

June 1, 2021
Revised June 3, 2022

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

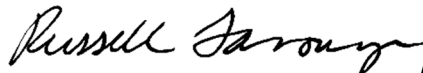
Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

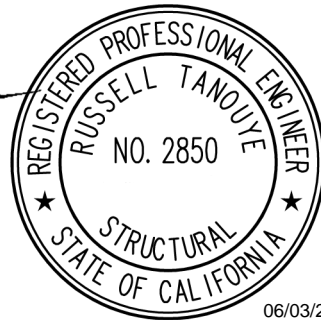
We have prepared a report letter dated May 26, 2021 that developed a recommended structural retrofit to meet the Los Angeles City Soft Story Ordinance (Ordinance No. 183893). This recommended structural retrofit only addresses the structural deficiencies in the south wing. This ordinance is limited to this building portion as there is no ascertainable lateral system (commonly referred to as the “soft story”) and the second and roof levels are supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the east, north or west wing structural deficiencies, which are identified in my May 26 report, because these wings do not have a “soft story.” Thus, the ordinance does not mandate a retrofit for these wings.

Accordingly, it is our professional opinion that even with the implementation of the Soft Story Ordinance structural retrofit, the remaining building wings will not be structurally retrofitted and will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA Basin.

Respectfully submitted,



Russell Tanouye, PE, SE, LEED AP
Principal



06/03/2022

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