

June 11, 2019

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

Subject: 6815 Noble Ave, Van Nuys, CA 91405
Seismic Screening Report
JLA Job no. 19001-05

Dear Mr. Geller,

Per your request, John Labib + Associates (JLA) performed a seismic screening of the subject existing building structure. Our services included a review of available record drawings, and a general evaluation of the existing structural systems of the building.

Building Description

The building consists of a four-story steel framed structure, rectangular in plan and measuring approximately 120 feet by 213 feet. The building perimeter consists of non-load bearing metal stud walls with plaster and intermittent glazing on all four sides. A bridge at the second floor allows access to the adjacent parking structure. The building site is relatively level. See Figure 1 below for a photo of the subject existing building and site.

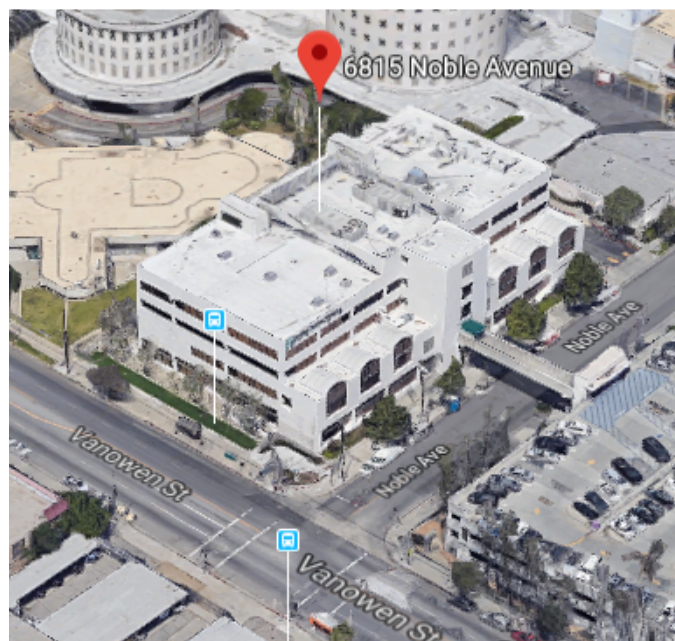


Figure 1 – View of Overall Subject Existing Building Site

Original construction documents titled "The Southern California Orthopedic Institute at Valley Presbyterian Hospital Van Nuys California", dated 5/15/1989 were available for review and included:

- Architectural - sheets A0.1 to A9.3 (38 sheets total) prepared by Anshen & Allen Architects
- Structural - sheet S0.1 to S8.1 (25 sheets total), prepared by Freet, Yeh & Rosenbach, Inc. Consulting Engineers

Building Structure

According to the available structural drawings, the structural design was based on the 1985 Los Angeles Building Code (LABC). Below is a description of the structure.

Second through Fourth Floors and Roof

The second through fourth floors consist of concrete filled metal decking supported by steel wide flange beams. The beams are in turn supported by interior and exterior steel wide flange columns. The roof construction is similar with bare metal deck (topped with non-structural insulating concrete) spanning to steel wide flange beams which in turn are supported by the steel columns. The roof also contains an area of mechanical equipment, consisting of concrete filled metal deck & enclosed by a steel mechanical screen.

Foundations and Ground Floor:

The ground floor consists of a 4" thick reinforced concrete slab supported on grade. The foundations below the ground floor slab consist of reinforced concrete caisson caps at the steel columns. Each caisson cap contains between one and three 24" diameter reinforced concrete caissons. The caps are interconnected along gridlines with either reinforced concrete tie beams or grade beams at the moment frames.

Lateral-Force-Resisting-System:

The horizontal lateral load resisting system (diaphragm) at the second through fourth floors consists of the concrete filled metal deck. At the roof the diaphragm system is the bare metal deck. The diaphragms transfer the seismic forces to the vertical lateral load resisting system, which consists of pre-Northridge welded steel moment frames with a regular layout on all four sides of the structure. The lateral loads are then transferred to the foundation system, which consists of a combination of reinforced concrete caissons with caps and grade beams.

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 and floor diaphragms are continuous without major openings.
- Based on our review of the existing structural drawings and our 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

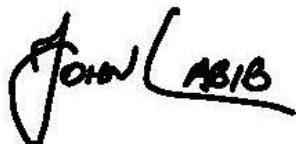
Limitations

This limited seismic screening was based on the review of the available plans, and our limited site observations of the exposed structural members. 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

