

July 26, 2019

Bruce Geller  
Senior Leasing Specialist  
10920 Wilshire Boulevard, Suite 810  
Los Angeles, CA 90024

Subject: 309 W. Quinto St., Santa Barbara, CA 93105  
Seismic Screening Report  
JLA Job no. 19001-06

Dear Mr. Geller,

Per your request, John Labib + Associates (JLA) performed a seismic screening of the subject existing building structure at the above noted address. Our services included a site visit performed on July 23<sup>rd</sup>, 2019 and a general evaluation of the structural systems of the building. No record drawings were made available.

#### Building Description

No architectural or structural drawings were made available, as such our evaluation is based on visual observation of exposed elements of the building. The building consists of a single story structure, approximately rectangular in plan measuring approximately 98 feet by 36 feet. See Figure 1 below for a photo of the subject existing building site.



Figure 1 – View of Overall Subject Existing Building Site

## Building Structure

The building was built in 1973. As no original construction documents were available for review, the building is likely based on the Uniform Building Code. Below is a description of the structure.

### *Gravity & Foundation Construction:*

Existing drawings were not made available, however, it was observed that the structure contains wood exterior wall framing and exterior wall plywood sheathing. We can further infer from knowledge of construction practices of the time the likely methods and materials of construction. This single story structure is wood framed and most likely founded on shallow concrete foundations. Roof framing consists of plywood sheathing supported by sawn lumber joist framing. Exterior walls are bearing wood stud walls and are sheathed with exterior plywood used to resist lateral loads.

The roof is primarily flat, except for the main entrance gable and roof pop up that are supported by post extending a few feet above the roof, and finished with clay tile roofing. The exterior walls are finished with stucco.

### *Lateral-Force-Resisting-System:*

Existing drawings were not made available, however, based on the architecture, vintage, and materials used we expect and can infer from our observations that the lateral system consists of conventional plywood shear walls distributed around the perimeter of the building, with a few interior locations. Conventional design and detailing suggest that the plywood walls are anchored to the concrete foundations and that the plywood walls extend from the foundation up to tie to the roof. The roof sheathing was observed to contain plywood sheathing, which transfers roof inertial loads to the shear walls.

## Observations

It was observed that the structure contains wood exterior wall framing, exterior wall plywood sheathing, and plywood roof sheathing. See Figures below for the photos of the building exterior from the site visit:



Figure 2 – Southwest Building Elevation (View from Main Parking Lot)



*Figure 3 – Northwest Building Elevation (Front Main Entrance - Northernmost Corner View)*



*Figure 4 – Northwest Building Elevation (Front Main Entrance - Westernmost Corner View)*



*Figure 5 –Southeast Building Elevation (Building Rear)*



*Figure 6 – Northeast Building Elevation (Easternmost Corner View)*

### Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated May 19, 2017. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for info on Seismic Safety Policy & performance rating.

### Seismic Evaluation

- The structure has a complete load path to transfer seismic inertial forces to the foundations.
- The roof diaphragm is continuous without major openings.
- Based on our limited site observations and evaluation of the lateral load resisting system, it appears that the lateral system is adequate for the size, configuration, and age of the building. A major seismic disturbance is likely to result in some structural and/or nonstructural damage that would represent low life hazards.

### Seismic Rating

IV

### Limitations

This limited seismic screening was based our limited site observation and review of available information. 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

