

October 17, 2011

Ms. Joanne Williams
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 514 North Prospect Ave. – Redondo Beach, CA
Seismic Screening Report
JLA Job no. 11140-21

Dear Ms. Williams,

Per your request, we have performed a seismic screening of the building located at 1514 North Prospect Ave. in Redondo Beach, California. Our services included a site visit performed on September 30, 2011 to observe the existing conditions of the exposed structural systems & an evaluation of the existing structural systems of the building.

Building Description

The building on the subject address is located at 514 North Prospect Ave. and is situated immediately north of the main hospital building on site. It consists of a single-story concrete framed structure that was built in two phases, separated by a seismic joint. The building was constructed in the 1960's.

Structural drawings were available for our review and field observations of exposed portions of the structure appeared consistent with the available drawings.

Construction

Gravity Construction:

The gravity framing consists of a 4-1/2" concrete slab spanning to 16-1/2" deep concrete roof pan joists that are supported by reinforced concrete beams and reinforced concrete bearing walls. Concrete beams span to reinforced concrete columns.

Foundation System:

The foundation system consists of a 5" reinforced concrete slab on grade, with shallow concrete pads supporting the columns and continuous concrete footings supporting the exterior walls.

Lateral-Force-Resisting-System:

The lateral-force-resisting system consists of a reinforced concrete diaphragm to transfer seismic inertial loads to the reinforced concrete shear walls.

Observations

In general the exposed structural elements appeared to be in good condition considering the age of the building.

Seismic Evaluation Criteria

General: The property was evaluated based on the University of California Seismic Safety Policy for Leased and Purchased Buildings dated June 29, 2007. The seismic policy provides four seismic performance ratings: Good, Fair, Poor and Very Poor as follow:

"Good" Rating: A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage and/or falling hazards that would not significantly jeopardize life.

"Fair" Rating: A major seismic disturbance is anticipated to result in structural and nonstructural damage and/or falling hazards that would represent low life hazards.

"Poor" Rating: A major seismic disturbance is anticipated to result in significant structural and nonstructural damage and/or falling hazards that would represent appreciable life hazards.

"Very Poor" Rating: A major seismic disturbance is anticipated to result in extensive structural and nonstructural damage, potential structural collapse, and/or falling hazards that would represent high life hazards.

Seismic Evaluation

- There are no significant strength or stiffness discontinuities in the vertical elements of the lateral-load-resisting system.
- The roof diaphragm is continuous with no major openings.
- Based on our review, it appears that the reinforced concrete shear walls are adequate for the size, configuration, and age of the building. A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage that would represent low life hazards.
- Based on our observations, the concrete columns do not have confinement reinforcing conforming to current codes, as is typical with buildings of this era. However, because of the high stiffness of the concrete walls in the one story building, drifts are likely to remain low in a seismic event. A major seismic disturbance is anticipated to result in some structural damage that would represent low life hazards.

Seismic Rating

FAIR

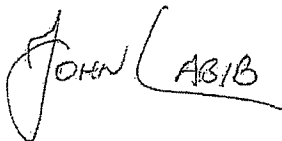
Limitations

This limited seismic screening study was based on our limited site observations of the exposed structural members and drawings review. 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 structural observations and recommendations 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.
President





Northwest Elevation of 514 N. Prospect