August 22, 2017

Mr. Matt Ceragioli
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024

Subject: 11318 National, Los Angeles
Seismic Screening Report
JLA Job no. 17101-05

Dear Mr. Ceragioli,

Per your request, John Labib + Associates Structural Engineers (JLA) performed a seismic screening of the existing building located at 11318 National Boulevard in Los Angeles, California. Our services included a site visit, review of the available as-builts and structural calculations & an evaluation of the existing structural systems of the building.

Building Description

Based on the existing evaluation report from August 22, 1995, the existing medical office building consists of an original existing 1962 one story building with a 2 story addition constructed in 1982. The original 50'x100' one story building was constructed in 1962. In 1982 a remodel was completed which added a 40'x30' second story onto the south-west corner of the existing roof.

Structural Drawings for the Masonry Wall to Roof Diaphragm Out-of-Plane Anchorage Retrofit: S-1 thru S-5, by Englekirk & Sabol, dated 08.29.1995.

Structural Evaluation Report by Englekirk & Sabol, dated 08.22.1995

Structural Evaluation Report by JLA, dated 10.29.2010

Building Structure

Gravity Construction:

Original One-story Building: The roof framing is constructed of plywood sheathing, supported by wood joists & steel tapered girders spaced at approximately 20'. The steel girders span the 50' dimension & bear on the perimeter concrete block walls.

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Two-Story Addition: The addition is constructed of plywood sheathing supported by wood joists, steel beams & wood-framed walls.

Foundation System: The foundation system consists of a concrete slab on grade, continuous concrete footings supporting the perimeter & interior walls.
Lateral-Load-Resisting-System:

The existing lateral-load-resisting system consists of plywood roof and floor diaphragms that transfer seismic inertial loads to the masonry shear walls. The second floor vertical lateral load resisting system consists of plywood shear walls. The 1982 addition removed the majority of the north masonry shear walls and replaced it with a series of steel columns and a structural steel beam to support the roof load at that end of the building. The steel columns are embedded in a concrete grade beam which spans the entire length of the storefront.

In 1995, out-of-plane anchors were added to positively anchor the exterior concrete masonry walls to the roof wood framing.

Seismic Evaluation Criteria

The structure was generally evaluated based on the latest University of California Seismic Safety Policy dated May 19th, 2017. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for info on Seismic Safety Policy & rating.

Seismic Evaluation

- The main building structure has a complete load path to transfer seismic 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 conceptual evaluation of the lateral-load-resisting system, adequate length of concrete masonry shear walls have been provided 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.
- Out-of-plane anchors have been provided to positively anchor the exterior concrete masonry walls to the roof wood framing. A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage that would represent low life hazards

Seismic Rating

IV

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Limitations

This limited seismic screening was based on our 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 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.
Principal

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