

April 20, 2018

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

Subject: 4910 Rivergrade Road, Irwindale, CA 91706
Seismic Screening Report
JLA Job no. 18128-02

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

Structural drawings dated 5-15-1987 were available for our review. See Figure 1 below for photo of the subject existing building.



Figure 1 – Overall Building View

The building site is relatively level. The structure is composed of three stories of office space. The building perimeter appears to consist of non-load bearing steel stud with glass and CMU veneer, with some masonry walls.

Building Structure

According to the available structural drawings, the building was designed based on the 1982 Uniform Building Code and the 1984 Los Angeles County Building Code. The below is a description of the structure.

Ground Floor Slab on Grade and Foundations

The foundations consists of a reinforced concrete slab on grade, reinforced concrete spread footings at the columns, concrete grade beams along the moment frames and continuous reinforced concrete footings at the masonry walls.

Second and Third Floors and Roof

The second and third floors consist of concrete metal decking supported by steel wide flange beams, which in turn are supported by steel columns. The roof construction is similar with bare metal deck spanning to steel wide flange beams which in turn are supported by steel columns.

Lateral Load Resisting Systems

The diaphragm system at the second floor and third floor is the concrete over metal deck floor. At the roof, the diaphragm system is the bare metal deck. The diaphragms transfer the seismic forces to the vertical pre-Northridge welded steel moment frames. Along some perimeter lines, the seismic load is transferred to reinforced CMU walls. The lateral loads are then transferred thru to the foundation system.

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 and detailed well with drags and chords at openings and edges.
- Based on our review 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.
- While the main lateral force resisting system is compromised of Pre-Northridge Steel Frames, the building site has not experienced peak ground motions exceeding limits set in Section 3.2 of FEMA 352 and as such we would expect it to perform as well as other similar buildings constructed in the same era.

Seismic Rating

IV

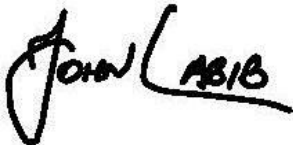
Limitations

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

