NABIH YOUSSEF ASSOCIATES
STRUCTURAL ENGINEERS

October 6, 2014

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

Re: University of California Seismic Rating for 11150 West Olympic Boulevard, Los Angeles

Dear Joanne:

Nabih Youssef Associates (NYA) have performed an Independent Review of the 11-story steel frame structure consisting of 6-stories of office space above 5-levels of parking located at 11150 West Olympic Boulevard. 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 seismic risk assessment.

Description:

The building is irregular-shaped in-plan with several re-entrant corners and setbacks. The building was constructed in 1985 with overall dimension of 200' by 260'.

The roof and floors are constructed of metal deck with normal weight concrete fill spanning to steel wide flange beams and girders that are supported by steel wide flange columns. Based on our 2002 report, the foundation system consists of reinforced concrete piles with pile caps.

The lateral-force-resisting system consists of the metal deck with concrete fill roof and floors acting as structural diaphragms to transfer seismic inertial forces to welded steel moment frames.

Our 2002 report cites a 1996 Steel Connection Survey by John A. Martin & Associates, which indicates that all of the building's 920 welded moment connections were visually and ultrasonically inspected after the 1994 Northridge Earthquake. The inspection identified 258 welded connections to be damaged or defective. All 258 damaged or defective welds were repaired. This work was inspected and approved by the City of Los Angeles Department of Building and Safety.

Observation:

A site visit was performed by Owen Hata of NYA on October 3, 2014, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building appeared to be in good condition and there were no obvious signs of distress.

The exterior of the building consists of aluminum curtain wall with ribbon windows. The façade has very little ornamentation or signage that pose a significant falling hazard.

Evaluation:

The site is located on a flat site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on younger alluvium that consists of loose to medium dense clay, silt, and sand that has a low susceptibility to liquefaction. Thus, the potential for earthquake induced site failure is low.

The building has a complete load path to transfer seismic forces to the foundations. There are no significant strength or stiffness discontinuities in the welded steel moment frames. There appears to be an adequate amount of moment frames to resist expected seismic forces.

Seismic Risk Assessment:

A seismic risk assessment considering building stability, site stability, seismic ground motion hazard and building damageability was performed. The on-line seismic risk assessment tool *SeismiCat,* developed by ImageCat, Inc., for screening of buildings for seismic risk, was used. The assessment was performed to the Level 1 requirements of ASTM E-2026.

The Scenario Expected Loss (SEL) for ground shaking hazards having 10% probability of exceedance within a 50-year exposure period (BSE-1) was calculated. The SEL corresponds to the Implied Seismic Damageability, as defined by the 2011 UC Seismic Safety Policy. The SEL for the building is 17%. The report generated by SeismiCat is attached.

Conclusion:

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

References:

Seismic Screening of 11150 West Olympic Boulevard, prepared by Nabih Youssef & Associates (02648.30), June 15, 2002.

Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 023, 1998.

State of California Seismic Hazard Zone, Beverly Hills 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 14436.00

Photo 1 – East Elevation

Photo 2 –West Elevation

Photo 3 – Southwest Elevation

Photo 4 – Typical Steel Framing at Parking Level

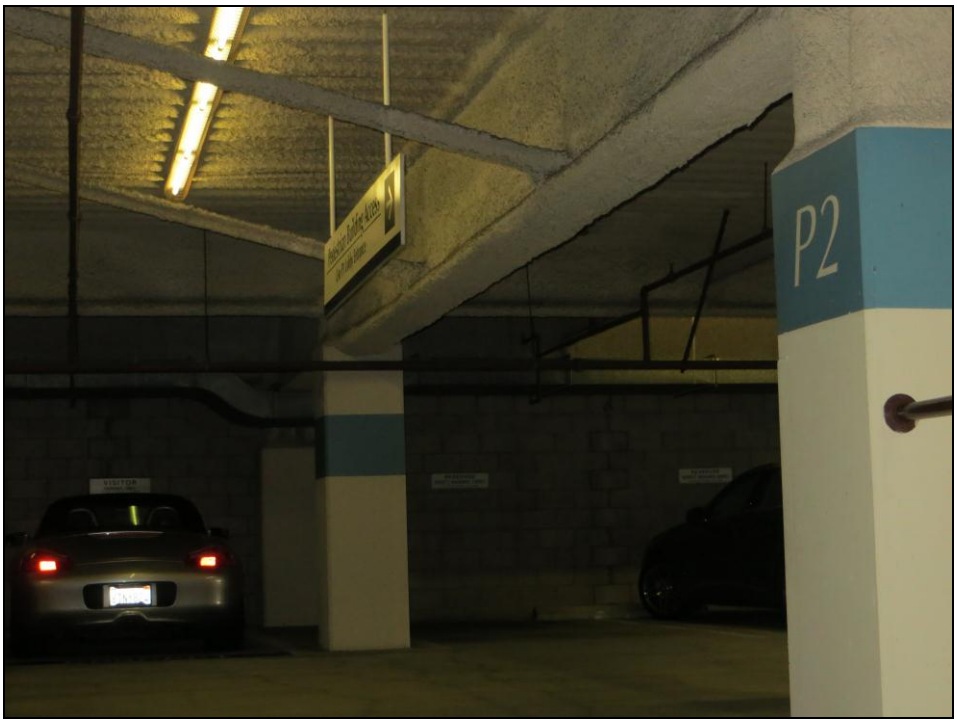

Photo 5 – Bracing of Moment Frame Girder Bottom Flange

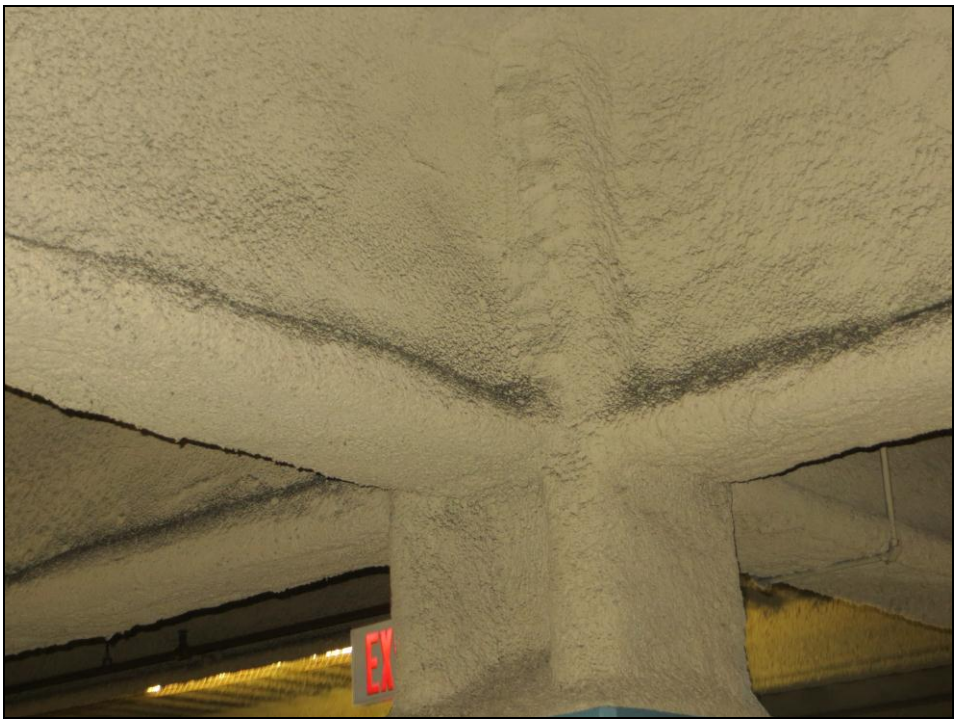

Photo 6 – Typical Welded Moment Connection