

STEPHEN F THOMAS CONSULTANTS

14th May 2020

Expedio Industrial Property
PO Box 76-562
Manukau
AUCKLAND 2241

Attention: Alan Dobson

Dear Alan

Re: **11 Culperry Rd, Units A & B, Glendene Initial Seismic Assessment (ISA)**

At your request I have undertaken an *Initial Seismic Assessment* of the building(s) at this address. I have visited the site, inspected the premises and reviewed the drawings and information, where available, provided on the Auckland Council property file or other available drawings.

To assess the building(s)' seismic strength based on the design codes of today, I have prepared an *Initial Evaluation Procedure (IEP)* report (attached).

The *New Zealand Society for Earthquake Engineering* IEP assessment for the building(s) indicates in percentage terms the anticipated earthquake performance of the building(s) taking into account any *Critical Structural Weaknesses* and other relevant features. The percentage of *New Building Standard* (%NBS) assessed for these building(s) is **>100%NBS (IL2)** which is equivalent to an **A+** grade. The seismic rating assumes an Importance Level 2, in accordance with AS/NZS 1170.0:2002, is appropriate. It is/they are therefore not considered as Earthquake Prone or potentially Earthquake Risk building(s).

The ISA is considered to provide a relatively quick, high level and qualitative measure of the building(s)' performance. In order to confirm the seismic performance of these building(s) with more reliability, you may wish to request a *Detailed Seismic Assessment (DSA)*.

Please contact me should you require any further information or assistance.

Yours faithfully,



Stephen Thomas BE(Civil) CMEngNZ
CHARTERED PROFESSIONAL ENGINEER

Limitations: This report has been prepared for the exclusive use of my client for the above building(s) only and is not to be used for any other building(s) or used for any other purpose without the permission of Stephen F Thomas Consultants. This report covers the structural performance of the building(s) as a whole and not individual elements such as building services or fire safety systems, suspended ceilings or other materials that could fall from a building under earthquake loading. No geotechnical assessment has been undertaken. The report relies on available information on the property file. Further information may affect the results and conclusion of this report or assessment. IEP Reports are subject to the interpretation and judgement of the Engineer and could vary from similar reports by others. This report does not consider whether the building(s) comply with

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present day Building Codes. Stephen F Thomas Consultants accepts no liability to anyone else in relation to the contents of this report and is not able to give any warranty or guarantee that all defects, damage, conditions or qualities have been identified. No other warranty, expressed or implied, is made to the professional advice presented in the report.