NABIH YOUSSEF ASSOCIATES
STRUCTURAL ENGINEERS

July 24, 2015

Mr. Gregory Park
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Re: University of California Seismic Rating for 3691 Lenawee Avenue, Los Angeles

Dear Greg:

Nabih Youssef Associates (NYA) have performed an Independent Review of the single-story warehouse and office building located at 3691 Lenawee 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 review of seismic retrofit drawings.

Description:

The single-story building is rectangular-shaped in-plan with overall dimensions of approximately 135' by 111'. The building is reported to have been originally constructed in 1957 and seismically retrofitted in 2001.

The roof is constructed of plywood sheathing supported by wood rafters that span to wood bow trusses. The trusses are supported by wood posts and perimeter reinforced concrete tilt-up walls that are continuous to the foundation. The foundation system could not be observed. However, buildings of similar construction and vintage typically have continuous concrete strip footings under the walls and isolated concrete spread footings under the wood posts and wall pilasters.

The lateral-force-resisting system consists of the plywood sheathed roof acting as a structural diaphragm to transfer seismic inertial forces to the perimeter concrete tilt-up walls.

The 2001 seismic retrofit was in compliance with the City of Los Angeles Division 91 requirements which provide minimum standards to reduce risk of life loss or injury. The retrofit consisted of providing out-of-plane anchorage of the wall panels to the roof diaphragm and continuity ties.

Observation:

A site visit was performed by Owen Hata of NYA on July 24, 2015, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building generally appeared to be in good condition and there were no obvious signs of structural distress.

AC units were observed to be hung from the roof framing in the warehouse area, no seismic bracing was observed. It is recommended that these units be braced. The exterior of the building consists of painted concrete walls with no ornamentation. No falling hazards were observed on the exterior of the building.

Evaluation:

The building is located on gently sloping site and is not susceptible to landslide. The site is located within an Alquist-Priolo Earthquake fault zone – a geologic zone where surface rupture may occur. The building is founded on older alluvium consisting of moderately dense to dense layers of fine to coarse clayey sand and sandy clay. The site is not located in an area recognized by the State of California

where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacement.

An ASCE 31 Tier 1 assessment was performed. The precast wall to foundation connections and the truss to pilaster connections could not be evaluated due to unavailability of original structural drawings. The ratio of reinforcing steel area in the walls and collector reinforcing at corner openings in the walls are likely noncompliant items based on the vintage of construction.

The building has a complete load path to transfer seismic forces to the foundations. There are no significant strength or stiffness discontinuities in the walls. There appears to be an adequate amount of walls which provide strength and redundancy to resist expected seismic force.

Conclusion:

Based on observations made during our site visit and the results of the ASCE 31 Tier 1 assessment, the expected earthquake performance of the building corresponds to the University of California seismic rating of "IV" ("Fair").

References:

Structural drawings for the Earthquake Retrofit '91 of 3691 Lenawee, Ross/Reimer & Associates, January 18, 2001.

Seismic Hazard Zone Report for the Hollywood 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 26, 1998.

State of California Seismic Hazard Zone, Hollywood 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 15304.00

Photo 1 – East Elevation

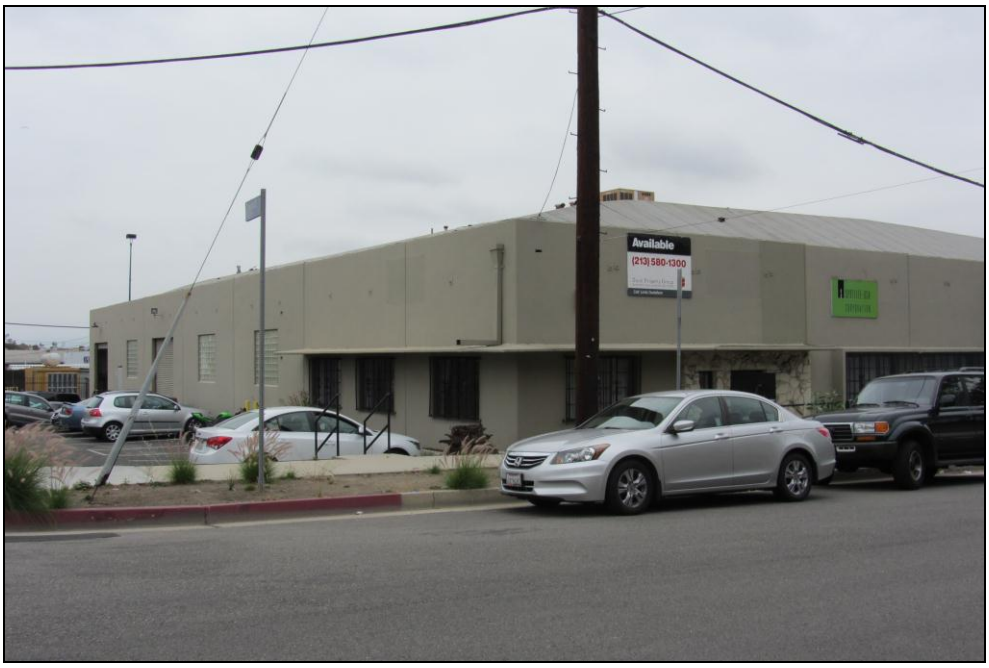

Photo 2 – Southeast Elevation

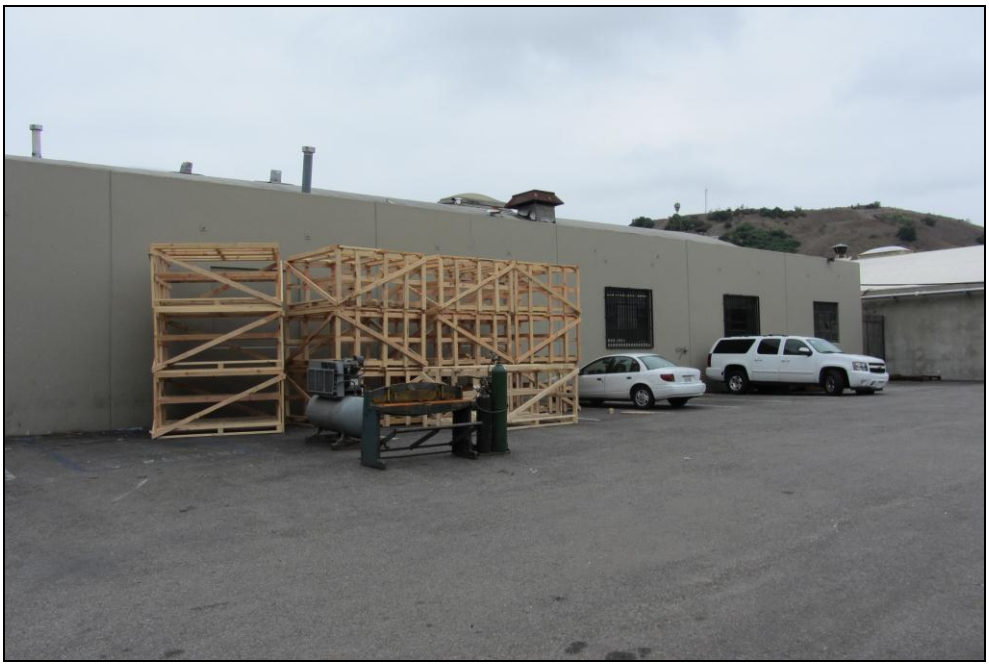

Photo 3 – North Elevation

Photo 4 – Northwest Elevation

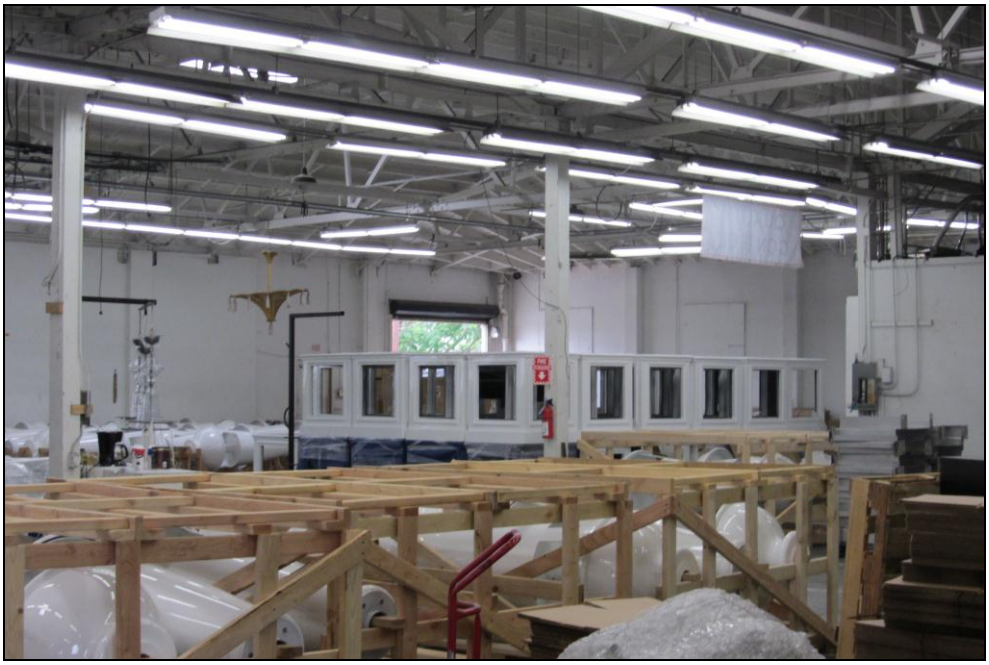

Photo 5 – Wood Posts and Roof Framing

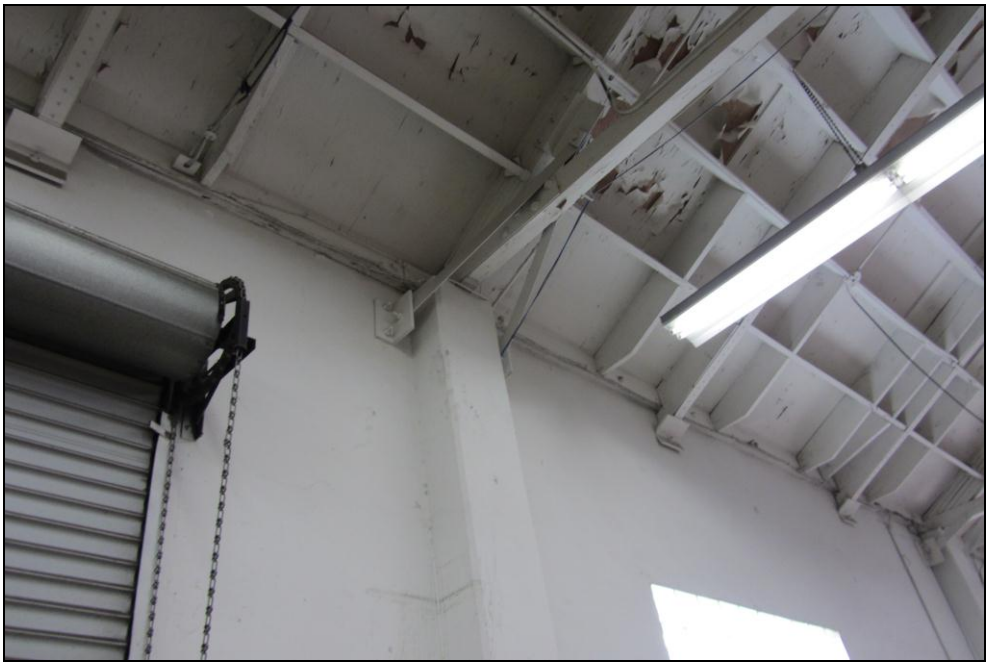

Photo 6 – Out-of-Plane Wall Anchors at Pilaster

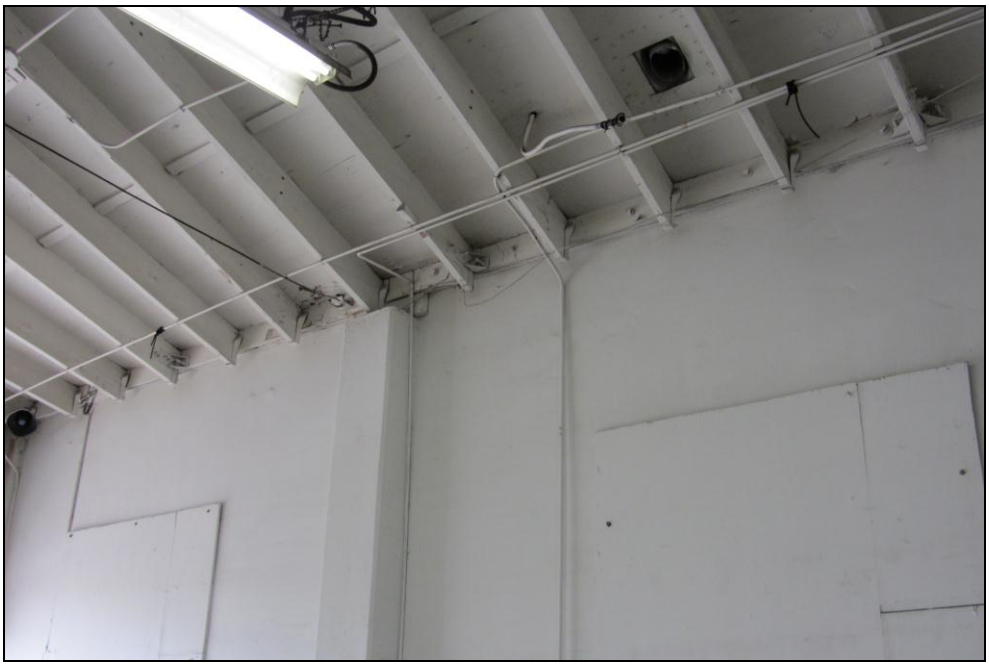

Photo 7 – Out-of-Plane Wall Anchors at Rafters

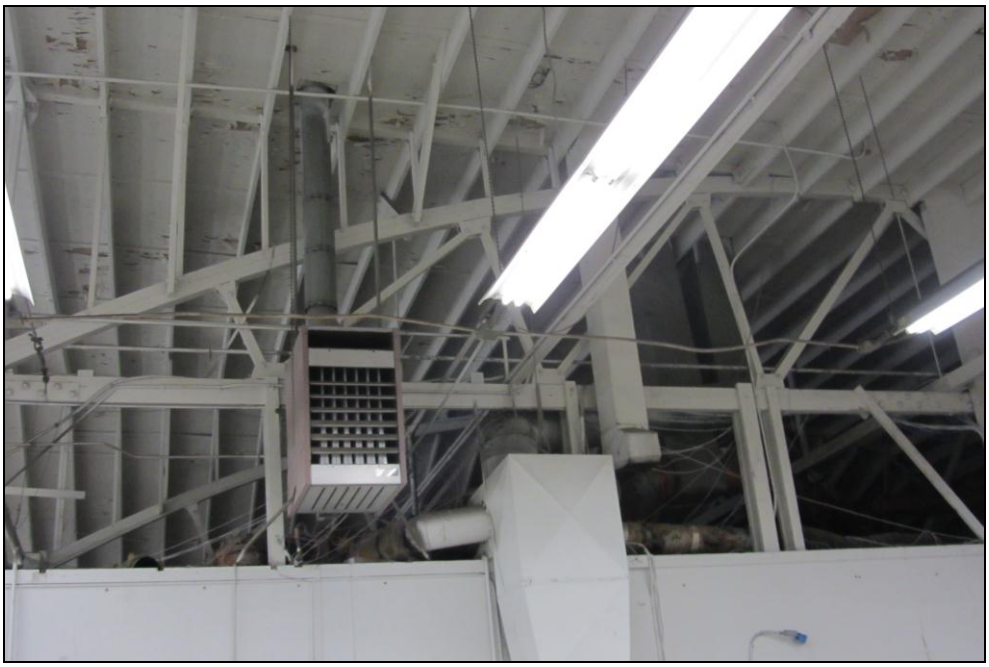

Photo 8 – Unbraced Hanging AC Unit