provided for review include S1.01 to S1.08 and S2.01 to S2.03 (total 11 sheets), titled "Agoura Hills Center", and prepared by Nadel Architects, Inc, and BP Engineers, Inc. Note drawings S3.01 to S3.03, S4.01 to S4.05, S5.01, and S6.01 to S6.02 are not included with the drawings provided to JLA.

The building site is relatively level. The building consists of two floors and a roof above grade. The building perimeter consists of load bearing reinforced concrete tilt-up walls from the first floor to roof.

#### Building Structure

According to the structural drawings, the building was designed based on the 1997 Uniform Building Code. The below is a description of the structure.

##### *First floor slab on grade and foundations*

The first floor slab on grade consists of a reinforced concrete slab supported on grade. The foundations below are reinforced concrete spread footings at the columns and reinforced concrete continuous footings at the concrete tilt up walls.

##### *Second floor*

The second floor consists of a steel deck and concrete slab supported by steel wide flange girders and beams, which are supported by interior steel tube columns and perimeter concrete tilt up walls.

##### *Roof*

The roof consists of plywood sheathing supported by wood TJI joists and glue laminated beams, which are supported by interior steel tube columns and perimeter concrete tilt up walls.

*Lateral load resisting systems*

The building structure horizontal lateral system at the second floor is the steel deck and concrete diaphragm and at the roof is the plywood sheathing diaphragm. The vertical lateral system from the foundation to the roof is the reinforced concrete tilt up shear walls.

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.
- 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, the lateral system is adequate for the size, configuration, and age of the building. 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

