REPORT OF FAULT SURFACE RUPTURE HAZARD EVALUATION PROPOSED WALDORF-ASTORIA LUXURY HOTEL AND CONFERENCE CENTER

9876 WILSHIRE BOULEVARD BEVERLY HILLS, CALIFORNIA

Prepared for:

OASIS WEST REALTY, LLC

Beverly Hills, California

July 23, 2014

Project 4953-12-0141



July 23, 2014

Mr. Kent Warden Senior Vice President Oasis West Realty, LLC 9860 Wilshire Boulevard

Subject: LETTER OF TRANSMITTAL Report of Fault Surface Rupture Hazard Evaluation Proposed Waldorf-Astoria Luxury Hotel and Conference Center 9876 Wilshire Boulevard Beverly Hills, California AMEC Project 4953-12-0141

Dear Mr. Warden:

We are pleased to submit the results of our fault surface rupture hazard evaluation for the proposed Waldorf-Astoria Luxury Hotel and Conference Center to be constructed at 9876 Wilshire Boulevard, Beverly Hills, California. This report was prepared to expand upon the description of our fault surface rupture hazard evaluation included in our geotechnical report for the property dated May 9, 2014, project no. 4953-14-0441. This report was requested by the City of Beverly Hills Plan Review.

It has been a pleasure to be of professional service to you. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

AMEC Environment & Infrastructure, Inc. ONAL GIONAL GA Reviewed by: PAUL JAMES ELLIOT NO. 1435 ROSALIND MUNRO CERTIFIED NO. 1269 ENGINEERING CERTIFIED ENGINEERING GEOLOGIST GEOLOGIST Paul Elliott Rosalind Munro Associate Engineering Geologistor CALIF Principal Engineering Geologist CAL

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Correspondence: AMEC 6001 Rickenbacker Road Los Angeles, California USA 90040-2922 Tel+1 (323) 889-5300 Fax+1 (323) 721-6700 www.amec.com

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1.0 INTRODUCTION

This report presents the results of our fault surface rupture hazard evaluation for the proposed Waldorf-Astoria Luxury Hotel and Conference Center located at 9876 Wilshire Boulevard in Beverly Hills, California. The location of the site is shown on Figure 1, Vicinity Map. The location of the proposed development, existing buildings, and our exploration borings are shown on Figure 2, Boring Location Map. This report has been prepared to supplement our geotechnical investigation report for the Waldorf-Astoria and Conference Center site dated May 9, 2014 (AMEC, 2014), as requested by the City of Beverly Hills.

Our professional services were performed according to the standard of practice for geological investigations that satisfy provisions of the Alquist-Priolo Act using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing in this or similar localities.

2.0 FINDINGS

The site is located in the northwestern Los Angeles Basin, near the southern edge of the Santa Monica Mountains. The Los Angeles Basin is a northwest-trending coastal-alluvial plain that consists of sequences of terrigenous and marine sediments that deposited within a deep structural depression (Yerkes et al., 1965). Regionally, the site is located within the northern Peninsular Ranges geomorphic province, typified by narrow northwest trending mountain ranges separated by wide sediment-filled basins of varying thickness. The basins tend to host northwest-trending dextral faults and folds, such as the Newport Inglewood fault zone. The northwestern Peninsular Ranges region is bounded by west-southwest-trending oblique-slip sinistral reverse faults, such as the nearby Santa Monica fault and the Hollywood fault. The site sits at an elevation of approximately 270 feet above mean sea level.

We have reviewed maps and reports by the California Geological Survey (CGS), previously the California Division of Mines and Geology (CDMG), the Unites States Geological Survey (USGS), and the California Division of Oil and Gas relative to faulting in the area. We have also reviewed maps and reports by additional scientific researchers and consultants. The reports and maps reviewed are included in Section 4.0.

Based on the reviewed documents and physical investigation, there is no evidence of active faulting at the Waldorf-Astoria and Conference Center site.

Of the reviewed documents, the CGS and USGS publications show the closest known active faults are the West Beverly Hills Lineament, located approximately 700 feet to the west, the Santa Monica fault, located approximately 975 feet to the west, and the Hollywood fault, located approximately 1.6 miles to the north. The closest Alquist-Priolo Earthquake Fault Zone is for the Hollywood fault zone, located 2.7 miles to the northeast (CGS, 2014.) A recent fault surface rupture hazard investigation report for the property at 9900 Wilshire Boulevard (Geocon West, Inc., 2014) interpreted active faulting no closer than 850 feet to the northwest of the Waldorf-Astoria and Conference Center site.

We have reviewed historic topographic maps of the area (USGS, 1934 and 1966.) There is no geomorphic evidence of faulting at the Waldorf-Astoria and Conference Center site.

We also have physically explored the Waldorf-Astoria and Conference Center site by the drilling and logging of 4 borings 75 feet in depth. We also reviewed 2 nearby borings 105 and 199 feet in depth drilled in 2011 (Parsons, 2011.) The locations of the borings are shown on Figure 2. The logs of the borings are included in the Appendix.

The site is underlain in the near-surface by alluvial fan deposits mapped as Holocene and Pleistocene. These deposits consist of clay, silt, silty sand, clayey sand, sand, and gravel. Groundwater was encountered in our borings at the site at depths between 26 and 29.5 feet below the ground surface. There does not appear to be a groundwater barrier across the site, the presence of which could be indicative of a fault. This further supports the conclusion that there is no active faulting at the Waldorf-Astoria and Conference Center site.

3.0 CONCLUSION

Based on the geologic data available, which includes our onsite borings, there are no known active or potentially active faults beneath or projecting towards the Waldorf-Astoria and Conference Center site. The site is not within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. The closest Alquist-Priolo Earthquake Fault Zone is for the Hollywood fault, located approximately 2.6 miles to the northeast (CGS, 2014). The closest interpreted active faults are over 850 feet to the northwest of the site. The potential for surface rupture at the site due to fault plane displacement propagating to the surface during the design life of the structure is considered to be low.

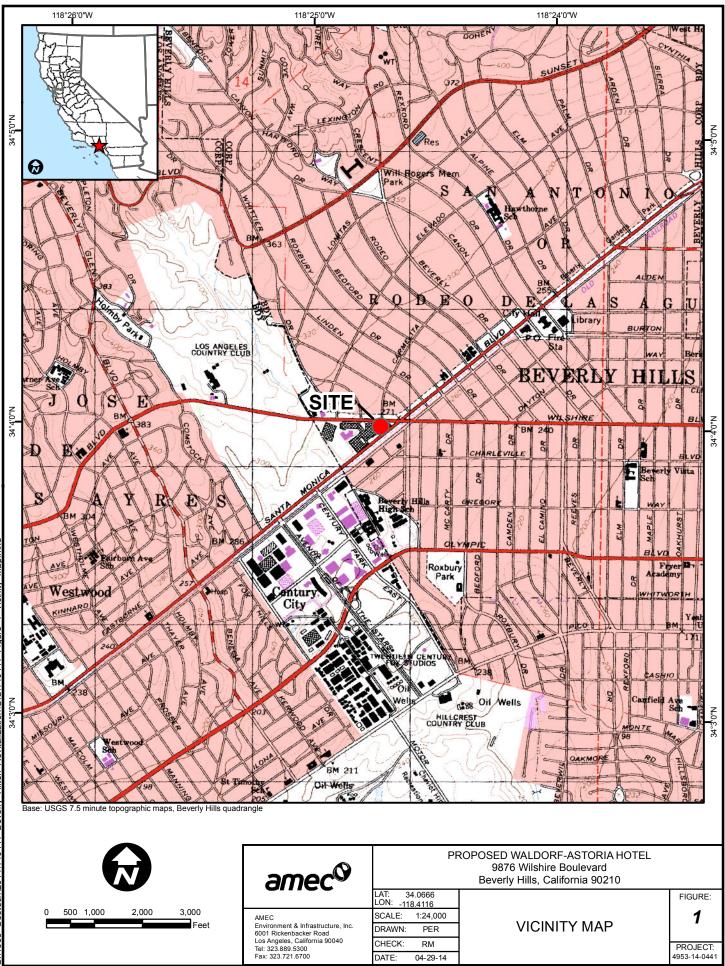
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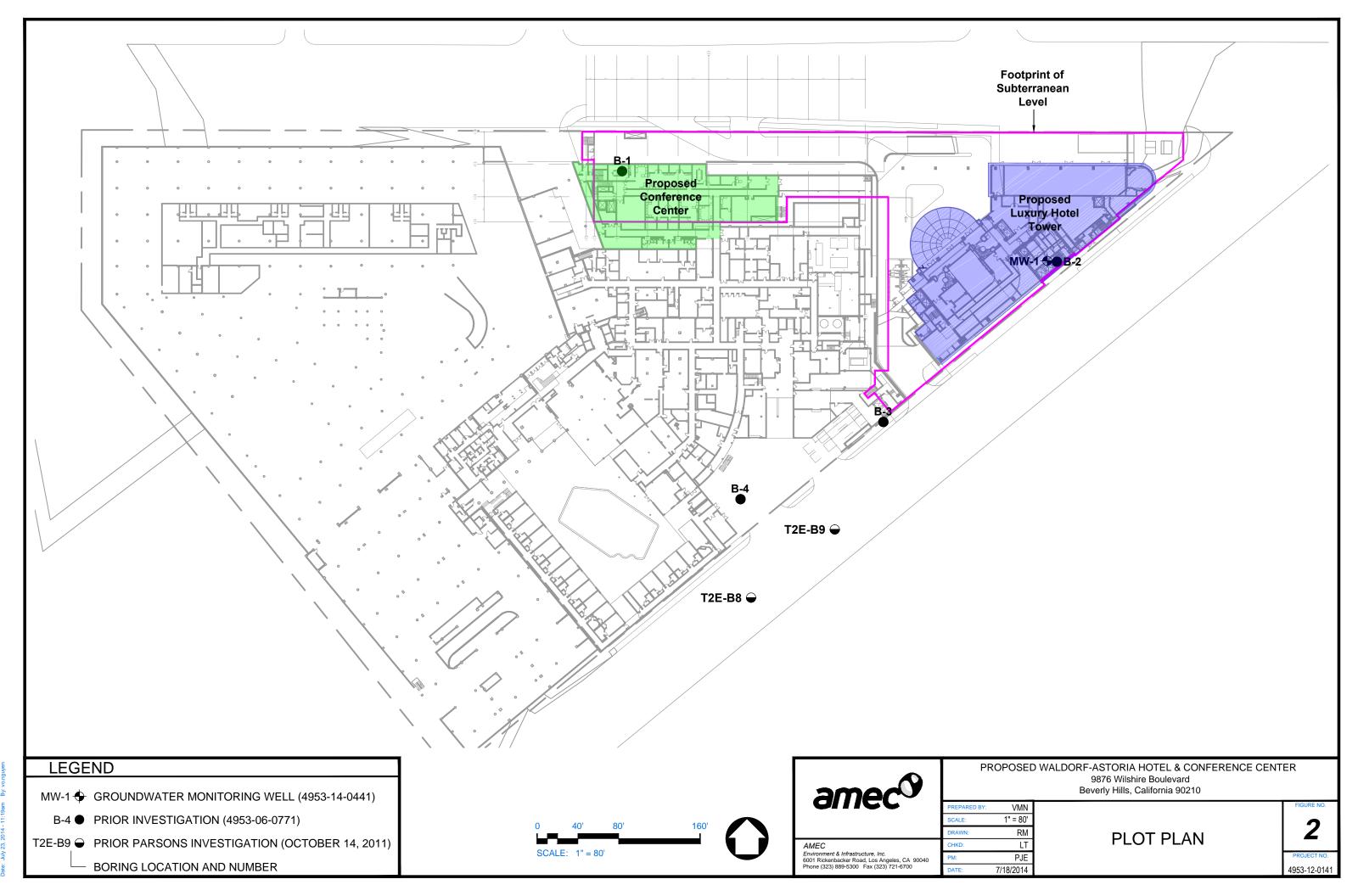
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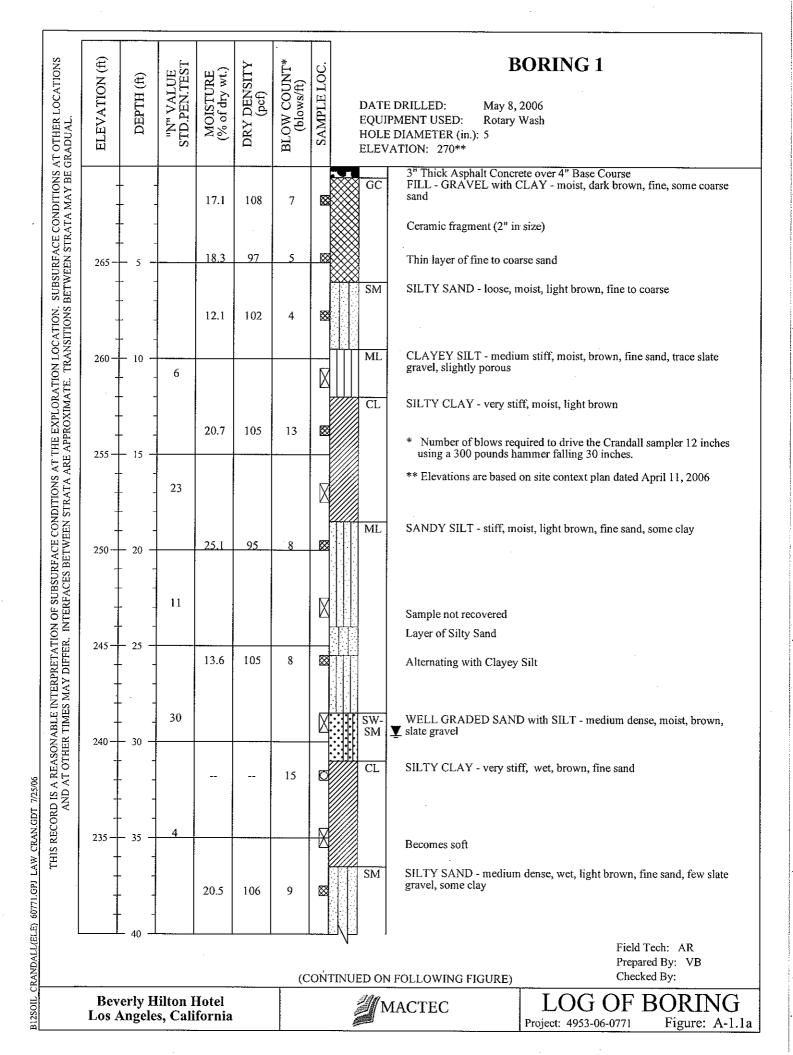
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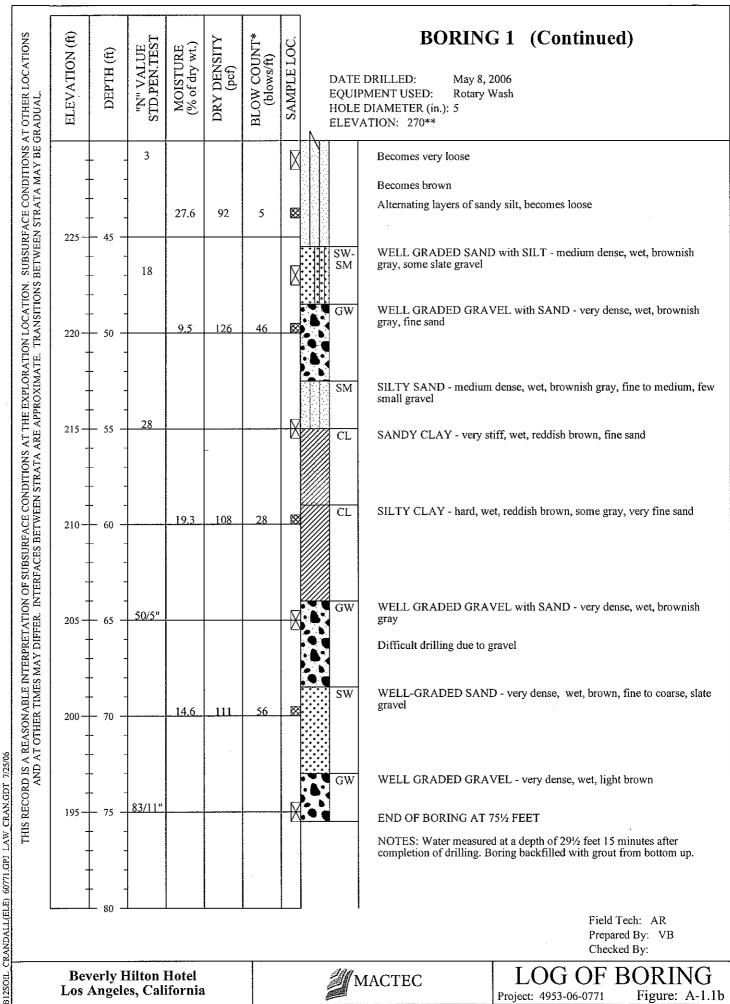
FIGURES



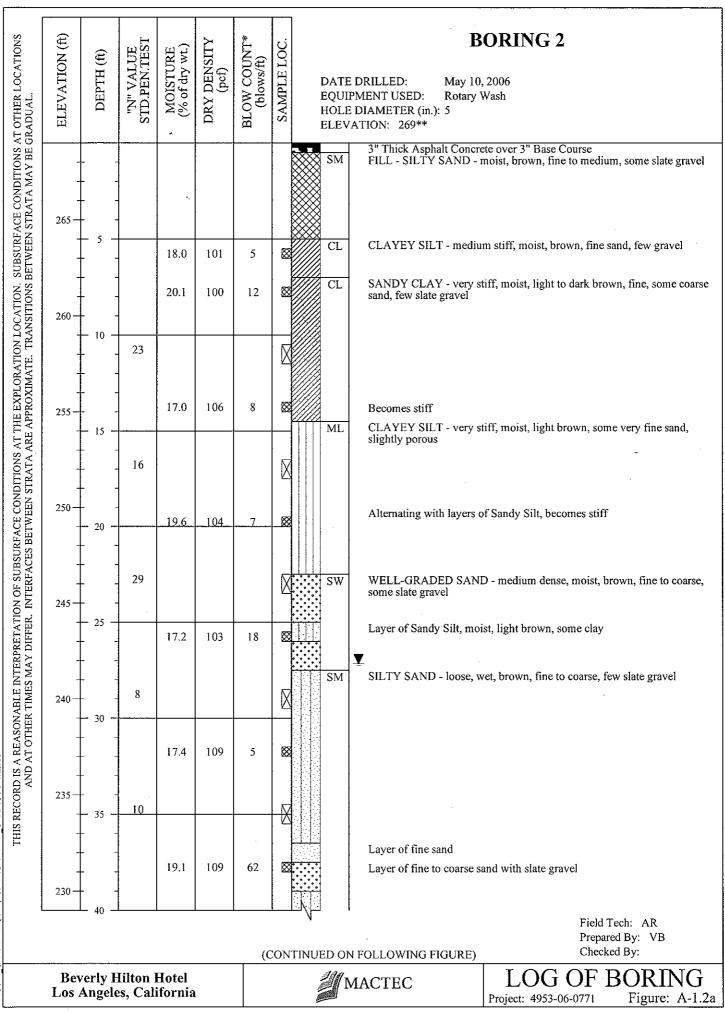


APPENDIX

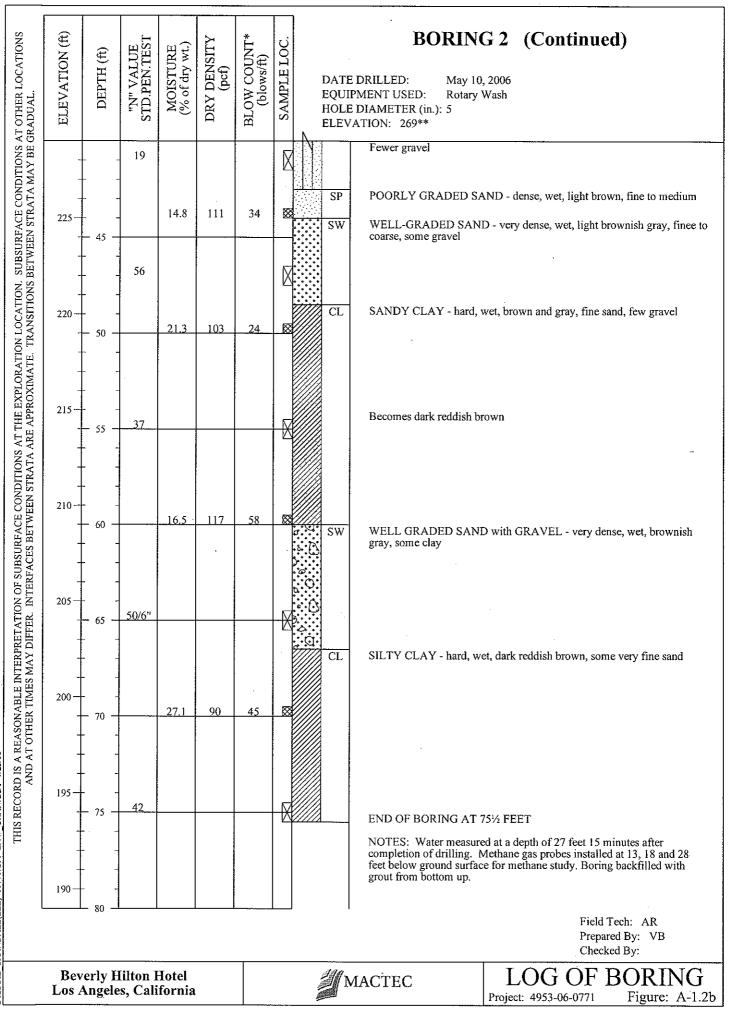




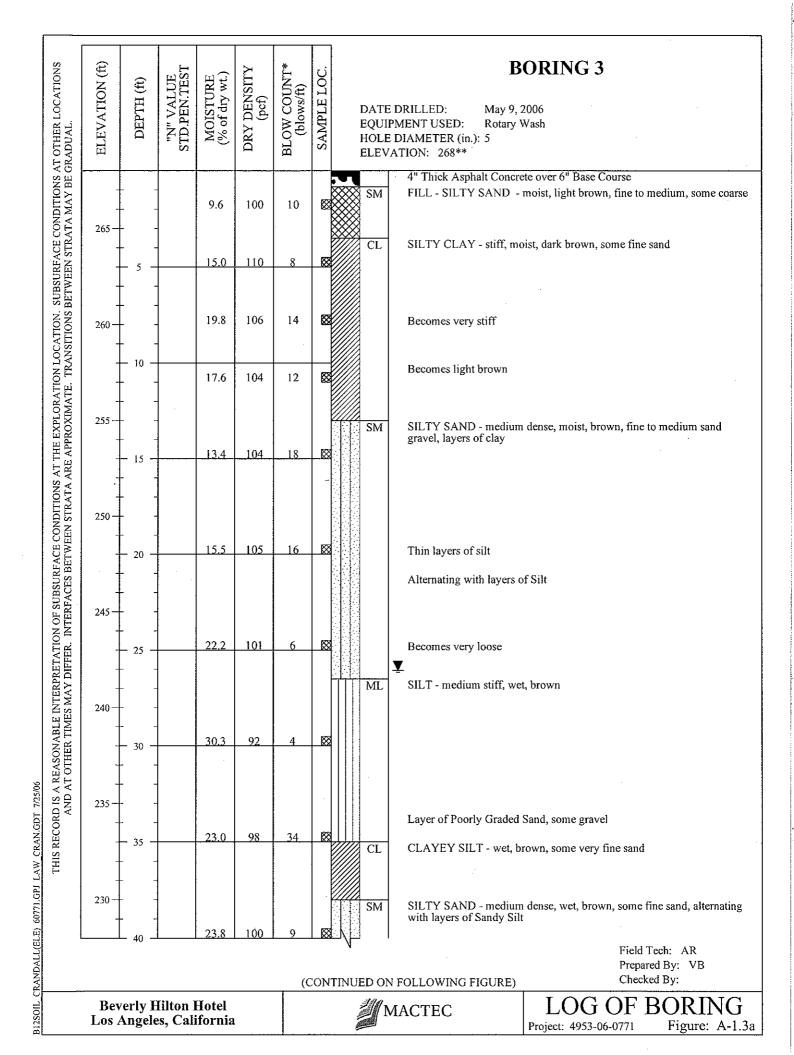
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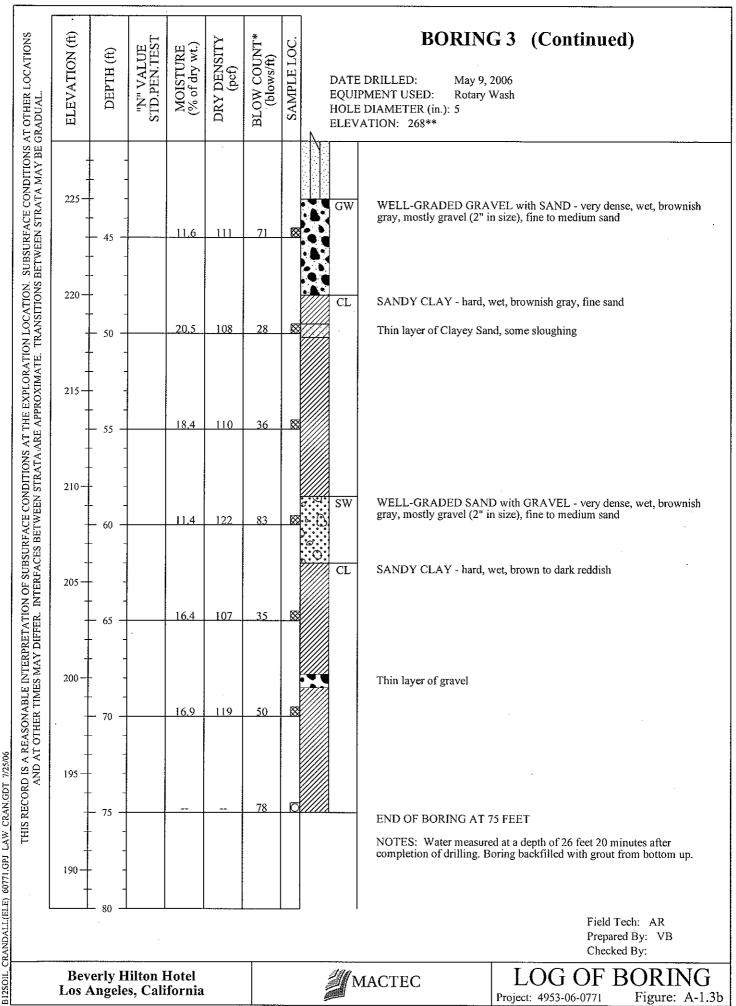


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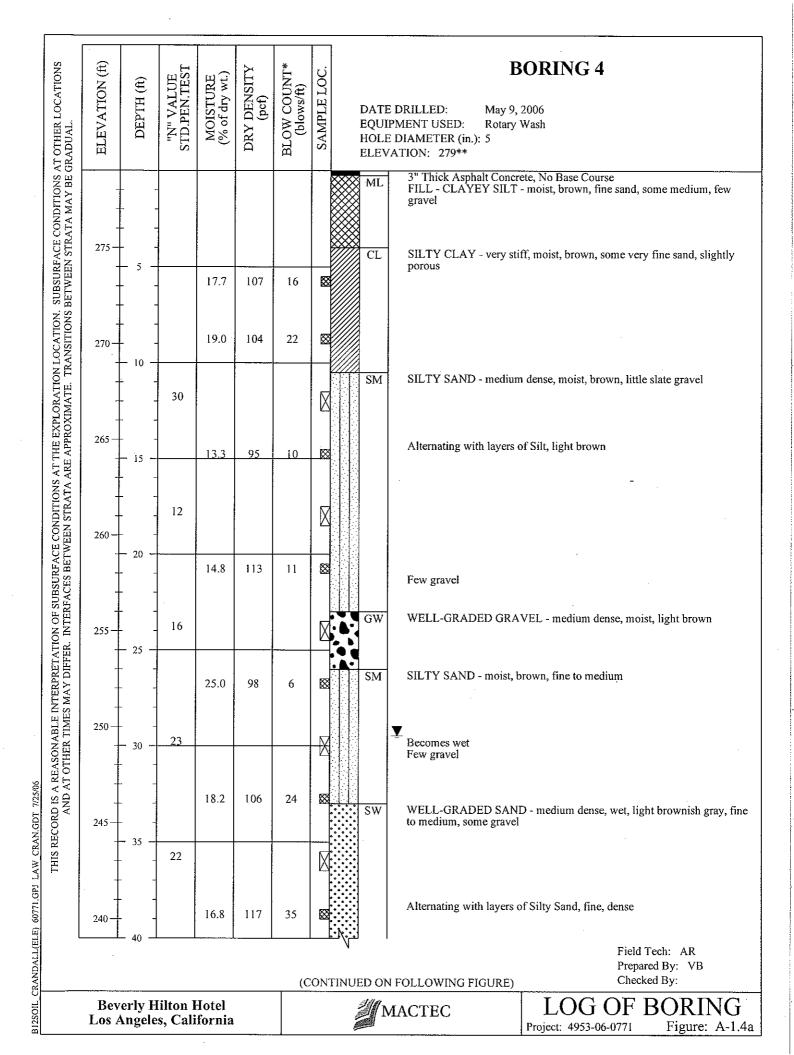


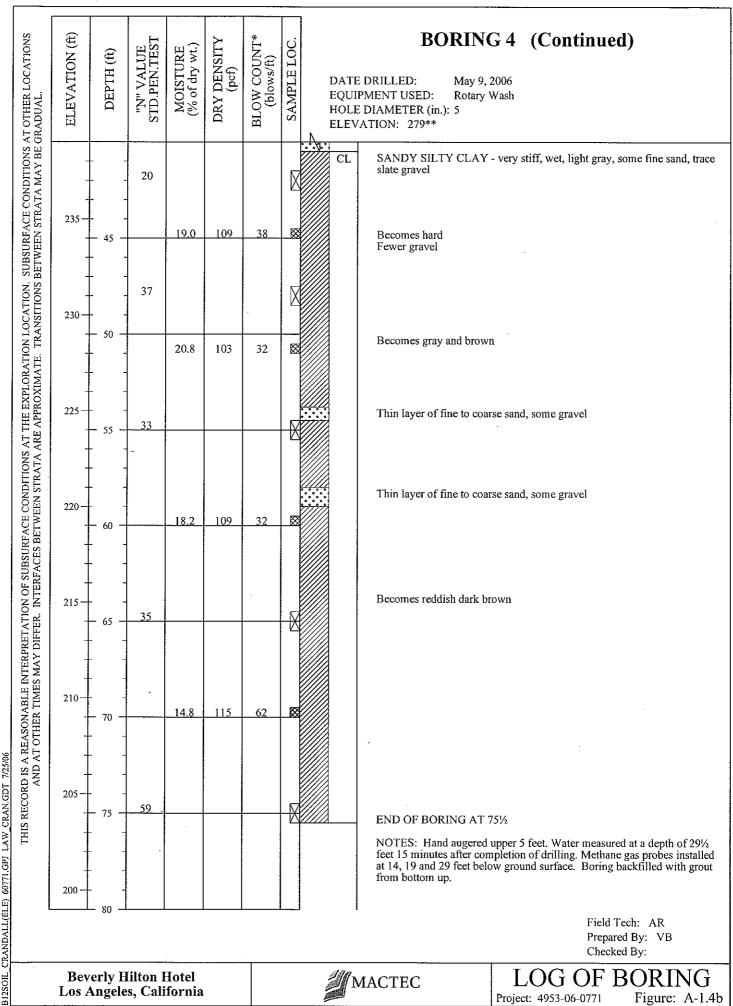
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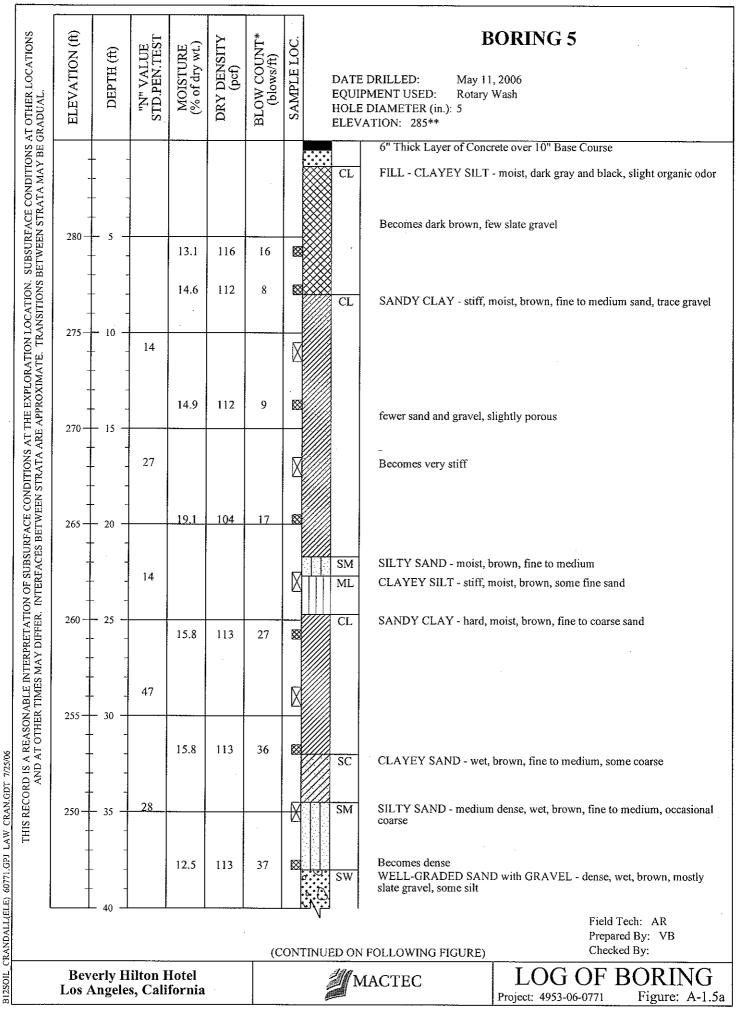


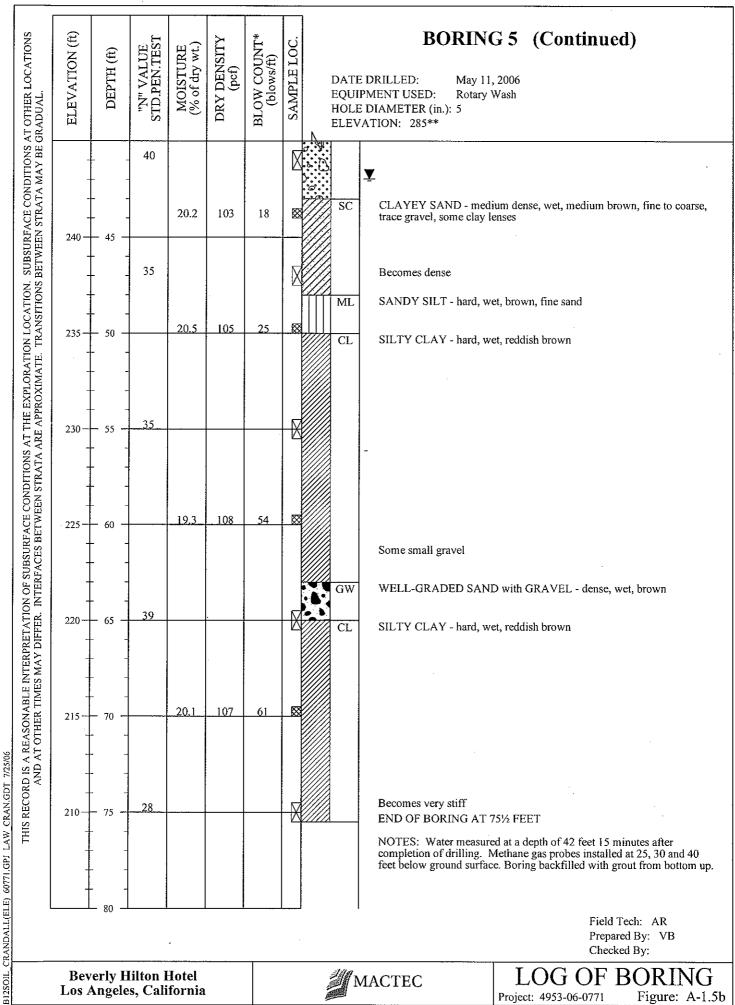


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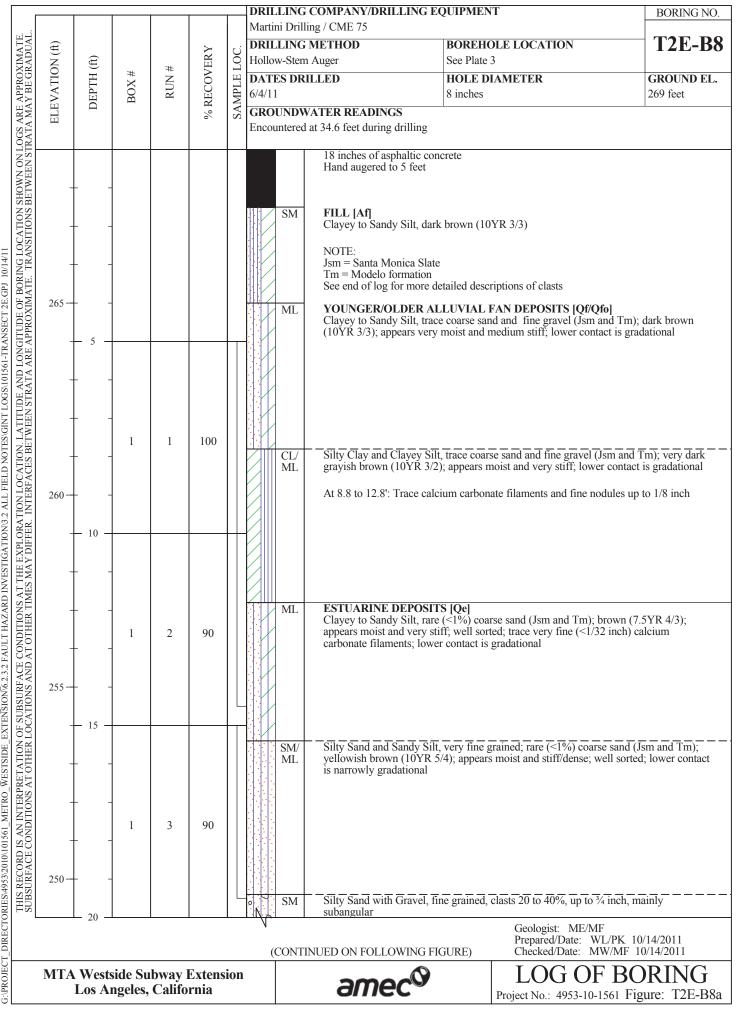








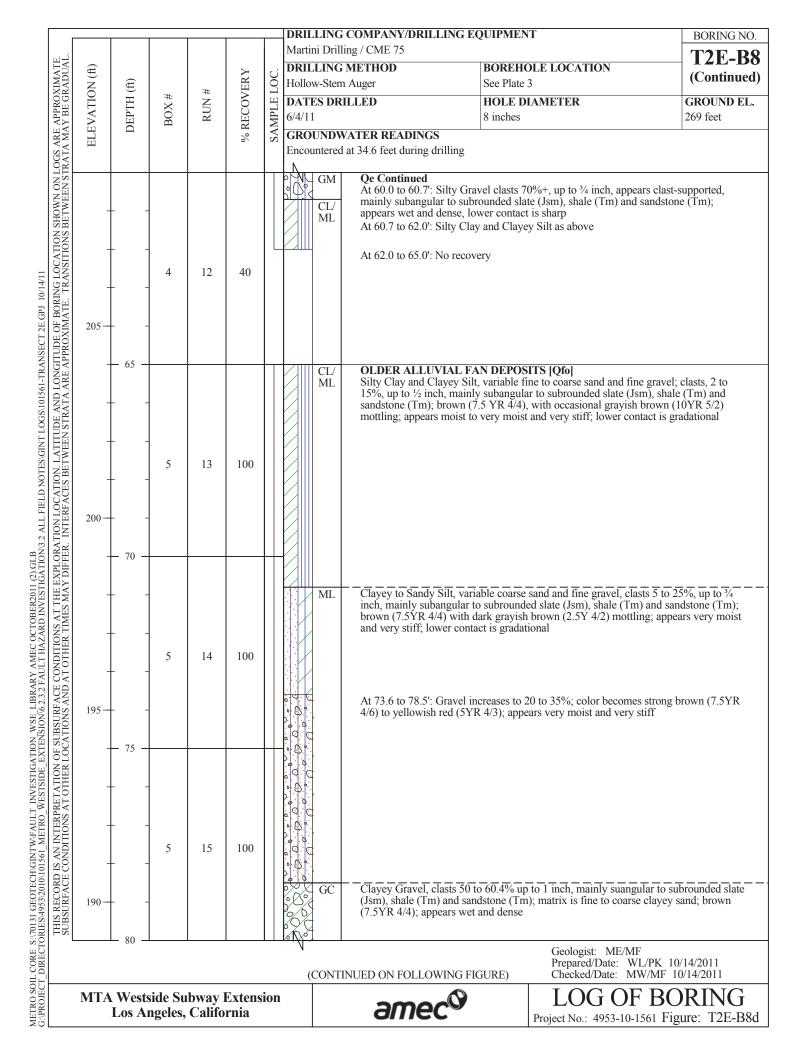
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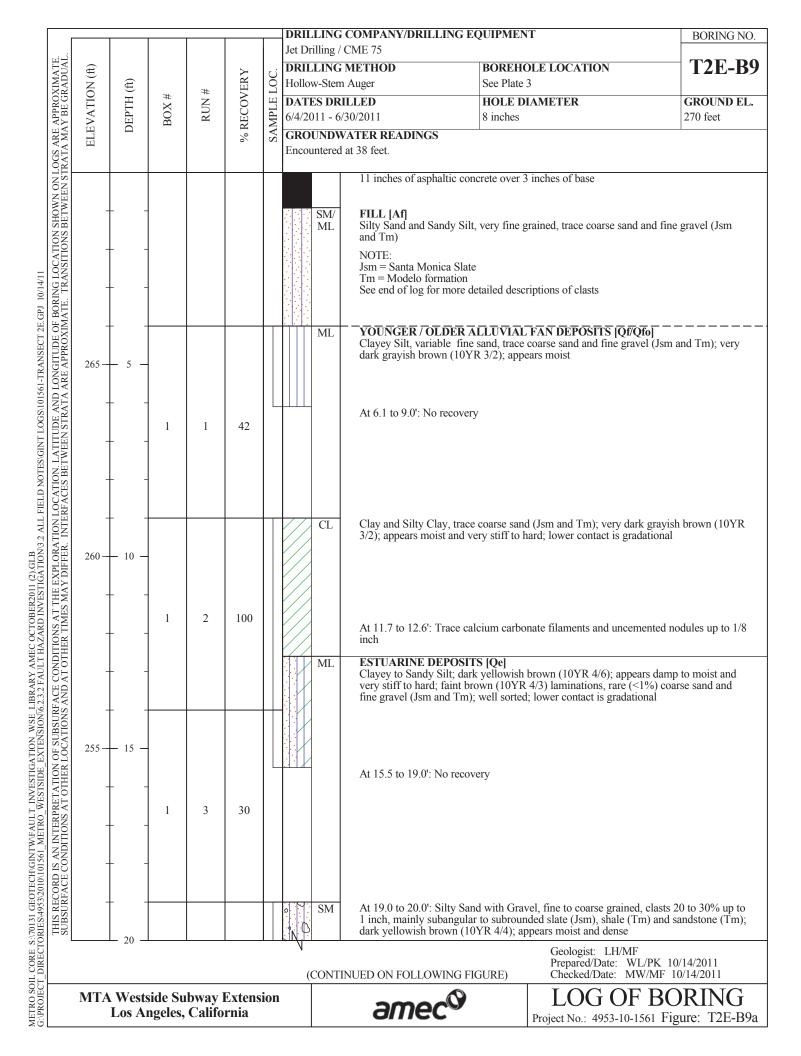
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215	+ .	-			00	At 53.7	to 54.0': Gravel increas	ses to 20 to 25%, up to $\frac{3}{4}$ inch	
	- 55 -					6			
	 .	-				GM Silty G	m) shale (Tm) and san	, up to $1\frac{1}{2}$ inches; mainly subang	arse silty sand color is
						variable	e, generally dark brown	(7.5YR 3/4); appears wet and de	nse; lower contact is
		4	11	96		ML appears contact	very moist to wet and s occurs between runs	e coarse sand (Jsm and Tm); bro soft to stiff; occasional manganes	e oxide flecks; lower
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210									
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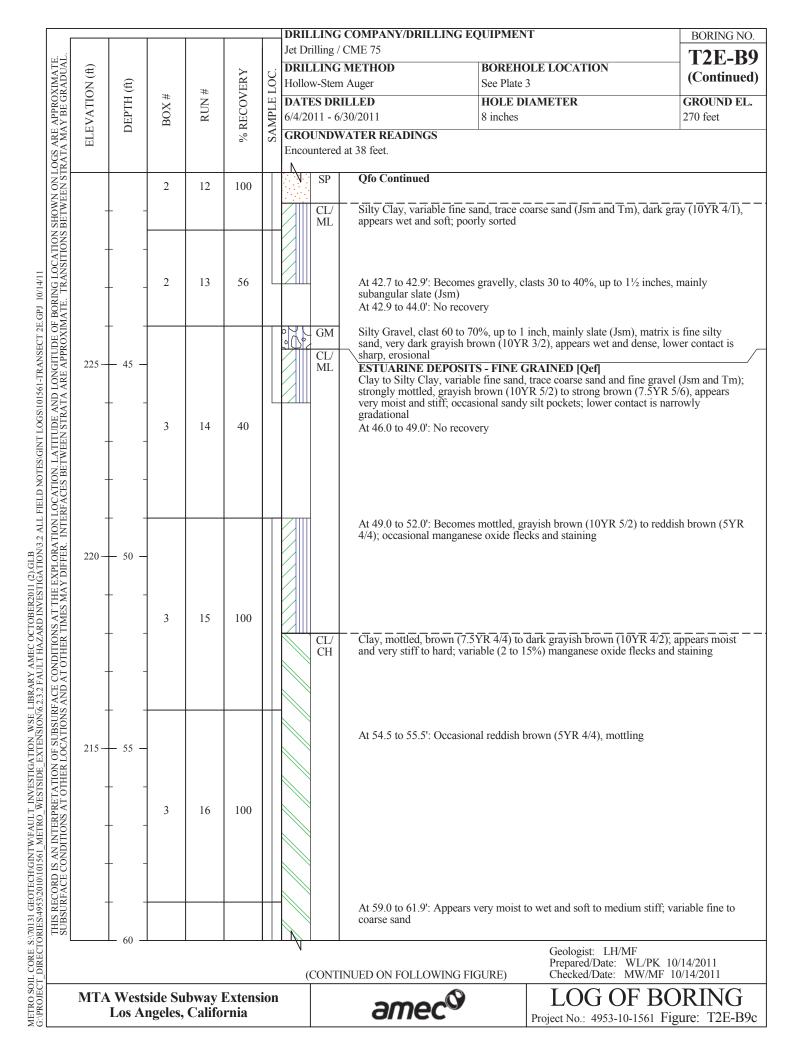


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-	† -					CL	hard: lower contac	t is narrowly gradational sand (Jsm and Tm); mottled, dark reddish	-
185-	- +						gray (7.5YR 4/1);	appears moist and hard; lower contact is	gradational
-	- 85 -				++	CL/	Silty Clay and Cla	yey Silt, rare (<1%) coarse sand (Jsm and	Tm): dark brown (75VD
						ML	3/4); appears mois	t and very stiff; lower contact is narrowly	gradational
-									
-	+ -								
		6	17	100		ML	Clayey to Sandy S	ilt, variable coarse sand, trace fine gravel ars very moist and very stiff; well sorted;	(Jsm and Tm); brown
-	+ -						Silty Clay; occasic gradational	nal fine silty, clayey sand pockets; lower	contact is narrowly
100							gradational		
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-	+ -		10	90			subrounded slate (below	Jsm), shale (Tm)and sandstone (Tm); gra	uational transition to unit
						₀ ♀ ⊂ ◎ ♀ └ GM	OLDER FLUVIA	L DEPOSITS [Qfof1]	
175 -	+ -						Silty Gravel, clast	s 50 to 60%, up to 1 inch, mainly subangu and sandstone (Tm); matrix is fine to coar	lar to subrounded slate
	95 -						variable, generally	brown (10YR 4/3); appears wet and dens	Se
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-	+ -	-					-Where observed,	contacts and bedding appear subhorizontal ervals are assumed to occur at the bottom of	unless otherwise noted.
							noted.		
-	+ -	1					subrounded slate	te (Jsm) clasts are generally very dark gray, inless otherwise noted. Modelo Formation (w to tan, subangular to subrounded shale a	Tm) clasts are generally
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MTA	West	side Su	bwav l	Extens	sion				BORING
		ngeles,					ameo		

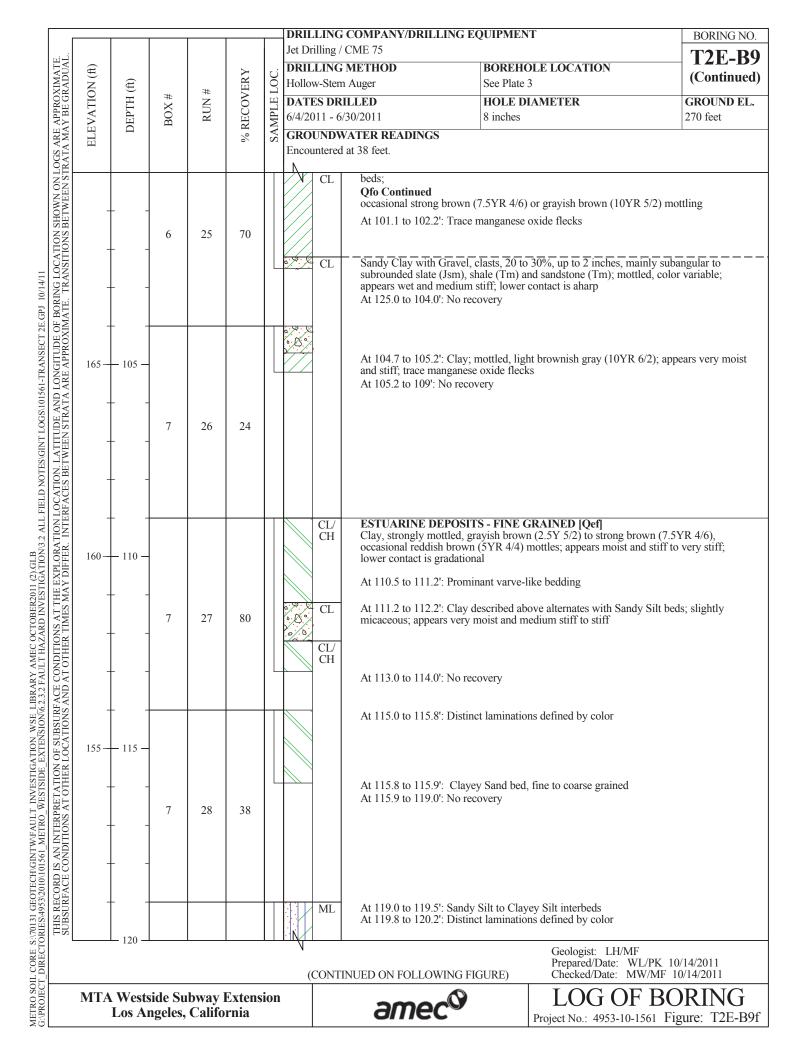


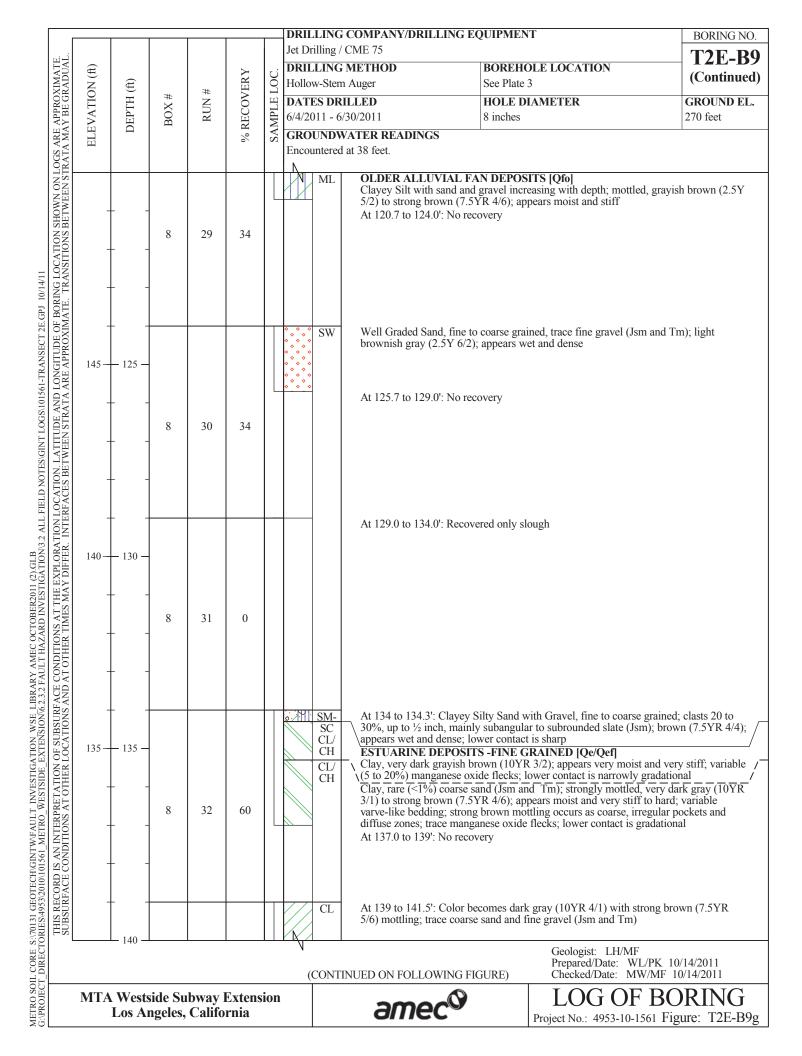
UAL.	ft)				X		Jet Drillin	NG COMPANY/DRILL ng / CME 75 NG METHOD	BOREHOLE LOCATION	BORING NO. T2E-B9
Y BE GRAD	ELEVATION (ft)	DEPTH (ft)	BOX #	RUN #	% RECOVERY	SAMPLE LOC.	DATES I	tem Auger DRILLED - 6/30/2011	See Plate 3 HOLE DIAMETER 8 inches	GROUND EL. 270 feet
IRATA MA	ELE	D			% F	[AS]		DWATER READINGS red at 38 feet.		
ETWEEN S	-		1	4	100			Qe Continued At 20.0 to 21.5': N	o recovery	
ES MAY DIFFER. INTERFACES BETWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL	-						M	L Clayey to Sandy S At 22.3 to 24.0': N		
MAIE. IKA	-		1	5	16					
NE AFFRUA	245 —	- 25 -	2	6	100			At 24.5' to 27.7': P	redominantly Sandy Silt, trace to some clay	
	-							At 26.5 to 31.5': B	ecomes very moist and medium stiff	
	-		2	7	80					
THE INTERNO	240							At 29.5 to 31.5': C	olor becomes dark brown (10YR 3/3)	
	-		2	8	100					
OTHER TIM	-		2	9	48		Cl	L Silty Clay, rare (< (10YR 4/2); appea lower contact occu At 32.7 to 34.0': N		m); dark grayish brown ganese oxide staining;
TH ANN CNI	+				-10			IX 52.7 10 54.0.1V		
SK LUCATIO	235—	- 35 -	2	10	72			At 35.2 to 35.8': C	olor becomes dark gray (2.5Y 4/1), slightly	micaceous
NS AT OTHI	-						SN		IAL FAN DEPOSITS [Qfo] , fine grained; dark grayish brown (10YR 4	(2): annears wet and
SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIM	-		2	11	36		CI	L medium dense	lty Clay with Sand, sand decreases with de	
SUBSUKFA	_						SI	Poorly Graded Sar grayish brown (2.5 depth, lower conta	d, fine to medium grained; color variable, g Y 3/2); appears wet and dense; coarse sand ct is gradational	enerally very dark
							N(CO1	NTINUED ON FOLLOW	Geologist: LH/MF Prepared/Date: W ING FIGURE) Checked/Date: M	L/PK 10/14/2011
Ι				bway Califo		sion		amed		561 Figure: T2E-B9b



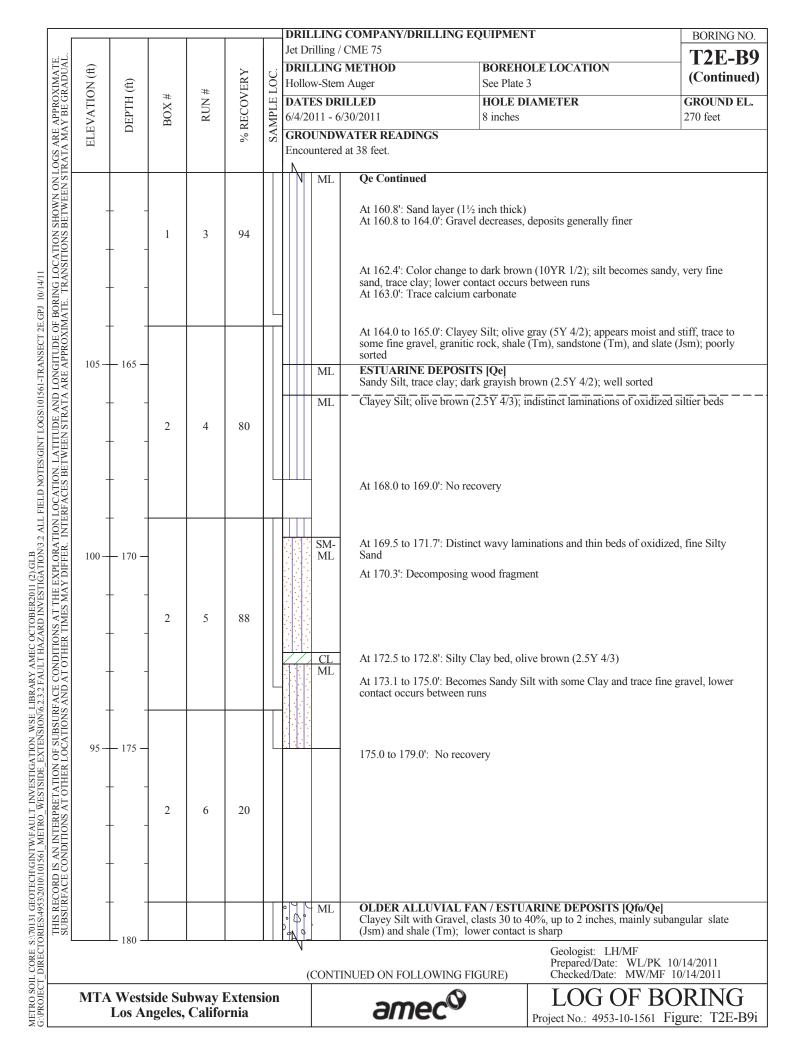
ADUAL.		1(1)			ERY	LOC.	Jet Drilling / DRILLING Hollow-Sten	METHOD	BOREHOLE LOCATION See Plate 3	BORING NO. T2E-B9 (Continued
TA MAY BE GRADUA FI FVATION (f)		DEPTH (ff)	BOX#	RUN #	% RECOVERY	LE	DATES DR 6/4/2011 - 6 GROUNDV Encountered	/30/2011 VATER READINGS	HOLE DIAMETER 8 inches	GROUND EL. 270 feet
AZTE. TRANSITIONS BETWEEN STRA	-	-	4	17	60		CL/ CH	and very stiff to h is gradational At 61.1 to 61.9': E slate (Jsm), shale	wm (7.5YŘ 4/4) to dark grayish brown (10 ard; occasional gravelly or sandy beds as no Becomes gravelly, clasts 25 to 35%, up to 1 (Tm) and sandstone (Tm) ome oxidized, strong brown (7.5YR 4/6) si	oted above; lower contact -inch, mainly subrounded
I THE EXPLORATION LOCATION LATITUDE AND LONGITUDE OF BOUND LOCATION SHOWN ON LOGS ARE APPROXIMATE. S MAY DIFFER. INTERFACES BETWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL D FI FVATION (A) FI FVATION (A) FI FVATION (A)	- 6		4	18	80		CL	At 64.8 to 65.3': C Silty Clay and Sai Tm); color variab brown (5YR 3/4) between runs	Appears wet and medium stiff Grades to Sandy Clay ady Clay, variable fine to coarse sand, trace le; very dark grayish brown (10YR 3/2); oc mottling; appears wet and soft to medium s Becomes very moist and very stiff To recovery	casional dark reddish
AT OTHER TIMI	- 10 7 - -	70	4	19	100		SC SC CL/ ML	Clayey Sand with mainly subangula variable; appears At 69.9 to 70.3': S Clayey Silt and Si to ³ / ₄ inch, mainly (Tm); brown (7.5' less gravelly (2-5' contact is narrowl	ilty Clay, dark reddish brown (5YR 3/3); a lty Clay, variable fine to coarse sand and g subangular to subrounded slate (Jsm), shal YR 4/4); appears very moist and very stiff; %) beds; occasional dark reddish brown (5)	I sandstone (Tm); color <u>ppears wet and soft</u> ravel, clasts 5 to 20%, up e (Tm) and sandstone poorly sorted; occasional
THIS RECORD IS AN INTERPRETATION OF SUBSURFACE SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND 51			5	20	100			stiff	Becomes brown (7.5YR 4/4); appears very n Becomes reddish brown (5YR 4/4); appears	
SUBSUI	8	30					(CONT	INUED ON FOLLOW	Geologist: LH/M Prepared/Date: V 'ING FIGURE) Checked/Date: M	F /L/PK 10/14/2011 IW/MF 10/14/2011
M				bway []] Califo		ion		amed	LOG OI	F BORING 1561 Figure: T2E-B90

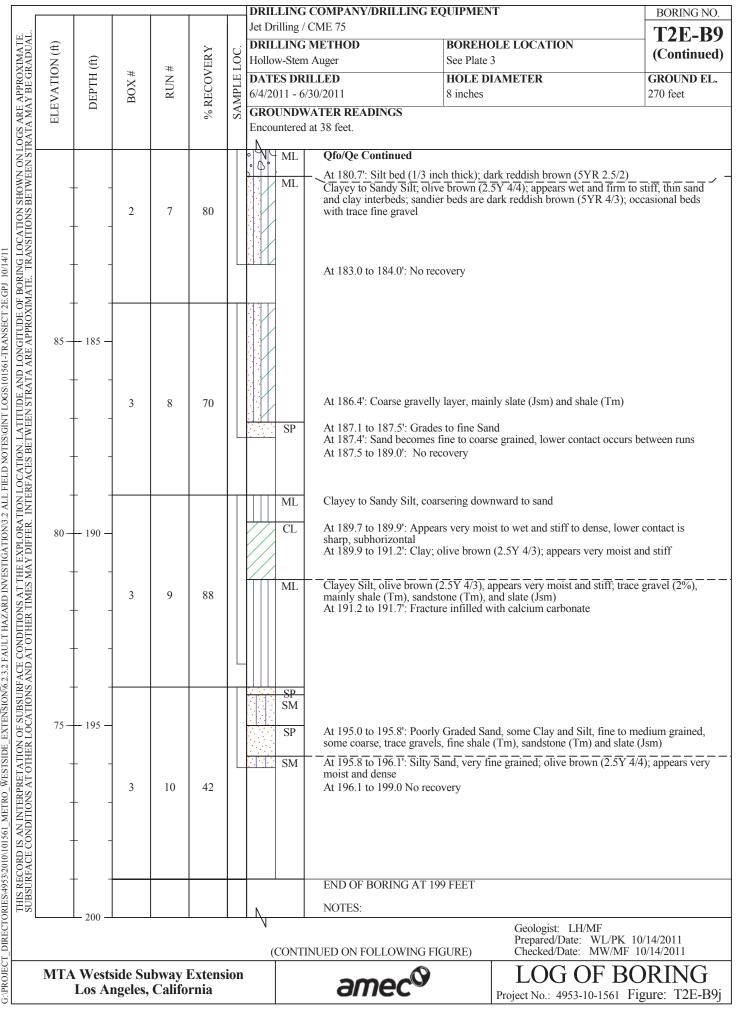
							G COMPANY/DRILLI / CME 75		L	BORING NO.
(Ĥ)				~		-	METHOD	BOREHO	LE LOCATION	— T2E-B9
NC	(ft)		#	/ER		llow-Ster	-	See Plate 3		(Continued
ATI(DEPTH (ft)	BOX #	RUN #	CO	DA DE	TES DR		HOLE DL	AMETER	GROUND EL.
ELEVATION (ft)	DEI	B(R R	% RECOVERY			5/30/2011 WATER READINGS	8 inches		270 feet
EI				~			at 38 feet.			
						CL/	Qfo Continued			
						ML	At 80.2 to 83.0': Beo 4/2) mottles; appear	comes reddish brov s very moist to we	wn (5YR 4/4) to dark gray t and medium stiff to stiff	vish brown (10YR
	† -									
	L -	5	21	100						
	- +					Щ	At 83.0 to 83.8': Gra	avel increases to 24	5 to 30%	
						28	At 85.0 to 85.8 . 012	aver increases to 2.	0 0 50%	
	+ -				H	CL/ ML	ESTUARINE DEP Silty Clay and Clay	OSITS [Qe] ev Silt, variable fin	e sand, trace coarse sand a	and fine gravel (Ism
						IVIL	and Tm); brown (7.	5YR $4/4$) with occ	asional grayish brown (2.5 er contact is narrowly grad	5Y 5/2) mottling;
185 -	- 85 -									anonai
							At 85.4 to 85.0': Gra	avel increases to 5	to 10%	
		5	22	100			At 86.3 to 89.0': Trac	ce manganese oxid	e flecks	
	+ -	U		100			At 86.5 to 86.3': Sor	ne grayish brown	aminations	
	+ -									
								area and (I	1 Tm); brown (7.5YR 4/4)	opport maint and
	-					CL/ CH	very stiff to hard; va	riable varve-like b	edding; lower contact occ	ars between runs
180-	90 -									
	- +									
		6	23	64						
	+ -					ML	(Jsm and Tm)		andy Silt, trace coarse sar	id and fine gravel
							At 92.2 to 94.0': No	recovery		
	+ -					• • •	At 94.0 to 95.1': Sar	ndy Silt. variable cl	ay, trace coarse sand and	fine gravel (Jsm and
							Tm); brown (7.5YR	4/4); appears very	moist and stiff; micaceou	s
175 -	- 95 -									
						CH				
	Ţ	-		20			At 95.9 to 99.0': No	recovery		
		6	24	38						
	+ -									
	Ţ					CL	OLDER ALLUVIA Clay and Silty Clay,	variable fine to co	barse sand; brown (7.5YR	5/4); appears very
	L 100 -						moist to wet and me	edium stiff; poorly	sorted; occasional clayey	silt and sandy silt
						(CONT	INUED ON FOLLOWIN	NG FIGURE)	Geologist: LH/MF Prepared/Date: WL/ Checked/Date: MW/	PK 10/14/2011 MF 10/14/2011
MTA	A Wests	side Su	Ibway	Extens	sion		4			BORING
			Califo				amec			51 Figure: T2E-B96





					Τ	Jet Drilling /		ING EQUIPMENT	BORING NO
ft)				~		-	METHOD	BOREHOLE LOCATION	T2E-B
Z	(£)			ER	LOC.	Hollow-Sten	n Auger	See Plate 3	(Continued
DIT	HI	X #	RUN #	NO	LEI	DATES DR	ILLED	HOLE DIAMETER	GROUND EL.
ELEVATION (ft)	DEPTH (ft)	BOX	RI	% RECOVERY	MPLE]	6/4/2011 - 6	/30/2011	8 inches	270 feet
ELF				%]	SA		VATER READINGS		
						Encountered			
						V CL	Qef Continued		
-									
		8	33	74			A + 1 4 1 5 + - 1 4 2 11	I	-1 -1
-	+ -	0	55	/4			to $\frac{1}{2}$ inch (Jsm and	Increasing fine to coarse sand and fine grave Tm)	ei, clasis 5 to 10%, up
								and 144.0-145.4': Color becomes dark brow	n (7.5YR 3/2) with
-	+ -						dark gray (10YR 4 At 142.7 to 144.0':		
-	+ +				+				
125 -	- 145 -								
						CL/ CH	Clay, very dark gr occurs as irregular	ay (10YR 3/1); appears very moist and very , steeply dipping stringers and pockets, total	stiff; calcium carbonate calcium carbonate
-	† 1						about 10%; lower	contact is gradational	
-		8	34	100				y, rare (<1%) coarse sand (Jsm and Tm); da	rk brown (7 5VD 2/2)
-]					CL/ CH	appears very mois	y, rare (<1%) coarse sand (Jsm and Tm); da and stiff to very stiff; trace calcium carbona	te filaments and
-	↓ ↓						stringers		
-	+ $+$				+	CL/	Top 12 inches of s	ample disturbed	
						CH	Clay, dark brown gradational	(7.5 YR 3/2), appears wet and soft, lower con	ntact is narrowly
120-	- 150 -						Bradanollar		
						SM	OLDER ALLUV	IAL FAN DEPOSITS [Qfo]	
-	† 1						Silty Sand with G	avel, trace to some clay, clasts 15 to 20%%, e (Tm) and slate (Jsm), subangular; dark ye	up to 1 inch, mainly llowish brown (10YR
		1	1	50			3/6) to (10YR 4/4) between runs	; appears moist and dense; poorly sorted; lo	wer contact occurs
-	[1						At 151.5 to 154.0':	No recovery	
-									
-	+ $+$				+	ML	Clayev Silt variab	le fine to medium sand, trace gravel, occasio	nal more gravelly beds.
							dark yellowish bro	wn ($10YR 4/4$); appears very moist to wet a	nd firm
115 -	- 155 -								
							At 155 0 1 156 0	Cilty Cand tor 1	
-	† 1					SM ML	At 155.8 to 156.2"	Silty Sand, trace gravel	
-		1	2	70					
-]						At 157.3': Trace ca	lcium carbonate	
-	↓ ↓						At 157.5 to 159.0':		
-	+ $+$				+	+			
	⊥ ₁₆₀ ⊥		L	1				Geologist: LH/MF	
						(CONT	INUED ON FOLLOW	Prepared/Date: WI	/PK 10/14/2011 V/MF 10/14/2011
MTA	Wests	ide Su	ıbway]	Extens	sion				BORING
			Califo				ameo		561 Figure: T2E-B9





METRO SOIL CORE 8://0131 GEOTECH/GINTW/FAULT INVESTIGATION WSE LIBRARY AMEC OCTOBER2011 (2).GLB G:/PROJECT_DIRECTORIES/49532010/101561_METRO_WESTSIDE_EXTENSION/6.2.3.2 FAULT HAZARD INVESTIGATION/3.2 ALL FIELD NOTES/GINT LOGS/101561-TRANSECT 2E.GPJ

						DRILLING COMPANY/DRII Jet Drilling / CME 75	LLING EQUIPMENT	BORING NO
(H)				Y		DRILLING METHOD	BOREHOLE LOCATION	T2E-B (Continued
ELEVATION (ft)	(ff)		#	% RECOVERY		Hollow-Stem Auger	See Plate 3	
ŬĽ	DEPTH (ft)	BOX#	RUN #	20	LE	DATES DRILLED	HOLE DIAMETER	GROUND EL.
SVA.	DEP	BO	RI	REC	MP	6/4/2011 - 6/30/2011	8 inches	270 feet
ELF				[%		GROUNDWATER READING	S	L. L
						Encountered at 38 feet.		
						Boring backfille	d with cement/bentonite grout from bottom up	and patched.
65 -	205 -					-Where observe -Non-recovery i noted. -Santa Monica S subrounded slate white to pale ye otherwise noted. -The term "clast -Beds are genera Boring deepend	listed in order of predominance (most predom d, contacts and bedding appear subhorizontal intervals are assumed to occur at the bottom of Slate (Jsm) clasts are generally very dark gray, e unless otherwise noted. Modelo Formation (llow to tan, subangular to subrounded shale at s" herein describes gravel-size rock fragments ally massive unless otherwise noted. ed from 149 to 199 on 6/28 to 6/30/11. Locatic approximately 1 foot from original boring loc	unless otherwise noted. run unless otherwise subangular to Tm) clasts are generally id sandstone unless (larger than ¼ inch).
60 -	210 -							
55 -	215 -							
							Geologist: LH/MF Prepared/Date: W Checked/Date: M	L/PK 10/14/2011
MT	A Wests		bway Califo		sion	ame	LOG OF	BORING