

Historical Resource Technical Report

March 3, 2022

4077, 4099, and 4123 Fifth Avenue
San Diego, CA 92103

Prepared by:



Jennifer Ayala, RA, LEED AP
Principal Architect

Submitted to:

The City of San Diego
Historical Resources Board
1222 First Avenue, Fifth Floor
San Diego, California 92101

Prepared for:

Scripps Health
10140 Campus Point Dr.
San Diego, 92121



NEXUS
PLANNING & RESEARCH

2801 B Street, Suite 100
San Diego, CA 92102
Tel. (619) 985-9280

Table of Contents

| | |
|---|------------|
| TABLE OF CONTENTS | 1 |
| EXECUTIVE SUMMARY | 2 |
| INTRODUCTION | 4 |
| 1.1 REPORT ORGANIZATION | 4 |
| 1.2 PROJECT STUDY AREA | 4 |
| 1.3 PROJECT PERSONNEL | 4 |
| 2 PROJECT SETTING | 5 |
| 2.1 PHYSICAL PROJECT SETTING..... | 5 |
| 2.2 PROJECT AREA AND VICINITY | 7 |
| 2.3 HISTORICAL OVERVIEW..... | 8 |
| 3 METHODS AND RESULTS | 16 |
| 3.1 ARCHIVAL AND HISTORICAL RESEARCH..... | 16 |
| 3.2 FIELD SURVEY | 17 |
| 3.3 DESCRIPTION OF SURVEYED PROPERTY | 17 |
| 4 SIGNIFICANCE EVALUATION | 82 |
| 4.1 INTEGRITY EVALUATION | 82 |
| 4.2 APPLICATION OF SAN DIEGO HISTORICAL RESOURCES BOARD (HRB) REGISTER SIGNIFICANCE CRITERIA | 85 |
| 4.3 APPLICATION OF NATIONAL REGISTER OF HISTORIC PLACES CRITERIA | 117 |
| 4.4 APPLICATION OF CALIFORNIA REGISTER OF HISTORIC PLACES CRITERIA..... | 120 |
| 5 FINDINGS AND CONCLUSION | 122 |
| 5.1 FINDINGS..... | 122 |
| 5.2 IMPACTS DISCUSSION | 122 |
| 5.3 CONCLUSIONS..... | 124 |
| 6 BIBLIOGRAPHY | 126 |
| 7 APPENDICES | 128 |
| <i>Appendix A: Building Development Information</i> | 128 |
| <i>Appendix B: Ownership and Occupant Information</i> | 128 |
| <i>Appendix C: Maps</i> | 128 |
| <i>Appendix D: DPR Forms</i> | 128 |
| <i>Appendix E: Preparer’s Qualifications</i> | 128 |

Executive Summary

The Scripps Mercy Hospital CUP Amendment project (Project) involves demolition of existing buildings and construction of new medical offices and hospital buildings at the Scripps Mercy Hospital Campus (Campus) in the Uptown community of the City of San Diego. The Project site is located on approximately 21.07 acres, generally at 4077 Fifth Avenue, and is currently developed with the Scripps Mercy Hospital Campus buildings, surface and structured parking, internal streets and driveways, and landscaping. The Project site is situated north of Washington Street, east of Fourth Avenue, east and west of Sixth Avenue, and south of existing development that is located along Arbor Drive. Regional access to the site is provided by State Route 163 (SR 163), immediately east of the project site. Local access to the site is via Washington Street, Fifth Avenue, Lewis Street, and Fourth Avenue.

The Project involves a Conditional Use Permit (CUP) to amend existing CUP No. 304755, Site Development Permit (SDP) to amend existing SDP No. 531932, and a Planned Development Permit. Demolition includes multiple buildings and structures: the Facility Building, Generator Building and Cooling Tower, Behavioral Health Clinic, Hospital Building, 550 Washington Building, 550 Washington Parking Structure, Mercy Manor, Parking Lot 4.1, and Emergency Department. Multiple buildings and structures will remain: the Cancer Center and associated parking structure, currently under construction, as well as HRB #397, Mercy Hospital Historic Complex (the College Building, Mercy Gardens, and Mercy Chapel), the Central Energy Plant, and Parking Lot 12. In total, this scope of work encompasses the whole CUP Amendment Project.

The Project's construction includes Hospital I (15 stories, 630,000 square feet), Hospital II (15 stories, 380,000 square feet); Hospital Support Building (three stories with three levels of parking below ground, 65,000 square feet); Medical Office Building (seven stories above-grade, 200,000 square feet) and associated parking (three levels above-grade and two levels below-grade); a Central Energy Plant Expansion (2,400 square feet), and two Utility Yards.

Per the City of San Diego's Land Development Manual's Historical Resources Guidelines Appendix E Part 1.2 (Guidelines), a Historical Resources Technical Report (HRTR) is required for development permits that impact a potentially historic resource and the HRTR must analyze any potential historical resources under local San Diego, State and National Criteria and evaluate any potential impacts.

The Project requires multiple development permits (an amendment to Conditional Use Permit (CUP) No. 304755, a Site Development Permit (SDP) to amend existing SDP No. 531932, a Planned Development Permit (PDP) to deviate from height and floor area ratios, a Neighborhood Use Permit (NDP) to address a comprehensive sign plan, Tentative Map to adjust property lines, Public Utility Easement Vacation, and Public Street Vacation). In addition, the Project includes demolition of buildings that are over 45-years old; therefore, the Project includes potential impacts to historic resources. The Campus contains four (4) over 45-years-old buildings: the Behavioral Health Clinic, Hospital Building, Mercy Manor, and the 550 Washington Building with a connected Parking Structure.

This Historical Resources Technical Report (HRTR) was prepared according to the Guidelines and contains historical analysis of three (3) buildings: the Behavioral Health Clinic, Hospital Building, and Mercy Manor. 550 Washington Building and its associated Parking Structure are analyzed within a separate HRTR as it is currently located on a separate legal parcel.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

This HRTR's form and content are consistent with the Guidelines; therefore, the Behavioral Health Clinic, Hospital Building, and Mercy Manor are herein assessed in accordance with the City of San Diego's Register Criteria, National Register Criteria, and California Register Criteria.

This HRTR's assessment concludes that the Behavioral Health Clinic, Hospital Building, and Mercy Manor do not retain historical and/or architectural significance under any criteria included within the San Diego Register of Historical Resources, National Register of Historic Places, or California Register of Historical Resources and accordingly, the Behavioral Health Clinic, Hospital Building, and Mercy Manor do not qualify as historical resources under CEQA Guidelines §15064.5(a)(3).

Therefore, the proposed development project which includes demolition of the Behavioral Health Clinic, Hospital Building, and Mercy Manor will not cause a substantial adverse change in the significance of a historical resource.

Since the development project will not cause a substantial adverse change in the significance of a historical resource, demolition of the Behavioral Health Clinic, Hospital Building, and Mercy Manor does not require mitigation.

Introduction

1.1 Report Organization

This HRTR was prepared to evaluate the potential historical and/or architectural significance of the Behavioral Health Clinic, Hospital Building, and Mercy Manor are herein assessed in accordance with the City of San Diego's Register Criteria, National Register Criteria, and California Register Criteria.

This HRTR includes the following: Title Page; Table of Contents; Executive Summary; Introduction (Report Organization, Project Area and Project Personnel); Project Setting (Physical Project Setting, Project Area and Vicinity); Historical Overview of the Uptown community); Methods and Results (Archival Research, Field Survey and Description of the Property with photographs); Significance Evaluations; Findings and Conclusions (Impacts Discussion, Location of Research Facilities, Discussion of any consultation with local historical societies, planning agencies, interested individuals, and interviews with knowledgeable individuals); Field Survey (Dates conducted, Participants, Methods used, Department of Parks and Recreation (DPR) Forms completed); Description of Surveyed Resources (Narrative description, character defining features, architectural style, other important features, contemporary color photographs of all elevations in the 4" x 6" size, historic photographs, and references for historic documentation); Significance Evaluations; Findings and Conclusions; Bibliography; and Appendices. The Appendices consist of a specific Building Development Information, Ownership and Occupant Information, Maps, DPR Form, and Preparer's Qualifications.

1.2 Project Study Area

The Project Study Area is approximately 21.07 acres in size and located in the Uptown Community Planning Area of San Diego, California. The Project Study Area is situated south of Interstate 8, north of Washington Street and west of Interstate 163 and it contains the Scripps Mercy Medical Campus (Campus). The Campus's legal description is described as: Parcel 1 of Parcel Map No. 18598, in the City of San Diego, County of San Diego, State of California, filed for record in the office of the county Recorder of Sand Diego County, California on December 8, 2000, as file no. 2000-0669213. See Figures 1 and 2 on the following pages for Project Study Area location.

The Project Study Area contains three (3) buildings that are subjects of this HRTR: the Behavioral Health Clinic (Building C) located at 4099 Fifth Avenue, the Hospital Building (Building D) located at 4077 Fifth Avenue, and Mercy Manor (Building G) located at 4123 Fifth Avenue. See Figure 3 for building locations within the Project Study Area.

1.3 Project Personnel

Project personnel included Architect and Historical Property Consultant, Jennifer Ayala, RA LEED AP who conducted the field survey, photographed the properties, and prepared the HRTR with its findings and conclusions. Ms. Ayala obtained archive documents, historical photographs and other files from the City of San Diego, County of San Diego, Environmental Data Resources, Inc. (EDR), and the San Diego History Center, and Scripps Mercy Hospital's private archives. Additional archival research was undertaken at the Scripps Mercy Hospital's private archives by Dolores Mellon, M.A. All chain of title research was

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

conducted by California Lot Book, Inc., and Sanborn Maps and supplemental directory research was obtained online from EDR, the San Diego Library, and the Union Tribune archives.

Ms. Ayala and representatives of the property’s owner visited the properties on September 17, 2019, to evaluate Buildings C, D, and G as well as to inspect the surrounding neighborhood. Photographs were taken of Buildings C, D, and G. Subsequently, architectural descriptions of Buildings C, D, and G were prepared. Based upon the site survey and the other cited information, Buildings C, D, and G were compared to established architectural norms that are currently in use in the United States. Several architectural reference guides were consulted by the author to fully substantiate Buildings C’s, D’s, and G’s architectural details.

2 Project Setting

2.1 Physical Project Setting

The Project Study Area is located in the Uptown Community Planning Area of San Diego, California. The Project Study Area is situated south of Interstate 8, north of Washington Street and west of Interstate 163.



Figure 1 Regional Location Map, Map data c.2020 Google INEGI



Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
 4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

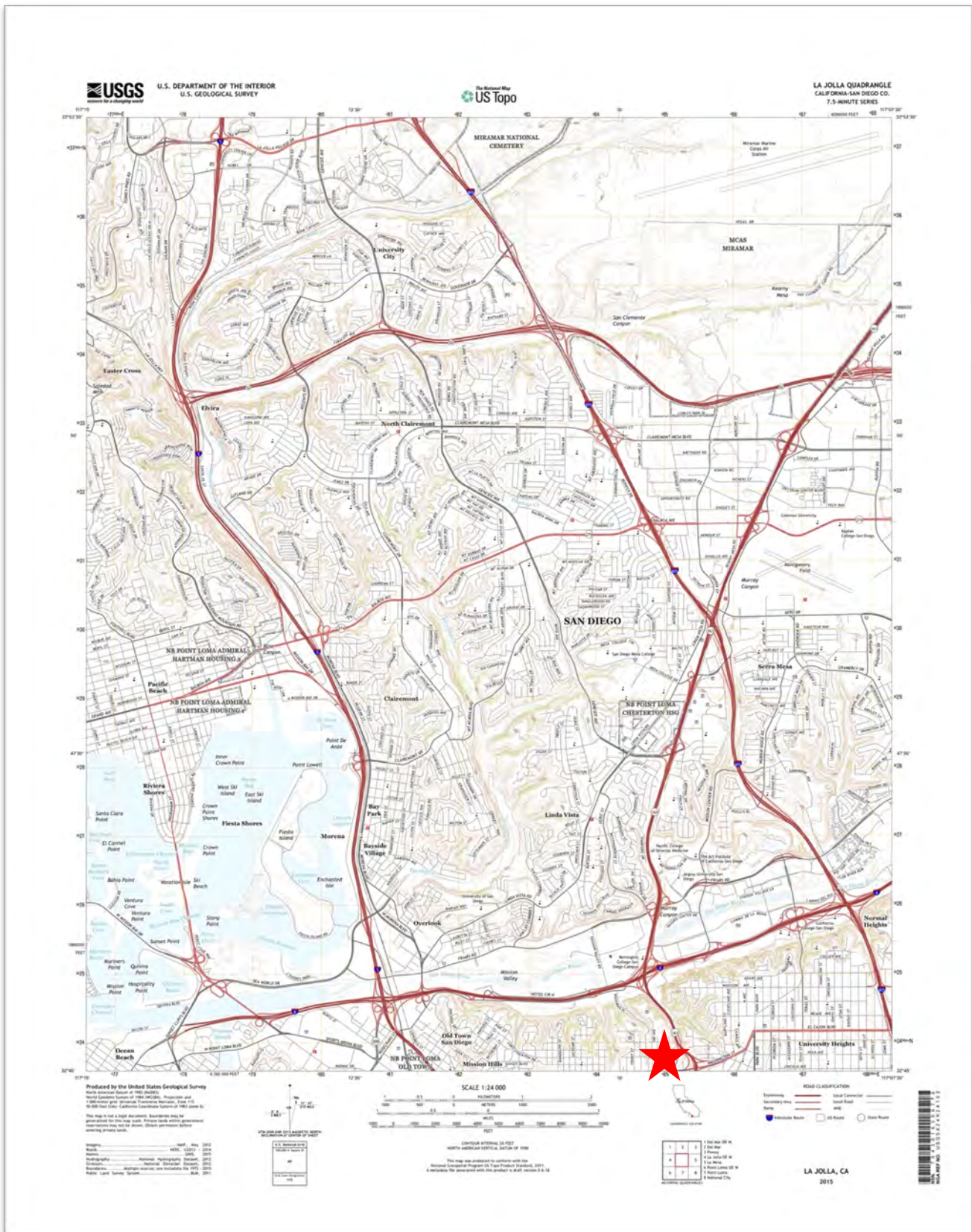
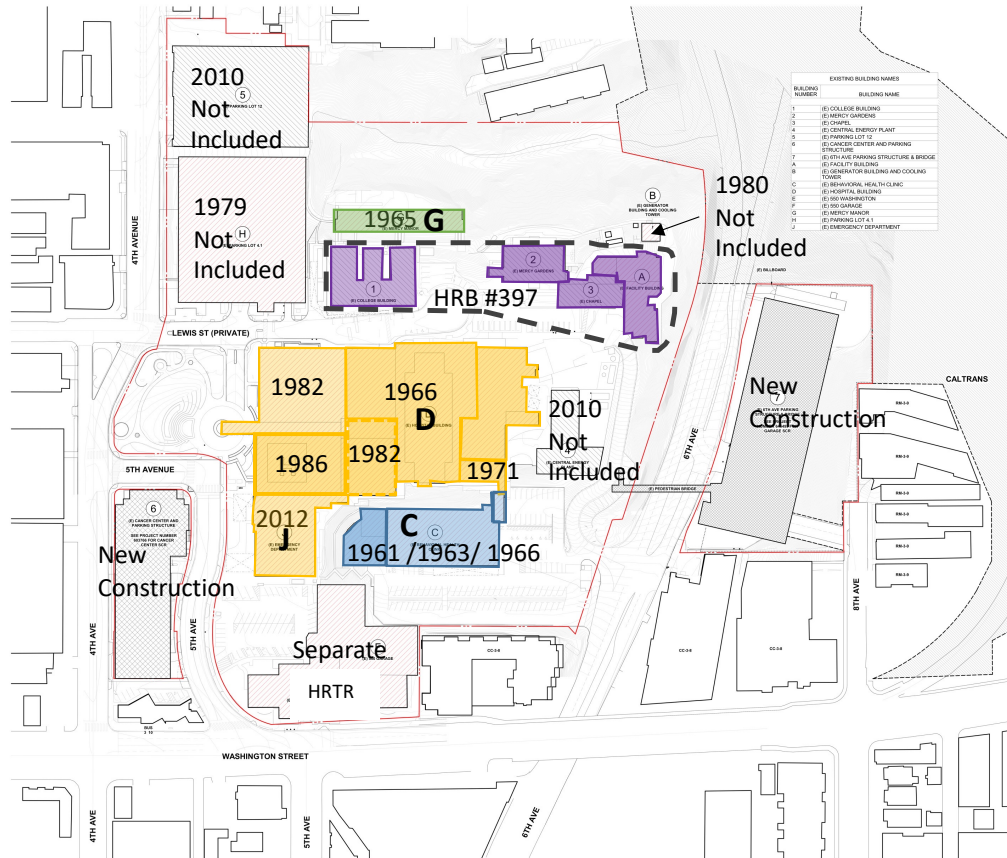


Figure 2 Project Location Map, USGS Point Loma, CA, 2015



2.2 Project Area and Vicinity



- Building C: 4099 Fifth Avenue - Mercy Clinic/ Behavioral Health Unit (1961, 1963, 1966)
- Buildings D and J: 4077 Fifth Avenue (1966, 1971, 1980, 1986 and 2012)
- Buildings G: 4123 Fifth Avenue - Mercy Manor (1965)
- Buildings 1, 2, 3 and A) HRB # 397, Mercy Chapel, Convent and College, Not included

All other buildings are less than 45 years-old and not subject to historical review.

Figure 3 Scripps Mercy Medical Campus and buildings subject to this HRTR

2.3 Historical Overview

Historic Context: History of Hillcrest¹

The first transfer of property located in what is present day Hillcrest occurred in 1870 when the City of San Diego deeded land to Mary Kearney, who sold it in February 1871 to C.D. Arnold and D. Choate, well-known subdividers. The land passed through a succession of hands before it was acquired by the founder of Hillcrest, William Wesley Whitson. During the 1890s, there was slight development in this area, generally typified by several churches and a scattering of residences. In 1904, historical photographs of the general Hillcrest area show small scattered areas of residential homes. Most of these homes appear to be of a Victorian or Craftsman style along dirt streets, consisting of one or two stories, with smaller associated buildings located nearby.

Hillcrest was founded in 1907 by San Diego's first coroner, William Wesley Whitson. With a \$1,000 down payment and \$115,000 loan, Whitson formed the Hillcrest Company and purchased 40 acres of "stony hill" between First (originally Second Avenue) and Sixth Avenues from University Avenue to Lewis Street just above Washington Street, and began to subdivide. Whitson's subdivision map was filed on January 10, 1907, and the deed to the Campus was recorded by the Hillcrest Company on August 2, 1907.

Historic Context: History of the Hillcrest Company²

In 1907, when the Hillcrest Company began to subdivide, there was one church, one chapel, one store, a hospital, and one school in the area to serve a few scattered residents. The area was not paved, nor were there any sidewalks. By 1909, Whitson's Hillcrest Company put in streets and curbs, subdivided property lots, set up a lumber mill and started building houses, usually two-story Craftsman vernacular homes made of wood and stone. Circulating flyers from the Hillcrest Company stated, "THE TRACT BEAUTIFUL...lots of ample size, with alleys. Houses all back a proper distance from the street." Lots were large and roadways were wide. Residential lots in Hillcrest sold for between \$1,400 to \$2,000, while commercial lots were more expensive

Historic Context: History of the Medical Complex Neighborhood³

Per the Uptown Community Planning document, the Medical Complex Neighborhood is located within the Uptown Community Planning Area of San Diego, the oldest and most urbanized area of the City outside of the historic downtown (excluding prehistoric Native American presence and the neighborhood of Old Town). The Uptown Community is confined to the mesa top north of downtown and the Medical Complex Neighborhood is located in the north central area of the community bounded by Washington Street to the south, I-163 to the east, Dove Street to the west, and a canyon edge along its north boundary. Its neighbors include University Heights to the east, Hillcrest to the south, Mission Hills to the west and Mission Valley to the north. The Medical Complex Neighborhood is dominated by two medical campuses, Scripps Mercy Hospital and Medical Center and the University of California, San Diego Medical Center.

¹ From the archives of Marie Burke Lia, Attorney at Law. 1980-2020.

² Ibid.

³ City of San Diego. Uptown Community Plan 2019. Pages IN 7- IN 8. 2019.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

The block pattern of neighboring Hillcrest was carried north into the Medical Complex Neighborhood, but canyons and the early development of medical services disrupted the grid pattern, shifting block dimensions and street geometries allowing for larger multi-family blocks and medical office buildings.

Buildings in this neighborhood are more diverse than other Uptown neighborhoods. They vary in age, massing, style, and use. The oldest buildings date back to turn of the century with representative examples of almost all architectural styles since the 1900s, including early modern and modern styles of architecture. Over forty percent of the neighborhood is occupied by two medical campuses influencing the neighborhood's auto-oriented nature in contrast with the pedestrian and retail orientation of Hillcrest directly to the south or single-family orientation of Mission Hills to the west, resulting in the lowest percentage of single-family homes in the entire Uptown Community.

The greater Uptown Community's development began with speculation by investors motivated by Alonzo Horton's purchase and development success of downtown San Diego. The first wave of development in Uptown, 1885-1909, began closest to downtown and progressively moved northwards. Subdivision and construction occurred through five distinct time periods and historical contexts: the Railroad Boom and Early Residential Development, 1885-1909; the Panama-California Exposition and Streetcar Suburbs, 1909-1929; the Great Depression and World War II, 1929-1948; Postwar Development, Suburbanization, the Automobile & Modernism, 1948- 1970; and Neighborhood Revitalization and the LGBTQ Community, 1970-Present. The Medical Complex Neighborhood has development representing each of the five historical contexts due to the initial development and continued growth of two significant medical campuses which dominate the neighborhood.

UCSD Medical (previously the San Diego County Hospital) and Scripps Mercy Hospital have had a presence in the Uptown Community for over a century. As far back as the 1880's, Dr. William A. Edwards' Sanitarium and Private Hospital (unrelated to both San Diego and St. Joseph's hospitals) was located in Florence Heights, just west of the Medical Complex Neighborhood. In 1904, the San Diego County Hospital constructed its first structure on the north and west side of the neighborhood at the terminus of Front Street overlooking Mission Valley and it had significant expansions in 1910 and 1926. In 1926 St. Joseph's Medical Center (now Scripps Mercy Medical Campus) moved to its new campus on Fifth Avenue also overlooking Mission Valley on the east side of the neighborhood. The original (Scripps) Mercy campus included a six-story hospital, nursing school and convent in 1926.

The intensity of medical uses continued to grow and expand over the decades with major medical hospital and office projects throughout the neighborhood. Both the County Hospital and (Scripps) Mercy constructed new eleven story hospitals in 1965 and 1966, respectively. In 1966, San Diego County contracted with UCSD to operate its County Hospital with final purchase and rebranding in 1980. Modernization and expansion has continued with significant projects in the 1990's and early 2000's for both campuses. More growth and redevelopment is planned through 2030, including high density multi-family housing amongst the medical uses.

Residential buildings include single-story single-family houses, but these are outnumbered by multifamily duplexes, garden apartments, and buildings up to five stories high. Future development of this neighborhood calls for continued medical redevelopment and expansion, as well as high density residential redevelopment. The Medical Complex Neighborhood has seen dramatic changes in scale and intensity of development. The mixed uses have always been present with a near constant growth and intensification of the medical campuses since they first appeared in the neighborhood.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

Per the 2016 Uptown Community Plan Historic Preservation element, Buildings C, D, and G were constructed during Uptown's Period of Significance called *Postwar Development, Suburbanization, the Automobile & Modernism (1948-1970)*. This Period of Significance is described as,

"A property may be significant under this theme for its association with or representation of the postwar development and redevelopment in Uptown, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, primarily Mid-Century Modern. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer. Residential development during the postwar period occurred primarily on undeveloped lots along canyon rims and on lots containing older, smaller homes in communities such as Hillcrest and University Heights, which were demolished to make way for larger homes and apartment buildings in the Mid-Century Modern style. Commercial construction occurred throughout Uptown, but was concentrated primarily on redeveloped lots along Washington Street in Mission Hills, Park Boulevard in Hillcrest, and throughout the Park West area along Fourth, Fifth and Sixth avenues. A number of institutional buildings, including the San Diego City School education center, the County Hospital, and a branch library."⁴

Historic Context: History of the Scripps Mercy Hospital Campus⁵

The history of the Sisters of Mercy's hospital in San Diego began in 1890. Father Ubach who had established San Diego's first Catholic church worked for years to bring the Sisters of Mercy (Sisters) to San Diego. Sister Mary Michael Cummings arrived in 1890, and she was immediately mandated by the local bishop to establish a Catholic hospital for San Diego. Per Father Ubach's certification on June 5, 1890:

"We confirm the appointment of Sister M. Michael as Mother Superior of the community of Sisters of Mercy in this city, and give permission to said community to build a hospital with their own means or near said city. Francis Mora, Bishop of Monterey and Los Angeles."⁶

Due to an economic downturn, Sister Mary Michael Cummings was able to only lease the upper portions of a commercial building in downtown San Diego, the heart of the commercial district, at the corner of Sixth and H Streets (Market Street today). The original St. Joseph's Hospital (precursor to the Mercy Hospital) was opened on the second floor of the Reed Building in 1890, over a dry goods store. The sisters referred to their first hospital, a five-bed facility, as the St. Joseph's Dispensary. By 1891, the need for a larger hospital complex presented itself, and Sister Mary Michael began to make plans to move to the Hillcrest area. The hospital's second location, a new three-story building, called St. Joseph's, was completed and operating by the end of 1891.

The Sisters quickly established themselves in the community. The church and Sisters soon realized that the community's need for their services required further expansion which prompted the purchase of a ten-acre site in University Heights which was secured by Bishop Mora and Father Ubach.

The Sisters officially incorporated on March 18, 1893. Per the *San Diego Union*:

⁴ City of San Diego. Uptown Community Plan 2019. Page HP-168. 2019.

⁵ Historic Context is based upon information contained within the Mercy Hospital archives unless otherwise noted.

⁶ Palmer, B. Angel in Black, Mercy Hospital - from Market and Sixth to University and Sixth. 9/27/2001. Web.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

“St. Joseph’s Hospital and Sanitarium of the Sisters of Mercy of the City of San Diego yesterday filed articles of incorporation with the county recorder. The board of trustees consists of sisters Mary M. Cummings, M. P. Reen, M. J. Smith, M. F. Reagan and M. A. Quinn.”⁷

The Sisters were always fundraising to support the community’s medical needs, and they were constantly redeveloping and expanding their hospital facilities to meet increasing public demand. Documented by the *Union*, on January 1, 1895:

“In the New Year’s issue of a year ago,” the January 1, 1895, *Union* reported, “mention was made of the remarkable progress made by St. Joseph’s Hospital and Sanitarium and also of the many contemplated improvements. A successful year was also predicted for 1894. Every reader will be pleased at the announcement that the past year has been even more successful for this commendable institution than was anticipated and the improvements more extensive than were thought necessary at that time. The success of the Hospital and Sanitarium has so far surpassed the most sanguine expectations of the sisters that they have been unable to supply the increasing demand for admittance, hence the extensive additional buildings now almost completed. The several new buildings have been finished in keeping with the rest of the buildings. The whole institution is furnished throughout with gas and the troublesome question of how to get water enough has been settled so far as the Hospital is concerned by the construction of a large cistern of the most improved style.”⁸

“Constant expansion was Sister Michael’s dream. By 1904 San Diego’s first training school for nurses was opened on their campus (HRB #397) as well as a new hospital wing. By this point in time the Sisters’ hospital services included state-of-the-art operating rooms, classrooms, and x-ray facilities.”⁹

“Eventually the new hospital site would include the main hospital, a convent, training school for nurses, tuberculosis tents for patients, an “Old Men’s Home,” housing for nurses and staff, and other facilities for medical purposes. Once the hospital complex was moved up to the Sixth Avenue and University Avenue area small houses and cottages were moved to the hospital grounds for a wide variety of uses.”¹⁰

Per an article in *The San Diego Reader* regarding previous reporting on the hospital complex:

“Construction will be started within the year upon the new Mercy Hospital, an institution sufficient in size for the present needs of the city and for the progress that is certain to take place within the next few years. The new hospital will cost \$200,000 for buildings and equipment, and will be the last word in every particular of its arrangement and furnishings. Its location will be in the most choice section of the city, easily accessible and yet far enough away from the busy sections to eliminate the noise of heavy traffic.”¹¹

It took almost twenty more years and the construction of many temporary buildings before the Sisters were able to realize their vision of a hospital that would serve San Diego’s needs. Fundraising efforts were constant; and by the early 1920s, funds to begin construction for the new Mercy Hospital were in

⁷ Palmer, B. 9/27/2001. Web.

⁸ San Diego Union. 1/8/1895.

⁹ Ibid.

¹⁰ Ibid.

¹¹ San Diego Union. 1/1/1917.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

hand. Per *The San Diego Reader*, ground was broken on August 23, 1923.¹² After the new hospital was completed in 1926-1928, the grounds were cleared of outdated buildings, the previous hospital relocated to University Avenue for commercial reuse (HRB#804, St. Joseph's Hospital Annex / Furniture Store), and others demolished. Per the Mercy archives, the old hospital was "wrecked" and the grounds cleared of debris."¹³

Although the hospital was completed in 1926-1928, redevelopment and expansion were always constant as the Sisters continually raised money to support the community's increasing demand:

"This same banner year, 1926, also saw the completion of the north wing of the hospital and the new Mercy School of Nursing," states the "Sisters of Mercy in San Diego." "Mother Michael's dream of a complete reconstruction of her establishment had come true within four years of her death. On November 2, 1927, another blessing came with a bequest of \$300,000 from the estate of Mr. John Spreckels. Ground was broken for the Spreckels Wing (south), January 19, 1928."¹⁴

By the 1950s, the Sisters of Mercy were working on a new long-range phased plan for meeting the community's medical needs. Advancement in technology and the community's growing population outgrew the 1926-1928 hospital. A new master plan was initiated to redevelop the Medical Center (along with two additional San Diego nonprofit hospitals as part of the Tri-Hospital Building Fund Campaign) to include enlargement of the 1926-1928 hospital to 450-beds, addition of a diagnostic and treatment center, as well as a new administrative wing, a long-term care and psychiatric section; and a medical research facility.¹⁵ Plans for this expansion were ever-changing based upon funding and circumstances.

The first contemporary medical building to be built on the Mercy campus was Building C, the Mercy-Guadalupe Clinic, initially completed in October of 1961¹⁶, and built as a diagnostic and treatment center to replace the Guadalupe Clinic,

"In 1946, two San Diego doctors – an internist and a surgeon – opened a medical clinic for the poor in a vacant room at Our Lady of Guadalupe Catholic Church, 1772 Kearny Avenue, South San Diego."¹⁷

The Guadalupe Clinic was a "sparkling clean center giving medical and dental care to persons of low income regardless of race or creed."¹⁸ The Guadalupe Clinic was supported and managed by the Our Lady of Victory Missionary Sisters (an order of nuns not related to the Sisters of Mercy) and served upwards of 25,000 people a year. Medical care was overseen by 162 volunteer doctors of the County Medical and Dental Societies and staffed with nurses and other support staff.¹⁹ However, by the late 1950s, the clinic was "doomed for a freeway", (Interstate 805).²⁰ ²¹ The 1961 Mercy-Guadalupe Clinic enabled the mission to continue, "the humanitarian task carried on for many years by the old Guadalupe Clinic and Sisters of Our Lady of Victory who operated it in the southern part of the city before a

¹² Palmer, B. Angel in Black, Mercy Hospital - from Market and Sixth to University and Sixth. 9/27/2001. Web.

¹³ Mercy archives, visited November 2019.

¹⁴ Ibid.

¹⁵ Staff. *Star News*. Mercy Expands. 5/17/1962. P.17.

¹⁶ Staff. *San Diego Union*. Bishop to Dedicate New Clinic Here. 10/15/1961. P.98.

¹⁷ Staff. *San Diego Union*. Clinic Staff Gros from Two to 140 in 20 Years. 5/22/1966. P.117.

¹⁸ Staff. *San Diego Union*. Clinic Cares for All, Regardless. 11/5/1950. P.6.

¹⁹ Staff. *San Diego Union*. Materials, Labor Donations Enlarge Guadalupe Clinic. 5/3/1953. P.24.

²⁰ Staff. *San Diego Union*. Tri-Hospital Drive Nears Mid-Point. 10/2/1960. P.6.

²¹ Staff. *San Diego Union*. Ground Broken. 10/2/1960. P. 20.

highway improvement forced it to close.”²² Construction and operation was supported by multiple funding sources, including the Tri-Hospital Building fund, federal Hill-Burton funds and a Ford Foundation Grant. The Sisters of Mercy owned the facility, but its day-to-day operations were handled by the Guadalupe team,

“To provide this care, the clinic has a staff of 167 private physicians who donate time to the clinic and teach the 10 interns and 15 resident physicians who serve the clinic. Thirty volunteers of the Women’s Auxiliary contribute 240 hours of work a week. In addition, there are 20 junior volunteers who give 160 hours a week the paid staff includes three nurses, a dental assistant, a medical technologist, a registered pharmacist, the three social works, three office workers and the executive director.”^{23 24}

“Also three sisters, two of whom are registered nurses and one, a secretary, give the clinic their full time service.”²⁵

In 1966, an addition to Building C was completed—the previously planned psychiatric ward.²⁶ Per construction drawings dated 1965, the alterations included the enclosure of the ground floor (previously open-air parking), addition of a third-story, a three-story addition to the west, stairs from the parking lot to the upper hospital level, and a massive retaining wall system along the north and west elevations. The additional space more than doubled Building C’s size and was allocated to a 50-bed psychiatric care unit.^{27 28} The clinic remained a separate operation on the second floor. Building C is referred to as the Behavioral Health Unit today.

The 1926-1928 300-bed Mercy Hospital operated until the initial phase of the present-day Scripps Mercy Hospital and Medical Center was constructed and completed in 1966. The new hospital, designed by Howard Shaw of Frank L. Hope & Associates, was built on the Campus directly west of the 1926-1928 hospital.²⁹ At completion, it exceeded its initial design, size, and budget. Its final price tag was \$15.5 million, and was touted as the most technically advanced hospital for the period. Per the Sisters own publication, *Mercy Shield*:

“When completed, the new full accredited 350-bed hospital will be one of the finest and most modern in the nation.”³⁰

Initially, the Sisters planned to remodel the 1926-1928 hospital building for long-term care.³¹ However, during construction of the 1966 hospital, it was determined that the old hospital could not be refurbished to meet building standards of the day. Demolition was scheduled and completed by 1971. The 1961 twelve-story stair, however, remained in anticipation of adding more stories to Building C.

By 1971, there were twenty-two buildings remaining from the Sisters’ initial development of the hospital complex. The Sisters decided to demolish them in favor of redevelopment and expansion of their

²² Staff. *San Diego Union*. ‘The Best’ 110 Treated Daily at New Clinic. 9/3/1961. P.58.

²³ Ibid.

²⁴ Staff. *San Diego Union*. Mercy-Guadalupe Clinic – A Haven of Healing. 6/17/1962. P.46.

²⁵ Ibid.

²⁶ Staff. *San Diego Union*. Mercy Hospital Begins Work on Psychiatric Unit. 7/8/1965. P.17.

²⁷ Staff. *San Diego Union*. State, U.S. Allot \$4 Million For Mercy Medical Care. 10/9/1963. P.17.

²⁸ Staff. *San Diego Union*. Psychiatric Unit Added At Mercy. 5/22/1966. P.118.

²⁹ Staff. *San Diego Union*. Hospital Design ‘Sticky’. 5/22/1966. P.24.

³⁰ Ibid.

³¹ Staff. *San Diego Union*. Concrete Slap Set for New Mercy Hospital. 1/25/1964. P.25.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

complex. Since 1890 the Sisters have chosen to redevelop their land, or move, in order to expand their facilities and deliver on their mission to provide state-of-the-art medical care to all San Diegans. As their facilities aged and met maximum years of service, they would demolish and rebuild or add to existing buildings in order to complete their mission, to care for the sick. With funding always tight, they developed and expanded as fundraising allowed and in a piecemeal fashion.

By the mid-1970s the 1966 hospital required significant improvements, including remodeling of its elevator core and expansion of its administrative services.³² In 1978, Mercy Administrative staff, led by Edward Hertfelder and David Petree, lobbied for Regional approval of a massive plan for “a two-story, 165,000-sf ambulatory services building to be added to the west side of the main hospital building; a 40,000 square foot remodeling of the existing building; the demolition of the 50-year old College building located north of the main hospital; construction of a 685-car parking building and an elevator tower for three additional elevators to serve patients and visitors.³³ These improvements required demolition of the original building entry. The resulting phase included a new primary elevation and entry (probably designed by C. W. Kim of Frank L. Hope and Associates) added to the primary elevation of the hospital. Construction began in 1980 and was completed in 1982.

Another significant addition was made in 1986 to meet the need for emergency care, which was enlarged again in the late 1990’s (since demolished) and further added to in 2012.

In 1990 the *Union Tribune* highlighted the history of the Sisters of Mercy and their ever-evolving medical service to San Diego,

“Mercy Hospital now enters its second century with helicopters flying patients to a 523-bed medical center filled with sophisticated drugs and life-prolonging equipment, but only a handful of sisters to keep the institution’s spirit vibrant...”

“Nearly 100 Sisters of Mercy once bustled through the hallways when the hospital was the regions only fully equipped and staffed medical facility...”

“Now there are just seven Sisters of Mercy at the Hillcrest hospital, officials say, with four others living in retirement in an adjacent convent...”

“Whatever the changes, 86-year-old Sister Mary Imelda Patterson, one of the few sisters still alive [now deceased] who knew a Mercy founder, said one watchword remains the same.

‘Commitment,’ said Patterson....”³⁴

In 1995, the Sisters of Mercy joined the Scripps Health system. The hospital remains a Catholic medical center. Per an article in the *San Diego Union Tribune* in 2016,

“As the number of Mercy sisters has decreased, the Catholic Church has worked to sustain the core tenets of faith that led to the hospital’s establishment. When the Sisters of Mercy decided to sell their Hillcrest facility to the Scripps Health system in 1995 because of financial pressures facing smaller, free-standing hospitals, the transaction came with the requirement that the hospital remain Catholic and

³² Scarr, Lew.. *San Diego Union*. Mercy Hospital Seeks City Backing. 7/7/1979. P.27.

³³ Himaka, M., *San Diego Union Tribune*, Mercy Hospital Asks OK on \$28 Million Plan for Expansion. 4.20.1978, Web.

³⁴ *San Diego Union*, on 7.8.1990, Web.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

that its doctors and nurses continue to follow the ethical and religious guidelines published by the church. (The same conditions apply to the Scripps Mercy campus in Chula Vista.) A special committee run by the nonprofit Scripps Mercy Hospital Foundation appoints a vice president of mission integration, who is responsible for bridging faithful and secular worlds."³⁵

As of 2016, there were six Sisters of Mercy actively providing spiritual care, celebrating births and assisting families as they mourn.

Today the Scripps Mercy Hospital and Medical Center is a 523-bed hospital and medical center with medical staff of more than 1200.³⁶

Historical medical events and milestones at the Scripps Mercy Hospital and Medical Center include:³⁷

- 1890: Dr. R. B. Hurlbert performed in St. Joseph's the first Cesarean section ever recorded on the Pacific Coast;
- 1893: St. Joseph's opened San Diego's first home for senior citizens;
- 1921: St. Joseph's became the first hospital west of the Mississippi River to receive accreditation from the American College of Surgeons;
- 1924: Accompanying a name change to Mercy Hospital, a new six-story facility was built at its current location on the six acres of land willed to the Sisters of Mercy by Anson P. Stephens;
- 1926-1928: The College of Nursing and Mercy Convent buildings were constructed adjacent to the hospital;
- 1966: Mercy Hospital opened an 11-story building at its current site on Fifth Avenue;
- 1979: Mercy Hospital became San Diego's first hospital-based paramedic station;
- 1984: The San Diego County Trauma System of six hospitals, including Mercy Hospital, was established to meet the region's need for urgent care of traumatic injuries;
- 2004: Scripps Mercy Hospital was named among the nation's 100 Top Cardiovascular Hospitals by Solucient; and
- 2007: Scripps Mercy Hospital acquired the da Vinci surgical robot, launching the Scripps Minimally Invasive Robotic Surgery Program and ushering the hospital into a new era in state-of-the-art medicine.

Scripps Mercy Hospital is also San Diego's first and only Catholic Hospital and operates today with the following facts³⁸:

- 1 Level I trauma center;
- 2 hospital campuses;
- 410 average daily patients;
- Trauma visits annually 2,525;
- 4,270 babies born annually;
- 35,991 Mercy Clinic visits;
- 89,434 emergency department visits annually;

³⁵ Sisson, P., *San Diego Union Tribune*, Scripps Mercy Hospital's Roots Go Back 125 years. 8.24.2016. Web.

³⁶ Bellandi, D., *Los Angeles Times*, Mercy Hospital, a Century of Service to Poor. Care: A hundred years after its beginning, one of San Diego's best-known hospitals still lives up to the beliefs of its founders. 7.6.1990. Web.

³⁷ Schwab, Dave, *San Diego Uptown News*, Critical Care: As Scripps Mercy Hospital celebrates 120 years, its connection to patients remains vital, 6.24.2010.

³⁸ www.scripps.org, on 2.2.2020. web.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

- 199,444 patient visits annually; and
- \$108 million community benefit services provided annually.

Per Scripps, their most recent achievement in patient care:

“Scripps Mercy Hospital was the first in California to put into place an innovative and patient-focused process that has virtually eliminated wait times and changed the way the hospital delivers care to patients seeking treatment in the Emergency Department. As a result of the program’s success, the process is now in place at Scripps Memorial Hospital Encinitas and Scripps Memorial Hospital La Jolla.”

“In 2011, the Conrad Prebys Emergency & Trauma Center at Scripps Mercy Hospital San Diego opened. The facility is home to a 27,000-square-foot, 49 bed emergency and trauma center dedicated to serving the health care needs of the San Diego community.”³⁹

3 Methods and Results

Changes to Buildings C, D, and G were documented through examination of historical records and a physical site inspection.

3.1 Archival and Historical Research

Determinations of historical and architectural significance require various factors of significance to be considered, including: the Building C’s, D’s, and G’s history; both construction and use; the history of the surrounding community; the potential for important persons or events to be associated with the Buildings C, D, and G over their life span; the number of resources associated with the property; the potential for Buildings C, D, and G to be the works of master craftsmen, architects, landscape gardeners or artists; what historical, architectural or landscape influences have shaped their design and their patterns of use; what alterations have taken place over the years and how have any changes affected the historical Integrity of Buildings C, D, and G; and the current condition of Buildings C, D, and G.

The archival research for this HRTR included, but was not necessarily limited to, obtaining and/ or reviewing the following,

- The Assessor’s Building Record from the San Diego County Assessor’s/Recorder’s Office;
- Chain of Title information prepared by California Lot Book, Inc.;
- Historical and aerial photograph research;
- City of San Diego water and sewer department connection records;
- City of San Diego building permit records at the City of San Diego Development Services Department;
- San Diego City Directories on file at the San Diego Public Library, California Room;
- San Diego City Directories prepared by EDR;
- Sanborn Fire Insurance Maps assembled and archived by www.edrnet.com;
- San Diego Union index and newspaper articles found on <https://www.genealogybank.com/>;

³⁹ Ibid.

- The San Diego Historical Society archives and photographic collection;
- Local, state, and federal inventories, surveys, and database material;
- Personal research archival material in the office of Nexus Planning & Research, including the Marie Burke Lia archive library;
- Archival material from the Scripps Mercy Hospital archives;
- Standard and authoritative sources related to local history, architecture, and building development information.

The criteria for historical significance were obtained from the City’s Guidelines for the Application of Historical Resources Board Designation Criteria; the National Register of Historical Resources Criteria; and the California Environmental Quality Act (CEQA), which uses the California Register of Historical Resources Criteria.

3.2 Field Survey

An existing conditions survey was conducted by Jennifer Ayala, Architect. Photographs were taken by Jennifer Ayala. The survey was conducted to understand the existing condition of the site, identify character-defining features, and assess Buildings C’s, D’s, and G’s structural and historical integrity. Analysis focused on each building’s exterior but did not include detailed measurements or assessments of the archaeological, structural, electrical, mechanical systems, or interiors. Following the fieldwork, Buildings C, D, and G were recorded on Department of Parks and Recreation 523 Forms, per Office of Historic Preservation, State of California standards. Buildings C, D, and G were documented with a digital camera and representative photographs are included in this report and on the DPR 523 forms.

3.3 Description of Surveyed Property

The Campus contains:

1. A historically designated district, *Mercy Hospital Historic District HRB #397*;
2. Buildings over 45 years of age and not previously evaluated for potential historical significance; and
3. Buildings that are not yet 45 years of age.

This Historical Resource Technical Report (HRTR) provides historical resource evaluation per the City of San Diego’s historical resource criteria for Scripps Mercy Hospital and Medical Center buildings that are over 45 years of age and not previously evaluated for potential historical significance. The following is a list of all buildings located within the Project Area’s boundaries and their status as it relates to this HRTR:

Included in this HRTR

| Building | Date of Construction | Status in Report |
|---|-------------------------|------------------|
| 1. The Behavior Health Building; 4099 Fifth Avenue (Building C) | 1957-1961, 1965-1966 | Included |

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| | | |
|--|--|---|
| 2. Mercy Manor; 4123 Fifth Avenue (Building G) | 1965 ⁴⁰ | Included |
| 3. Hospital Building; 4077 Fifth Avenue, (Buildings D and J) | 1963-1966 1971 1980-1982 1985-1986 2011-2012 | Included 1980 -2012 phases are discussed but not evaluated because they were constructed less than 45 years ago. |

Not included in this HRTR

| Building | Date of Construction | Status in Report |
|---|----------------------|--|
| 4. Boiler; 4077 Fifth Avenue (Building 4) | 2010 | Not included, has not met 45-year threshold |
| 5. Parking Garage; 4105 Fourth Avenue (Building H) | 1979 | Not included, has not met 45-year threshold |
| 6. Parking Garage; 4149 Fourth Avenue (Building 5) | 2014 | Not included, has not met 45-year threshold |
| 7. HRB#397, Mercy Hospital Historic Complex (the College Building, Mercy Gardens, and Mercy Chapel) | 1926/1949 | Designated, not included in this HRTR ⁴¹ |
| 8. 550 West Washington (Building E) | 1964 | Separate parcel, separate HRTR |
| 9. 550 West Washington Parking Structure (Building F) | 1981 | Separate parcel, Not included, has not met 45-year threshold |
| 10. 4020 Fifth Avenue (Building 30) | New Construction | Not included |

Building descriptions (in order of construction date).

Building C: 1957-1961 and 1965-1966

Building C was permitted in 1957 and construction was completed in 1961. An addition was completed in 1966. Building C was designed by long-time employee of Frank L. Hope & Associates, Howard I. Shaw⁴², and constructed by G.L. Corry Construction, the lowest bid contractor in a competitive bid process.⁴³ (See Historic Context for history of clinic.) Referred to as the Mercy-Guadalupe Clinic, it was designed and constructed as a 20,000 square foot elevated one-story diagnostic and treatment center with 32 private examination rooms, a three-chair dental office, laboratory, pharmacy, conference and lecture rooms, patios, and waiting rooms.⁴⁴ It was designed to care for approximately 100 patients a day for persons of low income. It was managed by social service staff during its time as a clinic. A 1966 addition added more than 23,373 square feet of area for a new 50-bed psychiatric ward and recreation areas.

Building C is a three-story irregularly shaped, flat roofed, reinforced-concrete building. The ground floor (originally open) is slightly recessed and finished with stucco. The south and east elevations of the

⁴⁰ Staff. *San Diego Union*. Mercy Hospital Breaks Ground for Residence. 6/26/1965. p.14.

⁴¹ *HRB Number 397, Mercy Hospital Historic Complex*, designated on November 17, 1999 is located on the campus and composed of three individual buildings: Mercy College Building, Mercy Convent, and Mercy Chapel.

⁴² *San Diego Union*, 5/22/1966, p. H6.

⁴³ For purposes of this HRTR, Frank L. Hope and Associates is shortened to "Hope."

⁴⁴ Staff. *San Diego Union*. Mercy Clinic Dedication Slated Today. 10/22/1961.p.16.

second and third stories are finished with precast concrete panels with a pebble finish. The precast concrete panels transition to patterned *brise-soleil*, enclosing an open-air third floor patio at the west side of the building. Building C's north and west elevations abut a multi-tiered massive retaining wall system, taller than Building C, itself; therefore, these elevations are not visible.

Building C's primary entrance is at the south elevation's second floor. It is accessed via a pedestrian switch-back ramp enclosed within a two-story volume protruding from the elevation, with *brise-soleil* along its perimeter and a folded plate roof overhead. Windows are punched openings with aluminum frames.

In 1966, a third floor, 50-bed psychiatric addition was added to the original clinic. It covered fully the existing building, infilled the ground floor, infilled two open-air atrium courtyards, added a two-story addition along the west side of the building, and included the massive retaining wall system. Per design drawings, additional phases were planned to either add to, or replace the building in its entirety. These plans were not completed. Building C is a three-story, 53,000 square foot building today.

A twelve-story stair and elevator tower, located at the northeast corner of Building C was constructed in 1961. It was built to connect Building C with the 1926-1928 hospital (demolished in 1970) but remained standing after the hospital was demolished in anticipation of future phases that would increase Building C's height.

Building C's immediate surroundings include an asphalt parking area and concrete covered retaining walls. Access is taken from the east, from Sixth Avenue. Initially, the building's plan and access was separate from the hospital, reflecting the fact that while it was a medical clinic, the staff and patients were originally unrelated to the hospital. Today, vehicular traffic is still from Sixth Avenue, however a large staircase was built into the massive retaining wall system in 1966 in an attempt to connect the hospital with Building C. There is no organized formal landscaping design.

Building G

Building G also known as Mercy Manor, was constructed in 1965-1966. It was designed and built as a 24-unit apartment building.⁴⁵ The three-story wood-framed structure includes a concrete pier foundation on a flat pad to allow the building to ignore its steep slope. The structural foundation is open on the north elevation's down-slope.

Building G is rectangular in form with open gabled roofs on both the east and west short elevations. The gable ends have exposed roof rafters and extend over the third-floor walkways. Building G has eight units per floor accessed by exterior cantilevered walkways wrapping the east, south, and west elevations. Elevated walkways and open-tread stairs bridge the south elevation to the site. Walkway and stair guardrails have vertical iron picket railings. Each unit has an exterior cantilevered balcony on the north elevation. Windows and doors are simple punched openings with aluminum frames. The original plan included a playground for children of the anticipated residents of which remnants are visible on the north side of the building.

Building G is in poor condition with visible wood rot and rusted metal. Both the architect and contractor are unknown.

⁴⁵ Staff. *San Diego Union*. Mercy Hospital Breaks Ground for Residence. 6/26/1965. p.14.

Buildings D and J

Buildings D and J comprise the “Hospital” portion of the Campus. Building D and its individual phases constitute the bulk of the Hospital’s massing. Building D had at least four significant construction phases that demolished sections, built additions, or made alterations to the exterior and interior of the 1963-1966 design. Significant exterior alterations can be dated to 1971, 1982, and 1986. Building J comprises a much smaller portion of the Hospital and it was built in 2012. These are referenced as phases D1, D2, D3 and J in this HRTR.

- Phase D1 (1963-1966) includes the Hospital’s initial construction. The building contains a twelve-story tower that is rectangular in form with the long edge of the form running north south. The tower is finished with concrete and its base is a combination of concrete, stucco, and glass. It was designed by Howard I. Shaw as project lead for Frank L. Hope & Associates and constructed by F E Young Construction Co.⁴⁶
- Phase D2 (1980-1982) included partial demolition of D1 and construction of a twelve-story addition directly west of D1. It is finished with a combination of concrete, stucco, and mirrored glass. It was designed by Hope and constructed by M H Golden Construction Co. from 1980-1982.^{47, 48, 49}
- Phase D3 (1986) included partial demolition of D1 and D2. It is located in the southwest corner of the building, immediately south of the 1982 atrium.
- Phase J (2012) included partial demolition of D3 and construction of a new emergency department.

Together Buildings D and J are rectangular, twelve-story, 183-foot-tall, concrete, and steel-framed hospital with a multi-story base and reinforced-concrete foundation constructed in multiple phases over a 49-year period.

East Elevation

Building D’s east elevation is rectangular with multiple rectangular forms forming a base, middle and top. The base contains multiple tiers of boxy solid forms (one, two, three and four stories tall) with access to and from the building’s service functions: trash, recycling, loading, unloading, and utilities. The east elevation of the middle section or tower is divided into three vertical sections. The middle section includes eight stories of twelve four-part aluminum-framed windows with individual shade awnings at each floor. The middle section is flanked by two equal-width narrow vertical sections with identical windows / awnings, two bays wide. All three sections rise to the same height. The top of the tower is flat containing a rectangular multi-story elevator over-run surrounded by a one-story flat-roofed section set back from the tower’s edges.

North Elevation

Three phases of the hospital’s construction are visible along the north elevation, Phases D1, D2, and D3. The north elevation’s massing includes a base of varying heights reflecting each phase’s design and a tower reflecting two phases of construction.

⁴⁶ *San Diego Union*, 5/22/66, p. H6.

⁴⁷ Staff. *San Diego Union*. Building Activity Off 11%. 8/1/1982. p.63.

⁴⁸ Staff. *San Diego Union*. Mercy Hospital. 5/23/1982. p.78.

⁴⁹ Staff. *San Diego Union*. Heavy Building Sags. 5/23/1982. p.76.

Phase D1 contains a two- and four-story base with one open air window at each floor and an eight-story tower with a centrally located vertical column of open-air windows. The tower's exit stair is behind these windows.

D2 contains a two-story base and twelve-story concrete tower. Including 165,000-sf new building area in two stories. Added to the original hospital in 1980-1982, the tower abuts the original tower with a vertical mirrored glass section connecting the two visually. The remainder of D2's tower is solid concrete with horizontal bands of reflective glass windows at each floor.

D3 completes the north elevation. It is rectangular, two stories tall with a flat roof and two horizontal bands of dark reflective glass at the ground and second floors. Finished with stucco, four-foot-tall planters are along the ground floor of this portion of the building.

West elevation

The west elevation is the hospital's primary elevation and public entrance. All phases of development are visible from this elevation. In order of visibility, Phases D3 and J are in front of D2, and D2 is in front of D1. This places the hospital's initial 1963-1966 development behind all other phases.

The elevation is rectangular in form with building massing and design turning the corner from the north elevation. A port cochere with a central glass spine/skylight extends out from the center of the elevation between phases D2 and D3. The hospital's formal entrance is along this spine with pedestrian entry and vehicular pick-up and drop-off. The 1980-1982 tower rises above the central glass skylight that runs from the front of the building towards the tower. The tower is composed of two vertical sections of solid concrete with a central vertical section of mirrored glazing. Glazing reflects the surrounding landscape during the day, glowing at night from its interior lighting.

The west elevation also contains Phase J, an emergency department constructed in 2012. Phase J is one, two, and three stories tall with three arched metal and concrete canopies along the west elevation for emergency vehicle parking. Phase J connects to the north elevation of D2. The building has stucco, concrete, glass, and metal finishes with a flat roof. There are several free-standing arched canopies in front of the building.

South Elevation

All four phases of construction are visible along the south elevation. Phase J is closest to the street, multi-storied, rectangular, predominantly solid, and finished with stucco. Phase D2's southwest corner is visible, continuing its finishes from the west elevation. Both D1 and D2 tower phases are visible, and similar in massing and finishes as their north elevations. Phase D2 contains a vertical section of mirrored glazing where it connects to the hospital's original tower (D1). The remainder of D2's tower is solid concrete (unlike the horizontal ribbon windows found on the north elevation) and includes the hospital's logo.

Development Details

Construction per Assessor Building Record (Appendix A)

- | | |
|------|--|
| 1967 | Only one record was located within the County Assessor's Building Records, for a parking lot. The majority of the site is owned by a non-profit organization; therefore, no additional Building Records exist. |
|------|--|

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

Notices of Completion (NOC) (Appendix A)

| Date | Information contained within NOC | Scope of work |
|------------|---|-----------------------|
| 10/6/1961 | The NOC lists the building's contractor as "G.L. Cory, Inc". The work completed is not specified. | Building C, Phase 1 |
| 11/4/1963 | The NOC lists the building's contractor as "John Woolman Enterprises, A/E 63-70". | Unclear |
| 12/15/1963 | The NOC lists the building's contractor as "R.E. Hazard Contracting Co: Work of Improvement: Site Preparation 63/74." | Building D, Phase 1 |
| 2/8/1966 | The NOC lists the building's contractor as "R.A. Weeks Construction Company". It was recorded at the request of Hope for 4123 Fifth Avenue. | Unclear |
| 5/24/1966 | The NOC lists the building's contractor as "Broadway Linoleum and Carpet Co., Work of Improvement #A&E 65-67". | Unclear |
| 7/8/1966 | The NOC lists the building's contractor as "F. E. Young Construction Co., Work of Improvement #A&E 63-19". It was recorded at the request of Hope. | Building D, Phase 1 |
| 7/8/1966 | The NOC lists the building's contractor as "F. E. Young Construction Co., Work of Improvement #A&E 61-82". | Building D, Phase 1 |
| 7/14/1966 | The NOC lists the building's contractor as "Broadway Linoleum and Carpet Co., Work of Improvement #A&E 65-67". | Unclear |
| 12/15/1966 | The NOC lists the building's contractor as "W. Daniel Larsen 3491 Kurtz St., San Diego, 92110, Psychiatric Unit #A&E 63-112". | Building C, Phase 2 |
| 12/23/1966 | The NOC lists the building's contractor as "Broadway Linoleum and Carpet Co., Work of Improvement #A & E 65-67, Psychiatric Unit". | Unclear |
| 4/12/1967 | The NOC confirms that public work for the Mercy Subdivision was completed in accordance with the plans and specifications and to the satisfaction of the City Engineer. It does not list an engineer or contractor. | Site Work |
| 8/7/1967 | The NOC lists the building's contractor as "F. E. Young Construction Co., A/E Project No. 66-116". | Building D, Phase 1 |
| 2/11/1969 | The NOC lists the building's contractor as "Cleveland Wrecking Co." for work done: "North Wing Demolition Phase II – A&E Project No. 64-66 II". | Demo of 1926 Hospital |
| 5/12/1969 | The NOC lists the building's contractor as "Mallcraft, Inc." for work done: "North Wing Demolition Phase III – A&E Project No. 64-66 II". | Demo of 1926 Hospital |
| 7/27/1971 | The NOC lists the building's contractor as "R.E. Wilson Contracting Corporation." for work done: "Demolition of Center and South Wings, Phase II, A&E #555 64-66 II". | Demo of 1926 Hospital |
| 10/10/1972 | The NOC lists the building's contractor as "Nielsen Construction Company", for the following work: "Intensive care Unit Building Addition" at 4077 Fifth Avenue. | No longer extant |
| 7/6/1987 | The NOC lists the building's contractor as "Preferred Medical Enterprises", for the following work: "Installation of a Modular Medical Clinic, with related site work." at 4077 Fifth Avenue. | No longer extant |
| 8/28/1987 | The NOC lists the building's contractor as "MH Golden Company", for the following work: "Ambulatory Surgi-center Addition." at 4077 Fifth Avenue. | Building D, Phase 2 |
| 9/9/1989 | The NOC lists the building's contractor as "Preferred Medical Enterprises" and "Brodwolf Construction", for the following work: "Construction of modular building and landscaping." at 4077 Fifth Avenue. | Unclear |

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| | | |
|------------|---|---------------------|
| 7/27/1990 | The NOC lists the building's contractor as "Craig & Rush Inc", for the following work: "Medical Center Dining Room & Servery Upgrade." at 4077 Fifth Avenue. | Building D, Phase 3 |
| 12/17/2010 | The NOC lists the building's contractor as "Essrig Taylor Construction", for the following work: "M/ICU air handler replacement (AHU 33 Job #35-06140)." at 4077 Fifth Avenue. | Unclear |
| 2/1/2016 | The NOC lists the building's contractor as "Suffolk Construction Company" for the following work: "35-13065 OR1 Lights and AC#41 – Remodel OR #1 on the 2 nd floor with cosmetic upgrade and replacement of surgical light fixture..." at 4077 Fifth Avenue. | Unclear |
| 11/2/2016 | The NOC lists the building's contractor as "HCI Systems, Inc", for the following work: "35-0810 Fire alarm Replacement..." at 4077 Fifth Avenue. | Unclear |

Water and Sewer Records (Appendix A)

Four addresses were researched at the City of San Diego Water Sewer Department on September 18, 2019:

- 4077 Fifth Avenue / Hillcrest Drive
- 4099 Fifth Avenue / Hillcrest Drive
- 4085 Fifth Avenue / Hillcrest Drive
- 4123 Fifth Avenue

Only one sewer record was located:

- 1913 A sewer record found on file with the City of San Diego Water and Sewer Department dates initial water service as 4/6/13.

Building Permit Records (Appendix A, exterior work only)

201 individual permits for construction and remodeling were located within the City of San Diego Records Department.

California's Office of Statewide Health Planning and Development (OSHPD) assumed permitting review and regulatory control of hospital classified buildings in the mid-1980s. As a result, copies of hospital permits are not on file with the City of San Diego after OSHPD took control. Permits issued by OSHPD are not included in this report as historical photographs, news articles, and Notices of Completion can be used to establish a complete understanding of Scripps Mercy Hospital and Medical Center's development and permitted alterations were made less than forty-five years ago.

See Images 80 and 81 for a Site Plan with building footprints and associated dates of construction per the City of San Diego and Scripps Mercy Hospital records.

| Date | Permit | Type / Bldg | Scope of Work | Architect | Contractor |
|---------|--------|--------------|---|---------------|------------------------|
| 8/20/57 | 112671 | Building/ C1 | Hospital | | Nielsen Const. Co. |
| 4/8/58 | A00516 | Building | Install one unlighted cross on roof, Install one indirect lighted cross on wall over entrance | Stanley Burne | Luminud Corp. |
| 1/28/60 | A24473 | Building | Repair damage caused by fire to nurse's home | | Ted F. Merrill Company |

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| | | | | | |
|----------|--------|----------------|---|-------|------------------------------|
| 1/12/61 | - | Refrigeration | Cooling tower | | |
| 12/11/63 | A71591 | Building / C2? | Addition to Mercy Hospital (address is 4099 Hillcrest Drive) | Hope | |
| 3/26/65 | A03390 | Building / D1 | Construct Concrete Building, Boiler rm, laundry, medical research | Hope | F. E. Young Construction Co. |
| 4/2/65 | A03674 | Building | Physical medicine department of new hospital under construction | Hope | F. E. Young Construction Co. |
| 4/2/65 | A03575 | Building | Intensive care department for new Mercy Hospital now under construction | Hope | F. E. Young Construction Co. |
| 4/2/65 | A03673 | Building | Revisions to P <i>Illegible</i> (?) department of new hospital | Hope | F. E. Young Construction Co. |
| 7/22/65 | A07293 | Building / C2 | 50 Bed Psychiatric Unit addition to existing clinic | Hope | W. Daniel Larson |
| 7/18/66 | A41518 | Building | Exterior sitework, retaining walls, curbs, sidewalk, paving | Hope | F. E. Young Construction Co. |
| 2/2/67 | A59952 | Building / D1 | To complete 10th and 11th floors. | Hope | Unknown |
| 6/13/67 | A73118 | Building | Bridge over 6th Avenue and parking lot east of 6th Ave | Hope | Unknown |
| 10/10/68 | E27885 | Building | Sitework, new tunnel and entrance to chapel | Hope | Owner |
| 5/20/69 | E54868 | Building | Replace integrated ceiling damaged (<i>illegible</i>) at laundry bldg | None | Building Repairs Inc. |
| 10/30/70 | G20305 | Building | Demolition of center and south wings of hospital Mercy | Hope | B. E. Wilson Cont. Corp. |
| 11/5/71 | ?70503 | Building / D | Addition to Mercy Hospital | Hope | Nielsen Const. Co. |
| 11/5/71 | S70D05 | Building / D | Canopy | Hope | Nielsen Const. Co. |
| 8/10/72 | M07210 | Building | Remove window and install partition & doors | - | Unknown |
| 10/17/72 | H19962 | | Partial remodeling of existing medical records area | - | Unknown |
| 9/22/77 | 304872 | Building | Emergency signs | Owner | Luminate |
| 9/22/77 | 304877 | Building | Emergency | Owner | Luminate |
| 9/22/77 | 304876 | Building | Emergency | Owner | Luminate |
| 9/22/77 | S04075 | Building | Visitor Parking | Owner | Luminate |
| 9/22/77 | S04674 | Building | Patient discharge | Owner | Luminate |
| 9/22/77 | S04871 | Building | Shipping and Receiving private road no through traffic | Owner | Luminate |
| 9/22/77 | S04873 | Building | Emergency | Owner | Luminate |
| 9/22/77 | S04870 | Building | Emergency | Owner | Luminate |
| 2/21/79 | M49862 | Building / H | New open parking garage | Hope | Kitchell Contractors Inc. |

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| | | | | | |
|----------|----------------|-------------|--|-----------------------|------------------|
| 2/27/79 | - | Building | <i>illegible</i> | Hope | M.H. Golden Co. |
| 12/28/79 | ? | Building | <i>illegible</i> | Hope | M.H. Golden Co. |
| 2/27/80 | ? | Building/D | Foundation permit only for addition | Hope | M.H. Golden Co. |
| 3/6/80 | S08434 | Sign | Mercy Medical Hospital Sign | Owner | SD ORS Sign Co. |
| 3/6/80 | 308470 | Sign | Employee parking clearance sign | Owner | SD ORS Sign Co. |
| 5/6/80 | ? | Building | <i>illegible</i> | Hope | M.H. Golden Co. |
| 6/25/80 | N2158? | Building /D | Addition of diagnostic and business areas, and elevator tower | Hope | M.H. Golden Co. |
| 10/24/80 | N36074 | Building /B | Generator Building | Hope | M.H. Golden Co. |
| 10/24/80 | N36080 | Building | Canopy | Hope | M.H. Golden Co. |
| 10/24/80 | N36082 | Building /C | Retaining walls | Hope | M.H. Golden Co. |
| 12/3/80 | N40650 | Building | Remove wall and install window | Owner | Owner |
| 3/19/81 | S11000 | Building | Tank and landscape, tank located underground, backfill will be landscaped | Hope | M.H. Golden Co. |
| 7/27/81 | F03479 | Building | Block wall for areaway | Hope | M.H. Golden Co. |
| 8/24/81 | S15323 | Building | Construction of fence and canopy | Unknown | Unknown |
| 12/17/81 | A02045 | Building | Retaining wall at landscaping | Kawasaki, Theilacker | M.H. Golden Co. |
| 5/27/98 | S40085 4.98 | Sign | Two sets internally illum. Channel letters with logos | Owner | Owner |
| 1/22/00 | B20024 6 | Building | Rehabilitation of existing bldg for 23 units of affordable housing for persons with AIDS | People's Housing Inc. | DPR Construction |

Previous Survey Forms (Appendix A)

There are no previously completed survey forms available for Buildings C, D, or G and neither the 2016 Uptown Community Plan's Historic Preservation Element nor the Historic Resources Survey, 2016 mentions or makes recommendations regarding Buildings C, D, or G.

Chain of Title (Appendix B)

Building C was constructed before Buildings D, and G, in 1961; property owners are listed below for those years from when it was constructed through today.

| Years | Owner: Portion A | Years | Owner: Portion B |
|---|---|-------------|---------------------------|
| 1918 | Julia Perry Stephens | 1918 | Hillcrest Company |
| 1918-1959 | St. Joseph's Hospital and Sanitarium of the Sisters of Mercy of the City of San Diego | 1918 – 1939 | W. W. Whitson |
| 1959 | Mercy Hospital, San Diego | 1939 – 1959 | Mercy Hospital, San Diego |
| <i>Parcels A and B came under one ownership in 1959</i> | | | |

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| | |
|--------------|--|
| 1959- 1999 | Mercy Hospital and Medical Center, acquired as St. Joseph’s Hospital and Sanitarium of the Sisters of Mercy of the City of San Diego |
| 1999 – Today | Scripps Health |

Directory Listing of Occupants (Appendix B.)

City of San Diego directory information was sourced from the City of San Diego Library. The following addresses were searched:

- 1) 4099 Fifth Avenue: Not listed in directory, but 4099 Hillcrest Drive was listed from 1960-1967.
- 2) 4123 Fifth Avenue (Mercy Manor): Listed in directory from 1966-1984 and then again from 2016-2018.
- 3) 4077 Fifth Avenue: The Hospital was not listed in the directory until 1988. The listings are for hospital departments aside from a few doctors. Directory listings from 1988-2001 are included for reference. 2002-2015 are available but do not provide additional information.

Deed from Date of Construction (Appendix B.)

A portion of the Campus was deeded to the Sisters of Mercy from Julia Perry Stephens in 1918. The remainder of the Campus was deeded to Mercy Hospital by the Whitson Company in 1959.

Architects and Builders associated with the Scripps Mercy Hospital and Medical Center:

| Building | Architect | Master Architect? |
|-------------------|--|-------------------|
| Building C | Phase 1, Frank L. Hope & Associates, Howard I. Shaw | Yes/No |
| | Phase 2, Frank L. Hope & Associates, Howard I. Shaw | Yes/No |
| Building G | Unknown | Unknown |
| Buildings D and J | Phase 1, Frank L. Hope & Associates, Howard I. Shaw | Yes/No |
| | Phase 2, Frank L. Hope & Associates, <i>possibly</i> C W Kim | Yes/No |
| | Phase 3, Research did not reveal the architect’s name | Not applicable |
| | Phase 4, Research did not reveal the architect’s name | Not applicable |

| Building | Builder | Master Builder? |
|-------------------|---|------------------|
| Building C | Phase 1, G. L. Cory | No |
| | Phase 2, Larsen | No |
| Building G | Unknown | Unknown |
| Buildings D and J | Phase 1, F. E. Young Construction Co. | No ⁵⁰ |
| | Phase 2, M H Golden | No |
| | Phase 3, Craig & Rush Inc | No |
| | Phase 4, Research did not reveal the builder’s name | No |

Alterations

Buildings C and D were altered multiple times and in multiple locations while Building G does not appear to have any modifications from its initial construction. Major alterations can be organized by date of alteration and scope of work.

⁵⁰ F. E. Young, is considered a master builder in the City of San Diego, but Mr. Young died in 1963, prior to construction of Building D and is not personally associated with the building.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| Building | Alterations by elevation | Permit |
|------------|--|--|
| Building C | <p>North</p> <p>Two-story addition at west side; 50-bed, third floor addition and enclosure of ground floor; Retaining wall</p> <p>South</p> <p>Two-story addition at west side; Infill of open ground floor Addition of third floor Encroachment of retaining walls and parking garage at 550 Washington Street</p> <p>East</p> <p>Two-story addition at west side; Infill of open ground floor Addition of third floor</p> <p>West</p> <p>Two-story addition at west side; 50-bed, third floor addition; Retaining wall;</p> | <p>Yes, Permit A71591, 12/11/1963 Yes, Permit A07293, 7/22/1965</p> <p>Yes, Permit A41518, 7/18/1966</p> <p>Yes, Permit A71591, 12/11/1963 Yes, Permit A07293, 7/22/1965 Yes, Permit A07293, 7/22/1965 Yes, Permit 550 Washington Street</p> <p>Yes, Permit A71591, 12/11/1963 Yes, Permit A07293, 7/22/1965 Yes, Permit A07293, 7/22/1965</p> <p>Yes, Permit A71591, 12/11/1963 Yes, Permit A07293, 7/22/1965 Yes, Permit A07293, 7/22/1965</p> |
| Building G | No Alterations noted | |
| Building D | <p>North</p> <p>Demolition of original one-story entry lobby/building, 1982; Addition of new elevator tower, 1982; Addition of new primary entry /elevation, 1982; Reconfiguration of loading area on east side in 1990's.</p> <p>South</p> <p>Addition at rear of buildings, 1971; Demolition of original one-story entry lobby/building, 1982; Addition of new elevator tower, 1982; Third story addition to primary elevation, 1986; New emergency department addition, 2012.</p> <p>East</p> <p>Addition at rear of buildings, 1971; Reconfiguration of loading area on east side in 1990's;</p> <p>West</p> | <p>Yes, Permit N2158?, 6/25/1980 Same Same Same Yes, OSHPD permit</p> <p>Yes, Permit ?70503, 11/5/1971 Yes, Permit N2158?, 6/25/1980 Same Yes, Permit N2158?, 6/25/1980 Yes, OSHPD permit Yes, OSHPD permit</p> <p>Yes, Permit ?70503, 11/5/1971 Yes, OSHPD permit</p> <p>Yes, Permit N2158?, 6/25/1980</p> |

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| | | |
|--|--|--|
| | Demolition of original one-story entry lobby/building, 1982; Addition of new elevator tower, 1982; Addition of new primary entry /elevation, 1982; Third story addition to primary elevation, 1986; New emergency department addition, 2012; | Same Same Yes, OSHPD permit Yes, OSHPD permit |
|--|--|--|

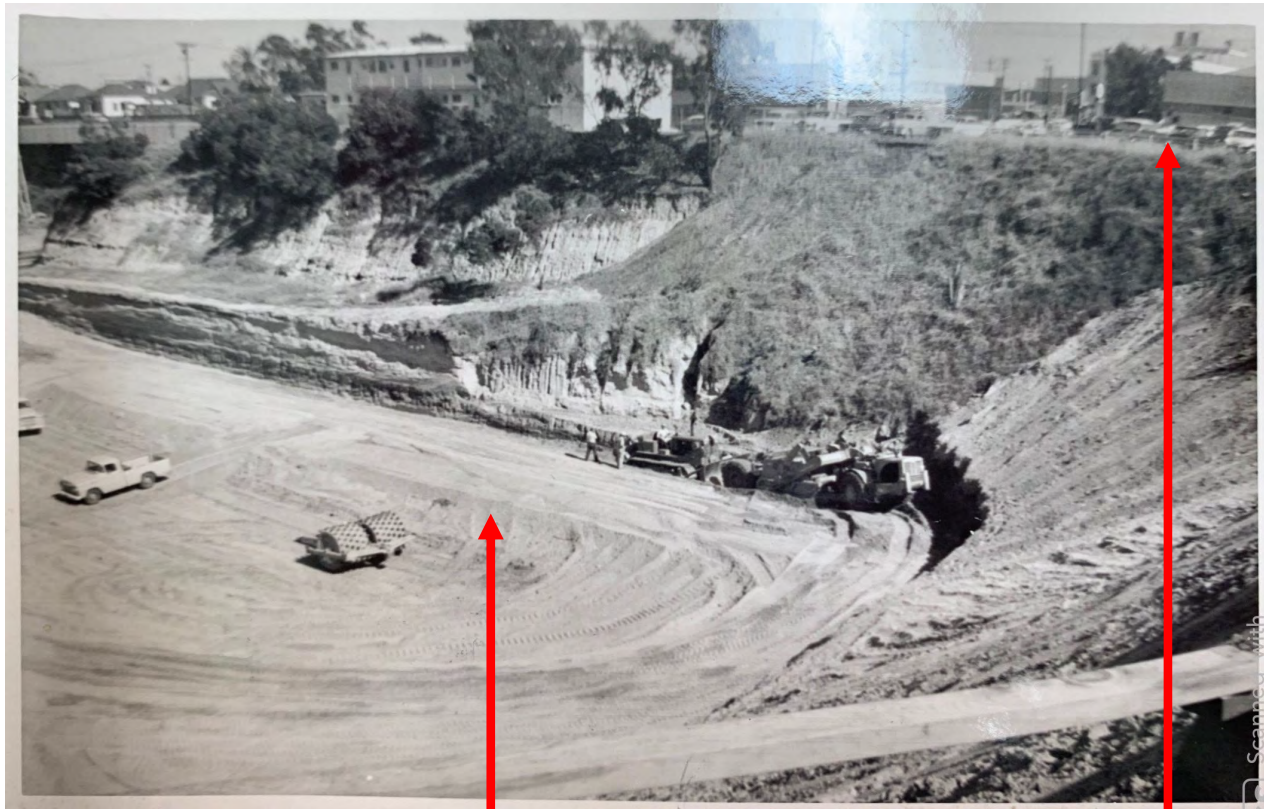


- Scripps Mercy Hospital Campus boundary
- C Behavioral Health Center (Guadalupe Clinic)
- D Hospital Building
- G Mercy Manor

Image #1: Project Study Area, Google.com



Image #2: Historical Aerial Photograph: San Diego History Center, 1964 (per SDHC, but probably before 1960) Aerial Photograph



Grading for Mercy Behavioral Health Building, Sister of Guadalupe Clinic

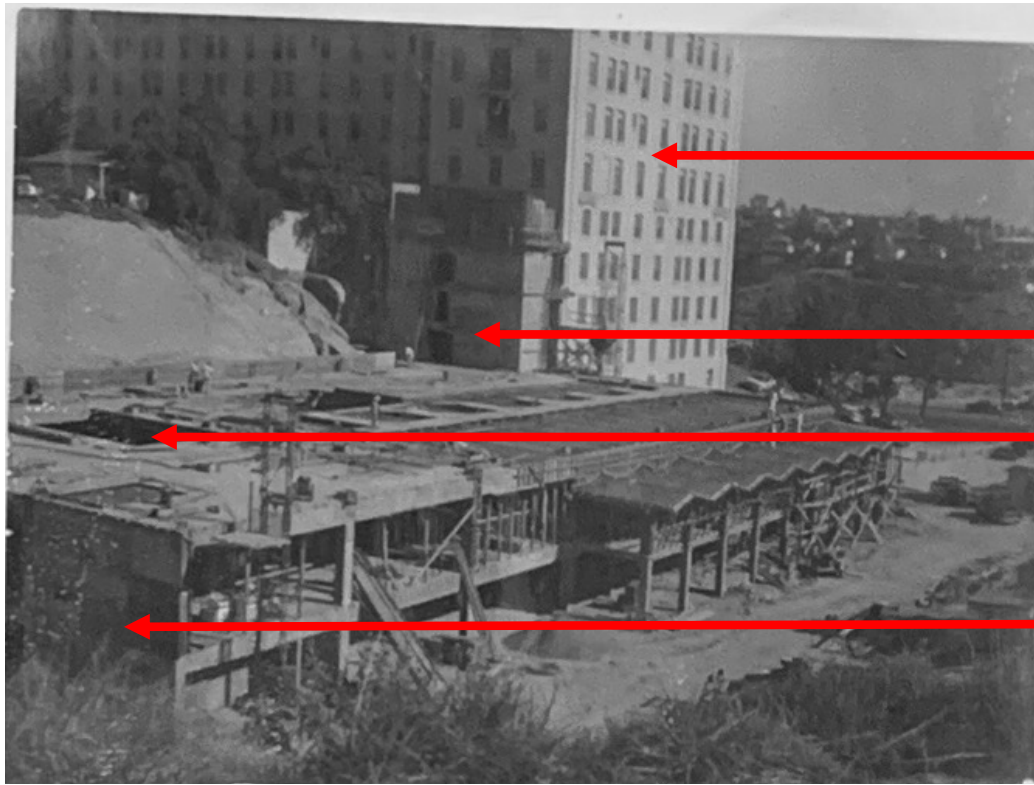
Future site of 550 Washington Street

Image #3: Courtesy Mercy Medical Archives, undated, c.1957.



Mercy Behavioral Health Building, Sister of Guadalupe Clinic

Image #4: Courtesy Mercy Medical Archives, undated, c.1960



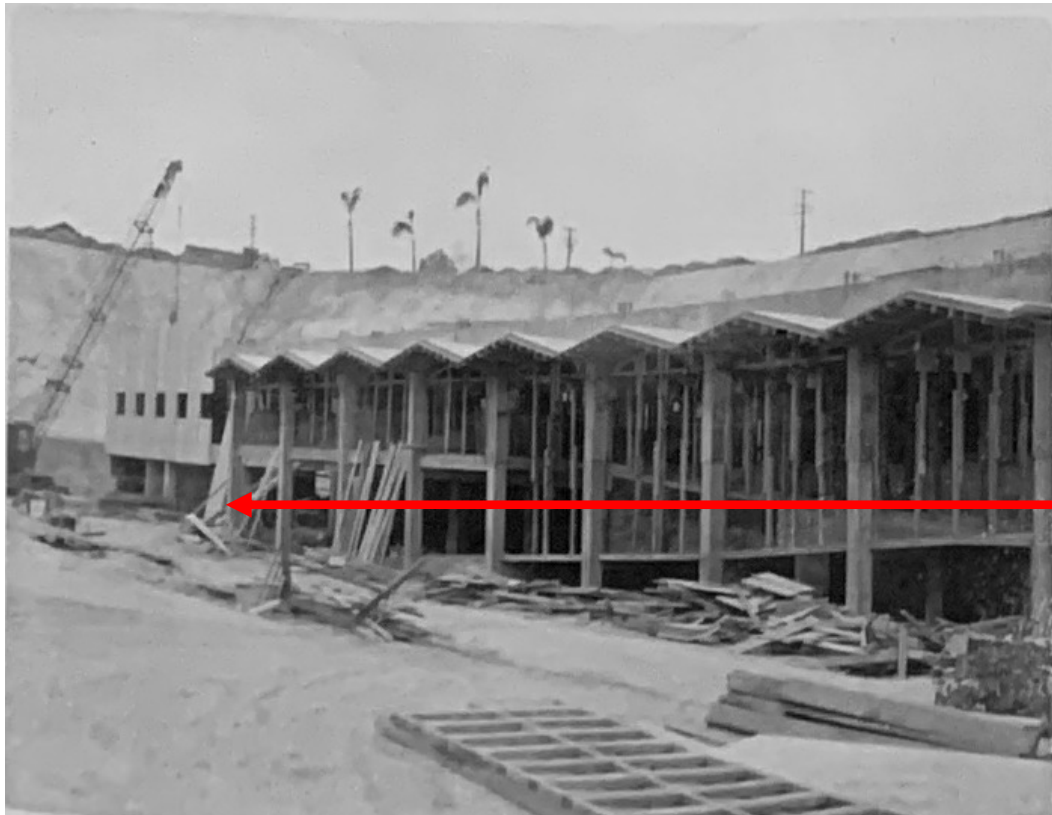
← Mercy Hospital, 1926

← Twelve-story stair
Under construction

← One of two light-wells

← Original west elevation,
south elevation turned
The corner

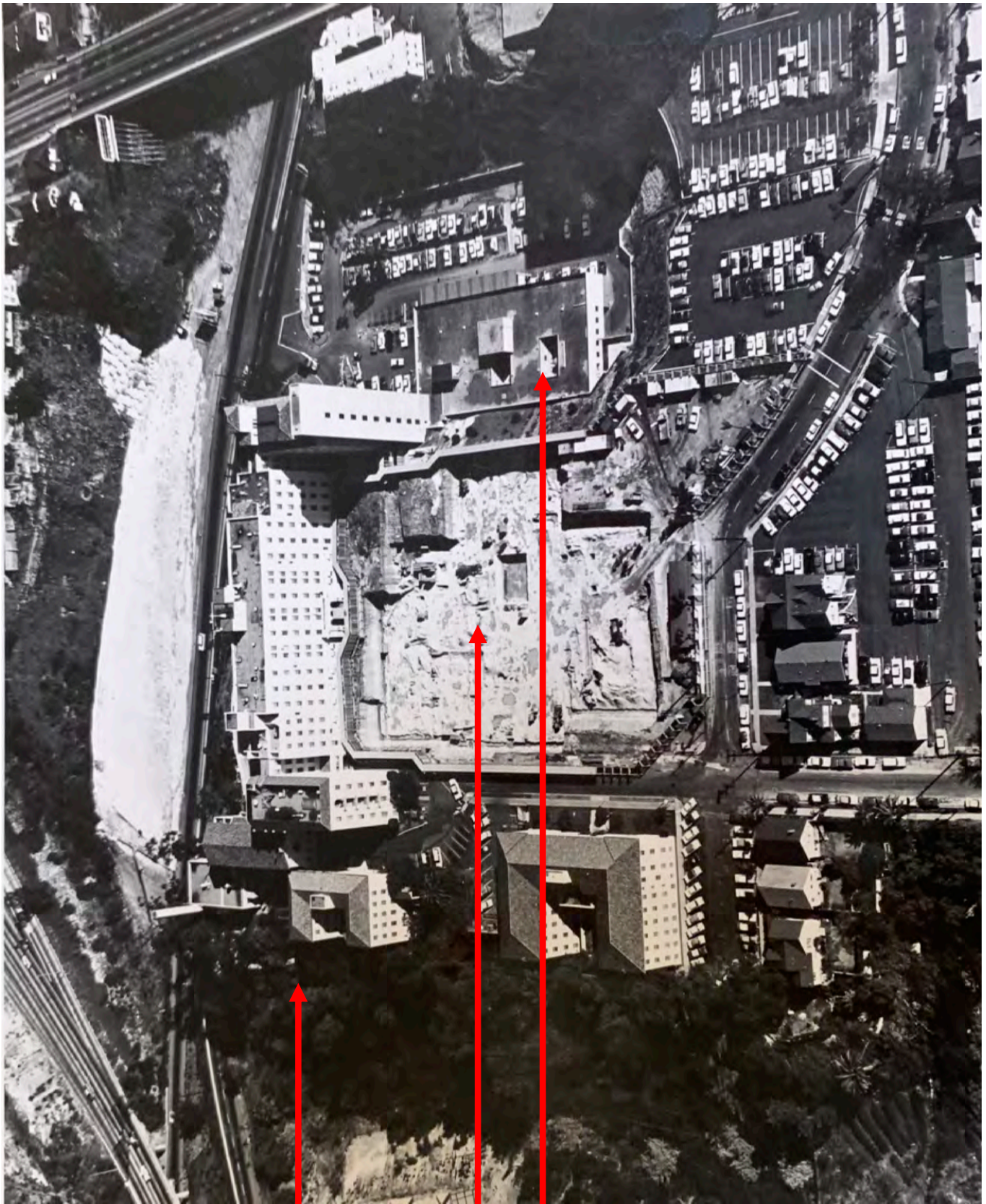
Image #5: Courtesy Mercy Medical Archives, undated, c.1960



← Mercy Behavioral Health
Building, Sister of
Guadalupe Clinic 1957-
1961

- One story
- Open ground floor

Image #6: Courtesy Mercy Medical Archives, undated, c.1960

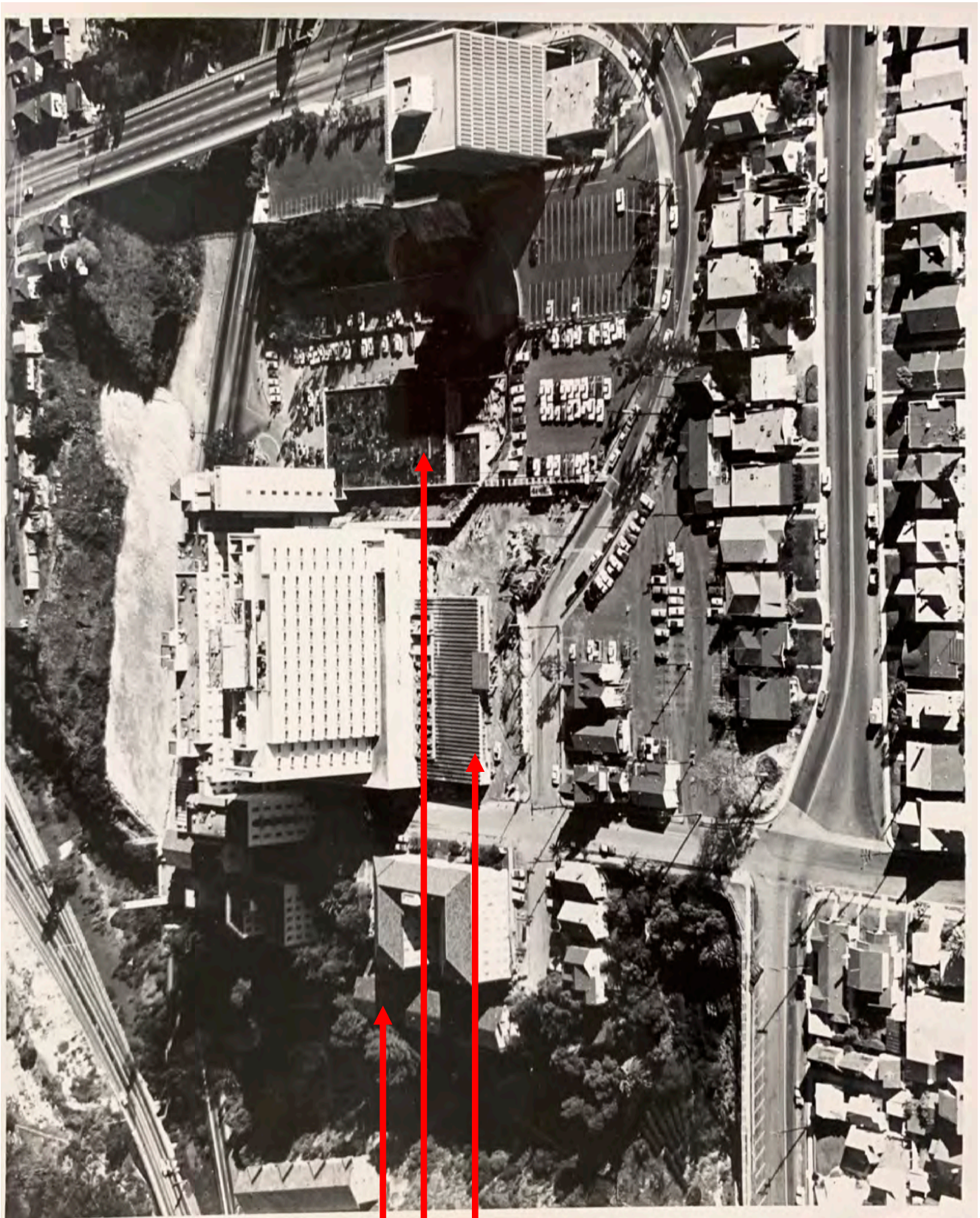


Mercy Manor
not built yet

Grading for 1965-
1967 Hospital

1957 design of Mercy Behavioral Health
Building, Sister of Guadalupe Clinic, 1-
story, no additions, two light-wells

Image #7: Historical Aerial Photograph: Courtesy Mercy Medical Archives, undated, c.1963

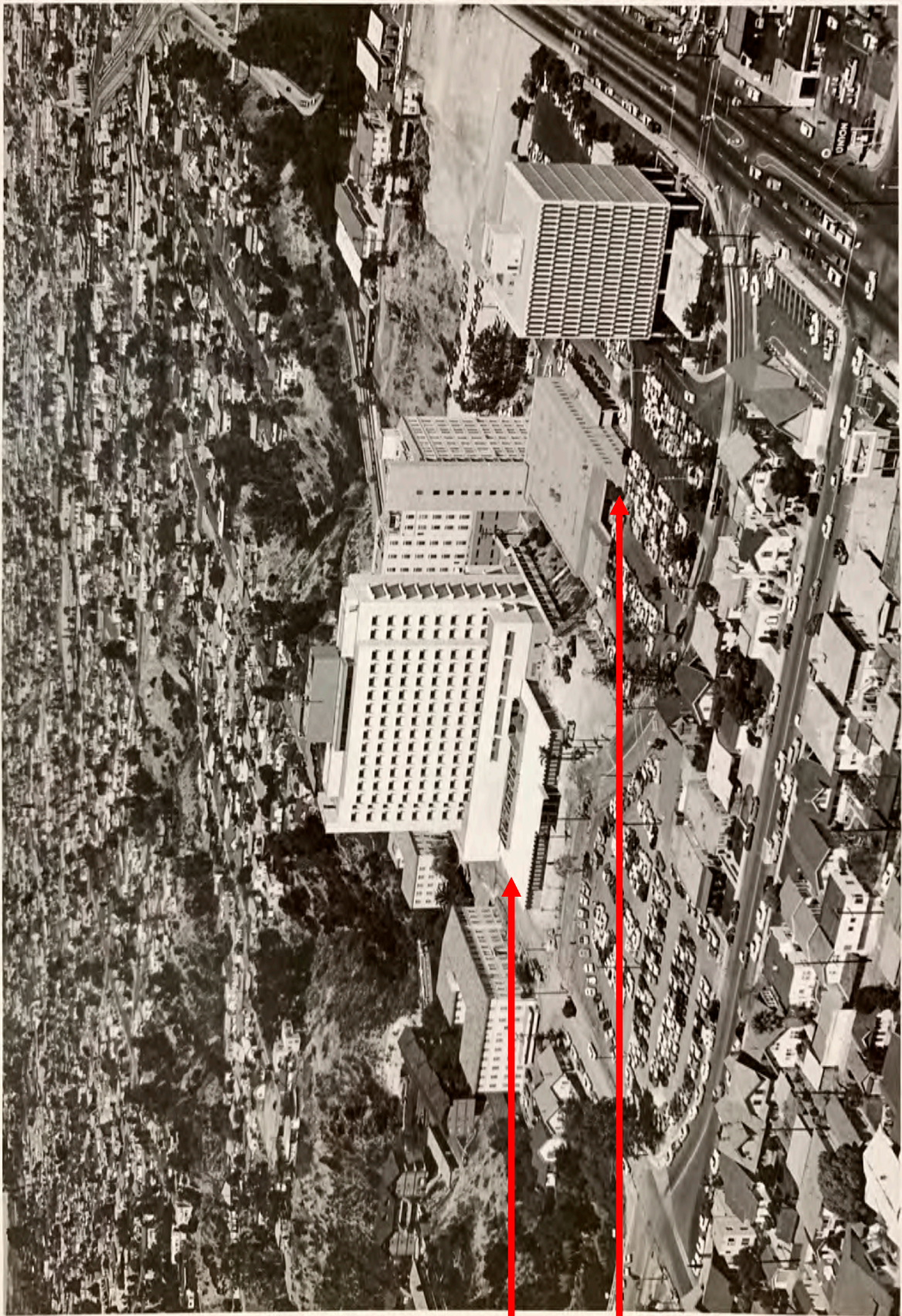


Mercy Manor

Mercy Behavioral Health Building, 3rd
floor addition and expansion westward

Original hospital entry

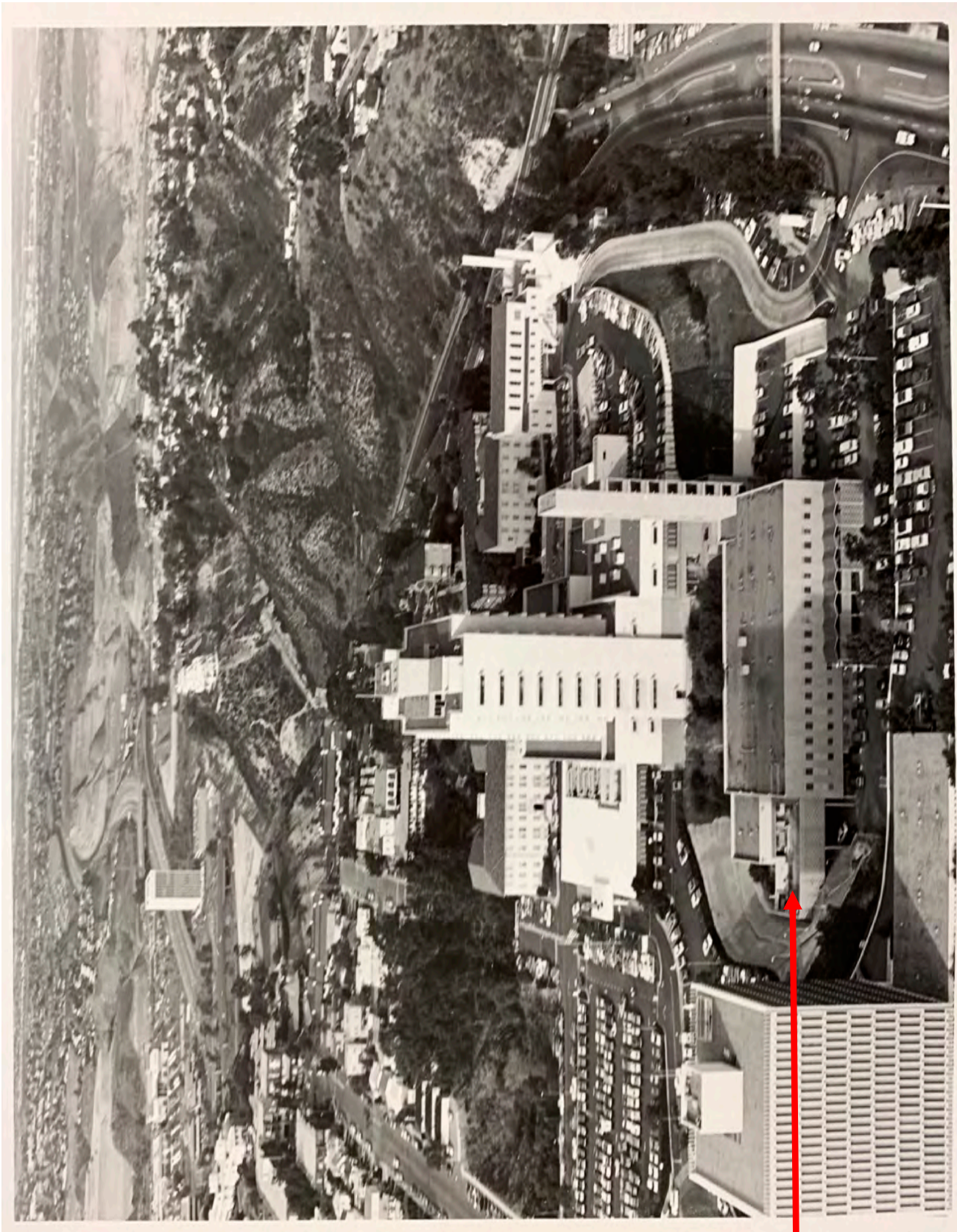
Image #8: Historical Aerial Photograph: Courtesy Mercy Medical Archives, undated, c.1966



Original hospital base and entry

Expanded Mercy Behavioral Health Building, Sister of Guadalupe Clinic

Image #9: Historical Aerial Photograph: Courtesy Mercy Medical Archives, undated, c.1966

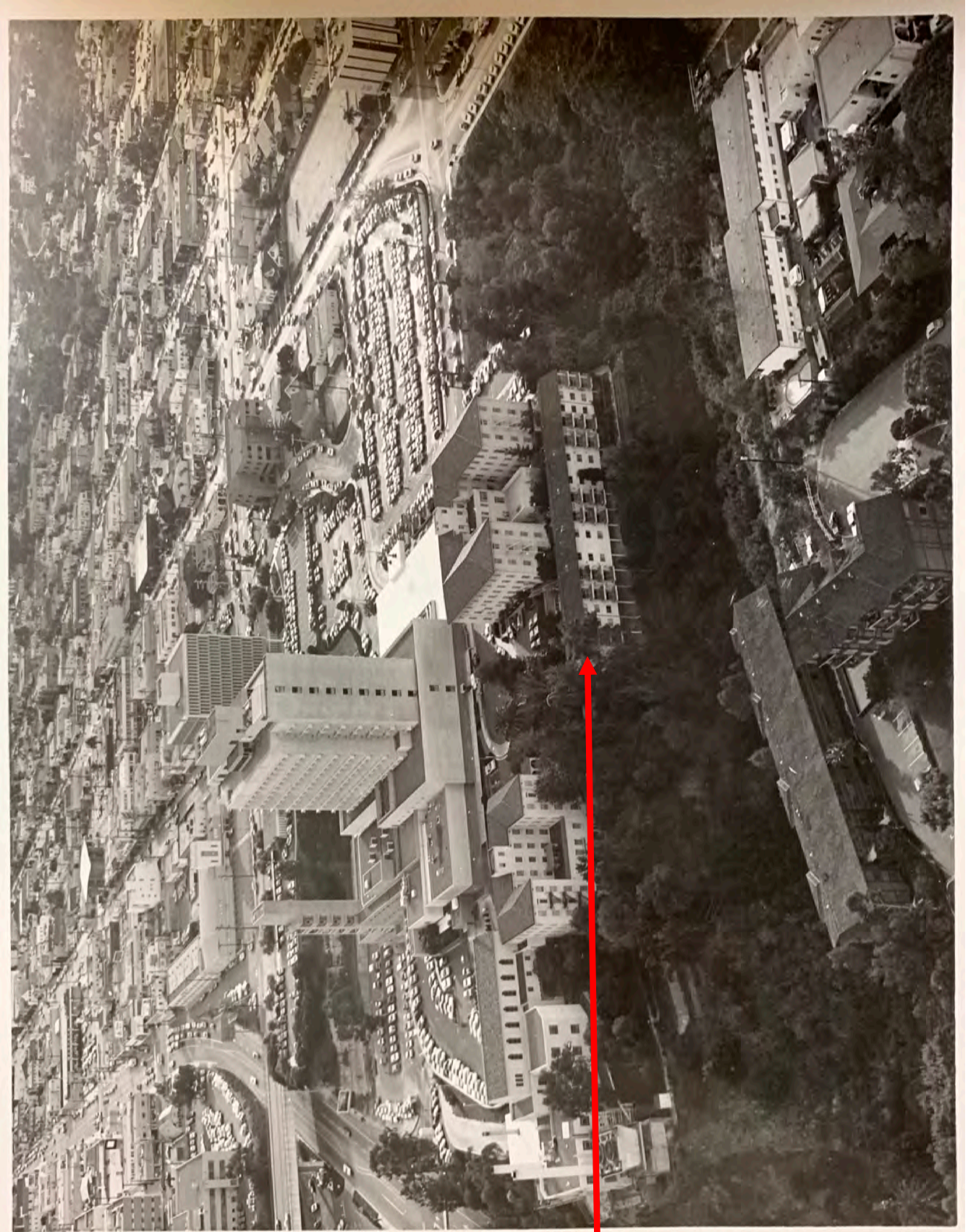


Expanded Mercy Behavioral Health Building, Sister of Guadalupe Clinic

Image #10: Historical Aerial Photograph: Courtesy Mercy Medical Archives, undated, c.1966

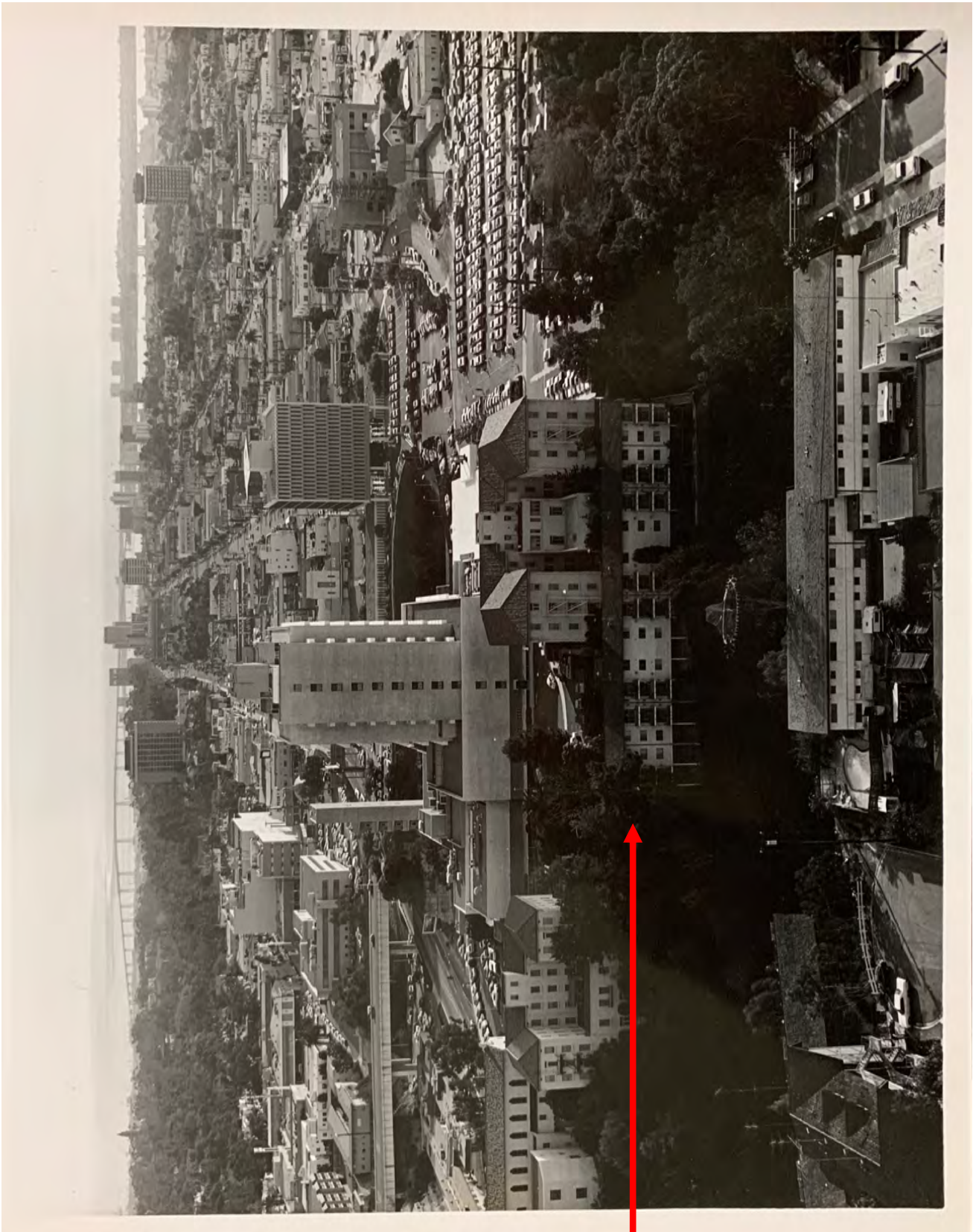


Image #11: Historical Aerial Photograph: Courtesy Mercy Medical Archives, undated, c.1966



Mercy Manor

Image #12: Historical Aerial Photograph: Mercy Medical Archives, estimated 1970 (demolition of 1926 hospital is complete)



Mercy Manor

Image #13: Historical Aerial Photograph: Mercy Medical Archives, estimated 1970 (demolition of 1926 hospital is complete)



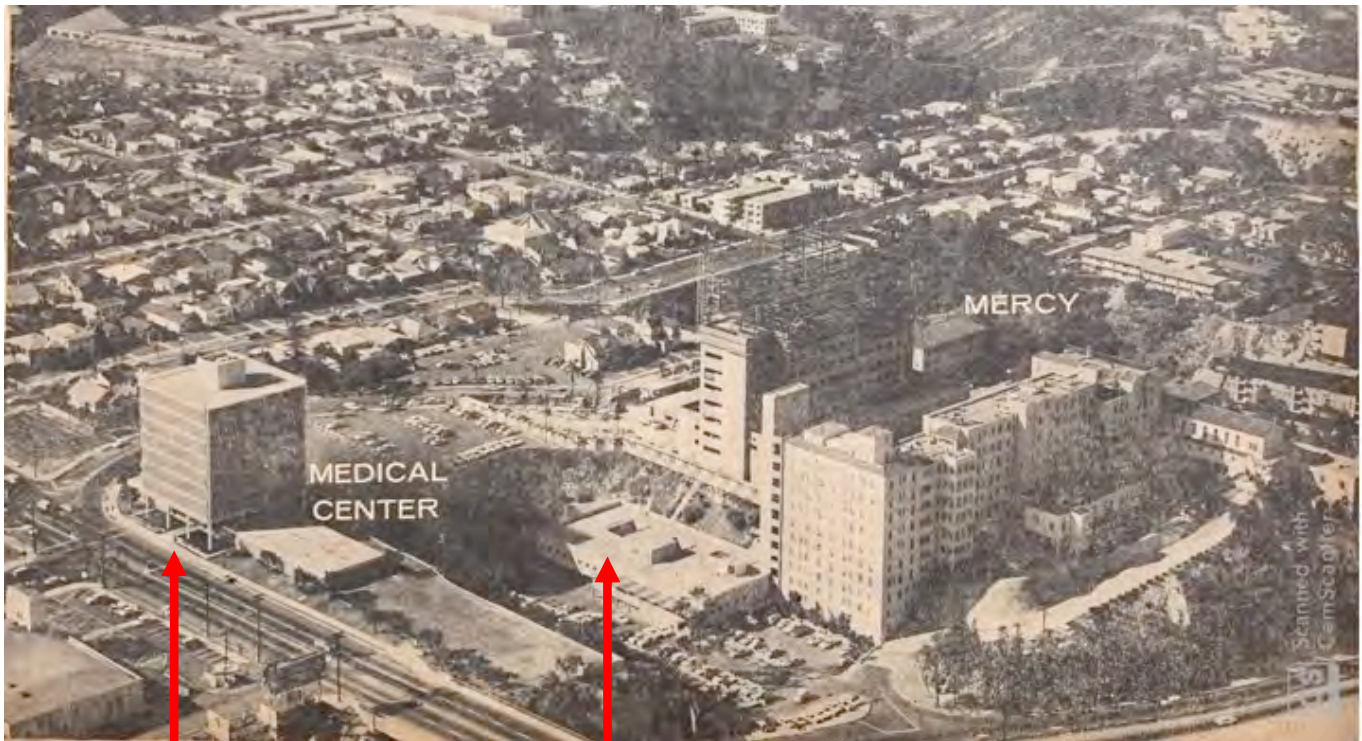
Image #14: Historical Aerial Photograph: Mercy Medical Archives, estimated 1966/1967



Image #15: Historical Aerial Photograph: Mercy Medical Archives, estimated 1967/1968



Image #16: Historical Aerial Photograph: Mercy Medical Archives, Dedication ceremony, May 22, 1967



550 Washington Street

4099 Fifth Avenue, Behavior Health Building (Building C)

Image #17: Historical Aerial Photograph: Mercy Medical Archives, undated Union Tribune article, approximately 1965



May 22, 1967, special section in Union Tribune for grand opening of Mercy Hospital

Image #18: Historical Aerial Photograph: Mercy Medical Archives, undated Union Tribune article, approximately 1965



Image #19: Historical Aerial Photograph: Mercy Medical Archives, estimated to be 1980



Image #20: Historical Aerial Photograph: Mercy Medical Archives, Estimated 1981



Image #21: Historical Aerial Photograph: Courtesy Mercy Archives,, undated but estimated to be 1982



Image #22: Scripps Mercy Hospital, front west elevation



Image #23: Scripps Mercy Hospital, rear east elevation



Image #24: Scripps Mercy Hospital, south elevation



Image #25: Scripps Mercy Hospital, north elevation



Image #26: Scripps Mercy Hospital, front, east elevation



Image #27: Scripps Mercy Hospital, front, east elevation



Image #28: Scripps Mercy Hospital, front, plaza area



Image #29: Scripps Mercy Hospital, front, plaza area



Image #30: Scripps Mercy Hospital, front, east elevation (2012 Emergency Department)

1986 Addition 1982 Addition 1966 Hospital 2012 Emergency Department



Image #31: Scripps Mercy Hospital, front, southeast primary elevation



Image #32: Scripps Mercy Hospital, north elevation



Image #33: Scripps Mercy Hospital, east elevation



Image #34: Scripps Mercy Hospital, north elevation



Image #35: Scripps Mercy Hospital, north elevation



Image #36: Scripps Mercy Hospital, front, east elevation



Image #37: Scripps Mercy Hospital, front, port cochere elevation



Image #38: Scripps Mercy Hospital, north elevation



Image #39: Scripps Mercy Hospital, front canopy



Image #40: Scripps Mercy Hospital, north elevation



Image #41: Mercy Behavioral Health, retaining wall



Image #42: Aerial of Mercy Behavioral Health



Image #43: Mercy Behavioral Health, front, south elevation



Image #44: Mercy Behavioral Health, front, southeast elevation



Image #45: Mercy Behavioral Health, south elevation



Image #46: Mercy Behavioral Health, exterior walkway



Image #47: Mercy Behavioral Health, ground floor infill



Image #48: Mercy Behavioral Health, elevator and stair tower, south elevation



Image #49: Mercy Behavioral Health, elevator and stair tower, southeast elevation



Image #50: Mercy Manor signage



Image #51: Mercy Manor south elevation



Image #52: Mercy Manor third floor, southwest elevation



Image #53: Mercy Manor south elevation



Image #54: Mercy Manor laundry building



Image #55: Mercy Manor laundry building



Image #56: Mercy Manor south east end of building



Image #57: Mercy Manor south elevation



Image #58: Mercy Manor rear, north elevation

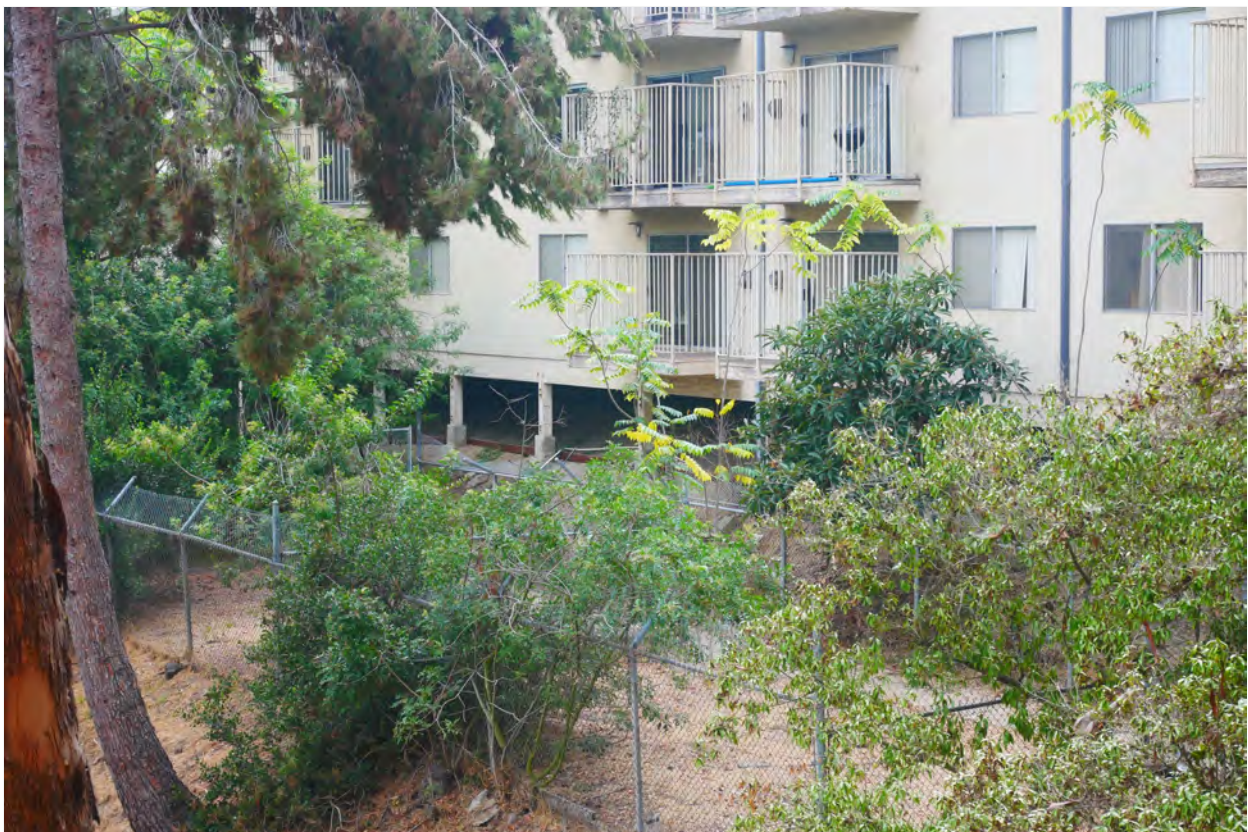


Image #59: Mercy Manor rear, north elevation



Image #60: Mercy Manor rear, west elevation



Image #61: Mercy Manor rear, north elevation

MERCY HOSPITAL PSYCHIATRIC UNIT

SAN DIEGO, CALIFORNIA

SHEET INDEX

| SHEET | TITLE | DATE | TITLE |
|-------|--|------|-------|
| A-1 | TITLE, SITE PLAN, SEE INDEX, ABBREVS. / LOC. MAP | | |
| A-2 | FLOOR PLAN, EXT. GRIND. SECTIONS & DETAILS | | |
| A-3 | FLOOR PLAN - WEST | | |
| A-4 | FLOOR PLAN, ATIC / MECH. ROOM & DETAILS | | |
| A-5 | DOOR PLAN & DETAILS | | |
| A-6 | FINISH SCHEDULE & DETAILS | | |
| A-7 | CROSS SECTIONS | | |
| A-8 | LONGITUDINAL SECTION | | |
| A-9 | WALL SECTIONS | | |
| A-10 | CEILING SECTIONS & DETAILS | | |
| A-11 | DOOR SCHEDULE & DETAILS | | |
| A-12 | REFLECTED CEILING PLAN - WEST | | |
| A-13 | DEFLECTED CEILING PLAN - WEST | | |
| A-14 | INTERIOR ELEVATIONS | | |
| A-15 | INTERIOR ELEVATIONS | | |
| A-16 | INTERIOR ELEVATIONS | | |
| A-17 | INTERIOR ELEVATIONS | | |
| A-18 | INTERIOR ELEVATIONS | | |
| A-19 | MISCELLANEOUS DETAILS | | |
| A-20 | SECTIONAL AND OTHER MISCELLANEOUS DETAILS | | |
| A-21 | PANEL TYPES FOR DOOR & WINDOW | | |
| A-22 | NEW FLOOR PLAN - WEST | | |
| A-23 | NEW FLOOR PLAN - WEST | | |
| A-24 | NEW FLOOR PLAN - WEST | | |
| A-25 | NEW FLOOR PLAN - WEST | | |
| A-26 | NEW FLOOR PLAN - WEST | | |
| A-27 | NEW FLOOR PLAN - WEST | | |
| A-28 | NEW FLOOR PLAN - WEST | | |
| A-29 | NEW FLOOR PLAN - WEST | | |
| A-30 | NEW FLOOR PLAN - WEST | | |
| A-31 | NEW FLOOR PLAN - WEST | | |
| A-32 | NEW FLOOR PLAN - WEST | | |
| A-33 | NEW FLOOR PLAN - WEST | | |
| A-34 | NEW FLOOR PLAN - WEST | | |
| A-35 | NEW FLOOR PLAN - WEST | | |
| A-36 | NEW FLOOR PLAN - WEST | | |
| A-37 | NEW FLOOR PLAN - WEST | | |
| A-38 | NEW FLOOR PLAN - WEST | | |
| A-39 | NEW FLOOR PLAN - WEST | | |
| A-40 | NEW FLOOR PLAN - WEST | | |
| A-41 | NEW FLOOR PLAN - WEST | | |
| A-42 | NEW FLOOR PLAN - WEST | | |
| A-43 | NEW FLOOR PLAN - WEST | | |
| A-44 | NEW FLOOR PLAN - WEST | | |
| A-45 | NEW FLOOR PLAN - WEST | | |
| A-46 | NEW FLOOR PLAN - WEST | | |
| A-47 | NEW FLOOR PLAN - WEST | | |
| A-48 | NEW FLOOR PLAN - WEST | | |
| A-49 | NEW FLOOR PLAN - WEST | | |
| A-50 | NEW FLOOR PLAN - WEST | | |
| A-51 | NEW FLOOR PLAN - WEST | | |
| A-52 | NEW FLOOR PLAN - WEST | | |
| A-53 | NEW FLOOR PLAN - WEST | | |
| A-54 | NEW FLOOR PLAN - WEST | | |
| A-55 | NEW FLOOR PLAN - WEST | | |
| A-56 | NEW FLOOR PLAN - WEST | | |
| A-57 | NEW FLOOR PLAN - WEST | | |
| A-58 | NEW FLOOR PLAN - WEST | | |
| A-59 | NEW FLOOR PLAN - WEST | | |
| A-60 | NEW FLOOR PLAN - WEST | | |
| A-61 | NEW FLOOR PLAN - WEST | | |
| A-62 | NEW FLOOR PLAN - WEST | | |
| A-63 | NEW FLOOR PLAN - WEST | | |
| A-64 | NEW FLOOR PLAN - WEST | | |
| A-65 | NEW FLOOR PLAN - WEST | | |
| A-66 | NEW FLOOR PLAN - WEST | | |
| A-67 | NEW FLOOR PLAN - WEST | | |
| A-68 | NEW FLOOR PLAN - WEST | | |
| A-69 | NEW FLOOR PLAN - WEST | | |
| A-70 | NEW FLOOR PLAN - WEST | | |
| A-71 | NEW FLOOR PLAN - WEST | | |
| A-72 | NEW FLOOR PLAN - WEST | | |
| A-73 | NEW FLOOR PLAN - WEST | | |
| A-74 | NEW FLOOR PLAN - WEST | | |
| A-75 | NEW FLOOR PLAN - WEST | | |
| A-76 | NEW FLOOR PLAN - WEST | | |
| A-77 | NEW FLOOR PLAN - WEST | | |
| A-78 | NEW FLOOR PLAN - WEST | | |
| A-79 | NEW FLOOR PLAN - WEST | | |
| A-80 | NEW FLOOR PLAN - WEST | | |
| A-81 | NEW FLOOR PLAN - WEST | | |
| A-82 | NEW FLOOR PLAN - WEST | | |
| A-83 | NEW FLOOR PLAN - WEST | | |
| A-84 | NEW FLOOR PLAN - WEST | | |
| A-85 | NEW FLOOR PLAN - WEST | | |
| A-86 | NEW FLOOR PLAN - WEST | | |
| A-87 | NEW FLOOR PLAN - WEST | | |
| A-88 | NEW FLOOR PLAN - WEST | | |
| A-89 | NEW FLOOR PLAN - WEST | | |
| A-90 | NEW FLOOR PLAN - WEST | | |
| A-91 | NEW FLOOR PLAN - WEST | | |
| A-92 | NEW FLOOR PLAN - WEST | | |
| A-93 | NEW FLOOR PLAN - WEST | | |
| A-94 | NEW FLOOR PLAN - WEST | | |
| A-95 | NEW FLOOR PLAN - WEST | | |
| A-96 | NEW FLOOR PLAN - WEST | | |
| A-97 | NEW FLOOR PLAN - WEST | | |
| A-98 | NEW FLOOR PLAN - WEST | | |
| A-99 | NEW FLOOR PLAN - WEST | | |
| A-100 | NEW FLOOR PLAN - WEST | | |

LEGAL DESCRIPTION

LOT 2 AND LOT 3, TRACT 10000, SAN DIEGO COUNTY, CALIFORNIA

THESE LOTS ARE PART OF THE TRACT DESCRIBED AS FOLLOWS:

TRACT 10000, SAN DIEGO COUNTY, CALIFORNIA, BEING THE TRACT OF LAND CONTAINING THE MERCY HOSPITAL PSYCHIATRIC UNIT, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 10000, PAGE 10000, OF THE PUBLIC RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

ABBREVIATIONS

1" = 1" WALL ELEVATIONS FOR FINISH FINISHES

2" = 2" WALL ELEVATIONS FOR FINISH FINISHES

3" = 3" WALL ELEVATIONS FOR FINISH FINISHES

4" = 4" WALL ELEVATIONS FOR FINISH FINISHES

5" = 5" WALL ELEVATIONS FOR FINISH FINISHES

6" = 6" WALL ELEVATIONS FOR FINISH FINISHES

7" = 7" WALL ELEVATIONS FOR FINISH FINISHES

8" = 8" WALL ELEVATIONS FOR FINISH FINISHES

9" = 9" WALL ELEVATIONS FOR FINISH FINISHES

10" = 10" WALL ELEVATIONS FOR FINISH FINISHES

11" = 11" WALL ELEVATIONS FOR FINISH FINISHES

12" = 12" WALL ELEVATIONS FOR FINISH FINISHES

13" = 13" WALL ELEVATIONS FOR FINISH FINISHES

14" = 14" WALL ELEVATIONS FOR FINISH FINISHES

15" = 15" WALL ELEVATIONS FOR FINISH FINISHES

16" = 16" WALL ELEVATIONS FOR FINISH FINISHES

17" = 17" WALL ELEVATIONS FOR FINISH FINISHES

18" = 18" WALL ELEVATIONS FOR FINISH FINISHES

19" = 19" WALL ELEVATIONS FOR FINISH FINISHES

20" = 20" WALL ELEVATIONS FOR FINISH FINISHES

21" = 21" WALL ELEVATIONS FOR FINISH FINISHES

22" = 22" WALL ELEVATIONS FOR FINISH FINISHES

23" = 23" WALL ELEVATIONS FOR FINISH FINISHES

24" = 24" WALL ELEVATIONS FOR FINISH FINISHES

25" = 25" WALL ELEVATIONS FOR FINISH FINISHES

26" = 26" WALL ELEVATIONS FOR FINISH FINISHES

27" = 27" WALL ELEVATIONS FOR FINISH FINISHES

28" = 28" WALL ELEVATIONS FOR FINISH FINISHES

29" = 29" WALL ELEVATIONS FOR FINISH FINISHES

30" = 30" WALL ELEVATIONS FOR FINISH FINISHES

31" = 31" WALL ELEVATIONS FOR FINISH FINISHES

32" = 32" WALL ELEVATIONS FOR FINISH FINISHES

33" = 33" WALL ELEVATIONS FOR FINISH FINISHES

34" = 34" WALL ELEVATIONS FOR FINISH FINISHES

35" = 35" WALL ELEVATIONS FOR FINISH FINISHES

36" = 36" WALL ELEVATIONS FOR FINISH FINISHES

37" = 37" WALL ELEVATIONS FOR FINISH FINISHES

38" = 38" WALL ELEVATIONS FOR FINISH FINISHES

39" = 39" WALL ELEVATIONS FOR FINISH FINISHES

40" = 40" WALL ELEVATIONS FOR FINISH FINISHES

41" = 41" WALL ELEVATIONS FOR FINISH FINISHES

42" = 42" WALL ELEVATIONS FOR FINISH FINISHES

43" = 43" WALL ELEVATIONS FOR FINISH FINISHES

44" = 44" WALL ELEVATIONS FOR FINISH FINISHES

45" = 45" WALL ELEVATIONS FOR FINISH FINISHES

46" = 46" WALL ELEVATIONS FOR FINISH FINISHES

47" = 47" WALL ELEVATIONS FOR FINISH FINISHES

48" = 48" WALL ELEVATIONS FOR FINISH FINISHES

49" = 49" WALL ELEVATIONS FOR FINISH FINISHES

50" = 50" WALL ELEVATIONS FOR FINISH FINISHES

LOCALITY MAP

MERCY HOSPITAL PSYCHIATRIC UNIT

ASSOCIATES

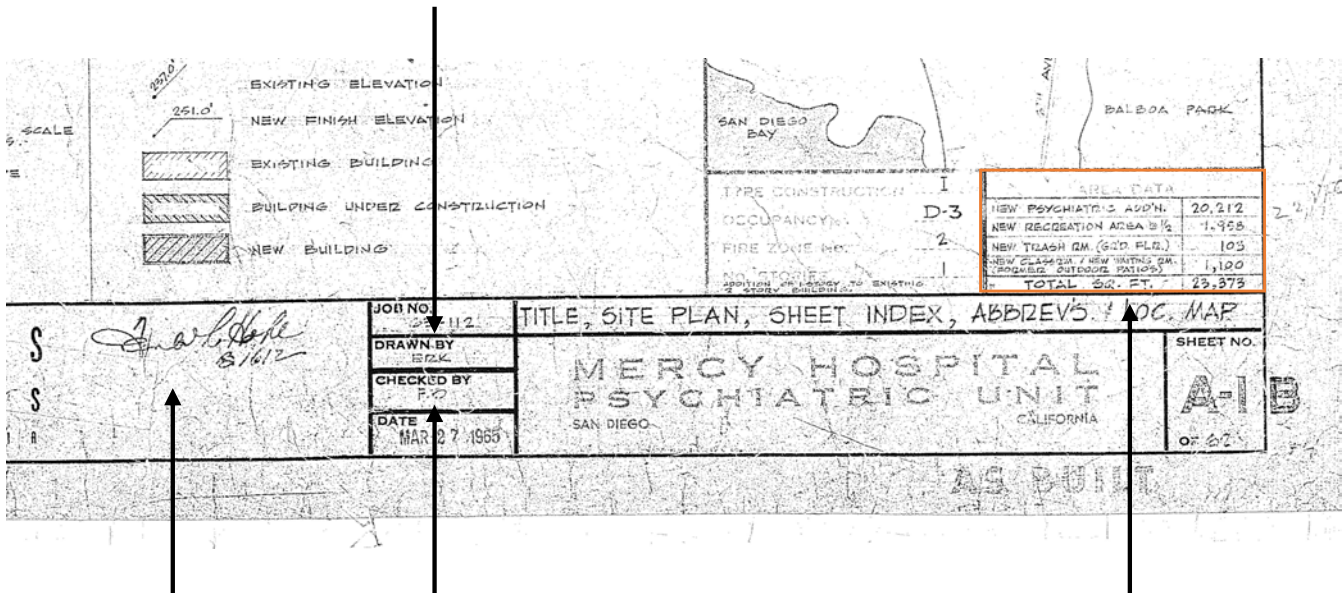
FRANK L. HOPE & ASSOCIATES

ARCHITECTS AND ENGINEERS

SAN DIEGO, CALIFORNIA

Image #62: 1965/1966 Building C Addition

Checked by initial,
vary by sheet:



Signed by Frank L. Hope as Architect of Record, not sure which Frank L. Hope, Sr. or Jr.

Checked by initial, vary by sheet:

| Building Data | |
|---|------------------|
| New Psychiatric Add'n (3 rd floor) | 20,212 |
| New Recreation Area | 1,958 |
| New Trash Rom, Grd Floor | 103 |
| New Classroom/New Waiting Rm, former outdoor patios | 1,100 sf |
| Total New square footage | 23,373 sf |
| Existing ground floor covered outdoor parking, enclosed in 1965 | 20,212 |
| Existing 2 nd floor (Guadalupe Diagnostic + Treatment) | 19,112 |
| Total New + Existing Square Footage | 62,697 |

Image #63: 1965/1966 Building C Addition

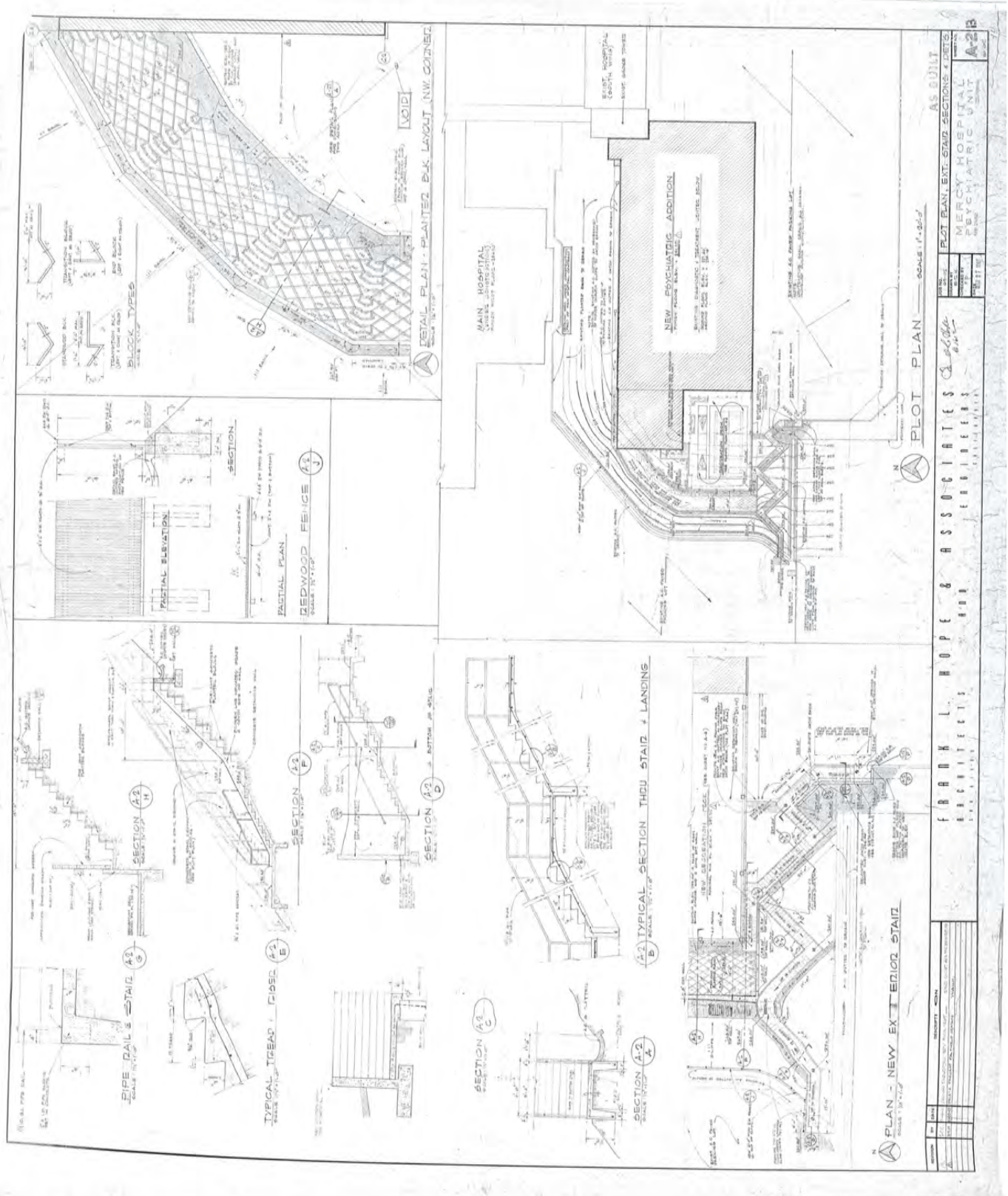


Image #64: 1965/1966 Building C Addition

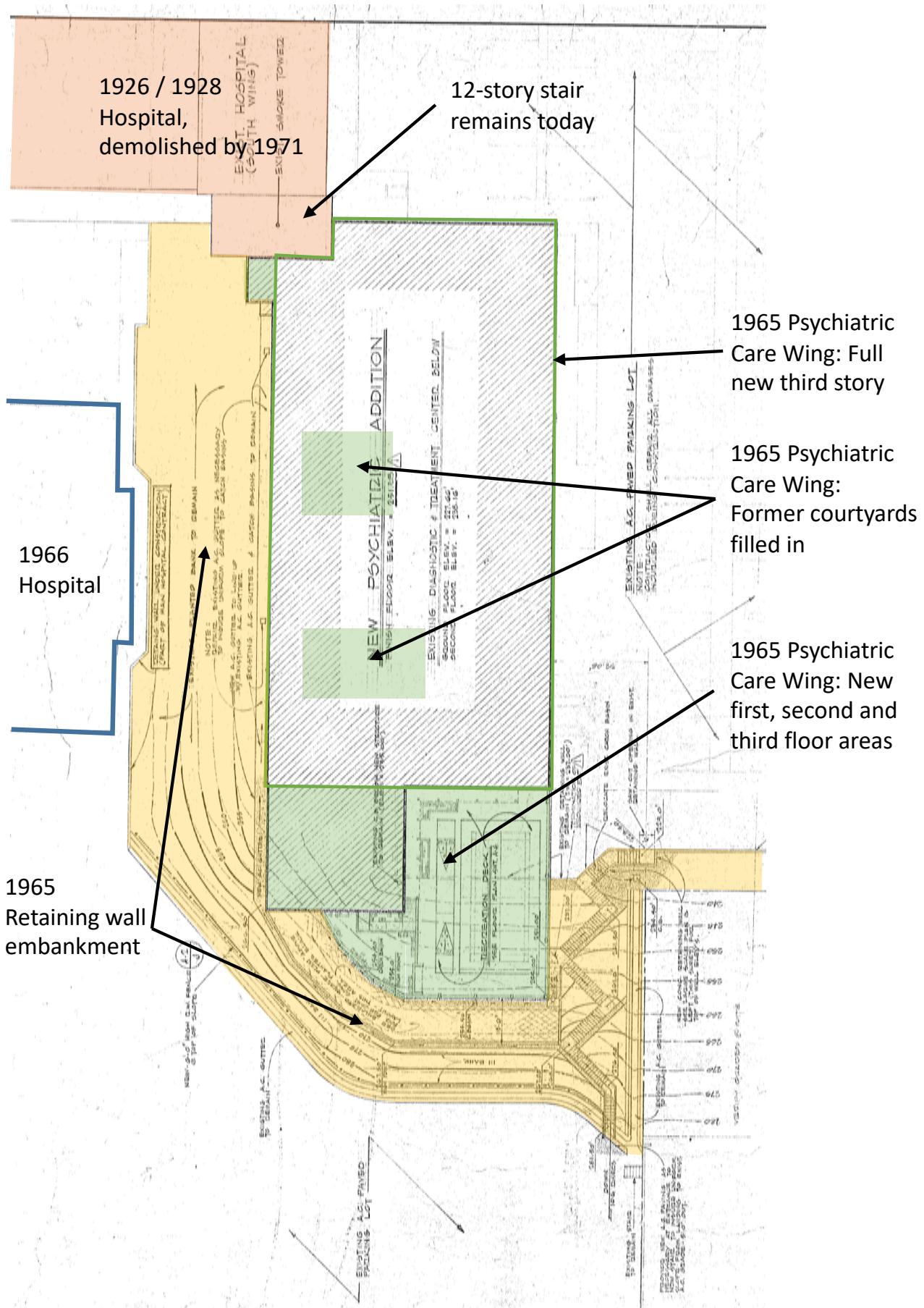


Image #65: 1965/1966 Building C Addition

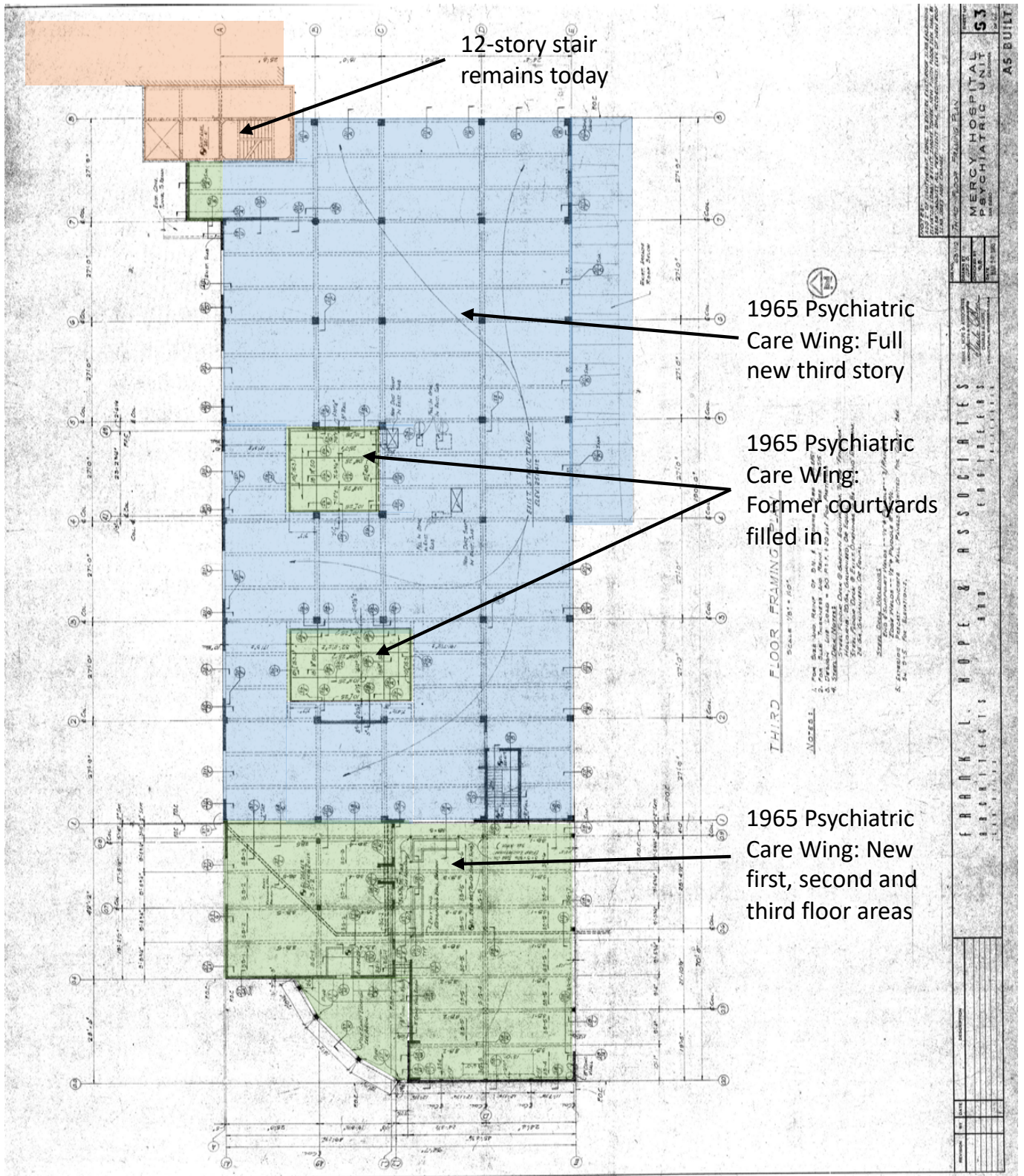


Image #66: 1965/1966 Building C Addition

As Built plans show a lack of coordination between the windows and interior walls

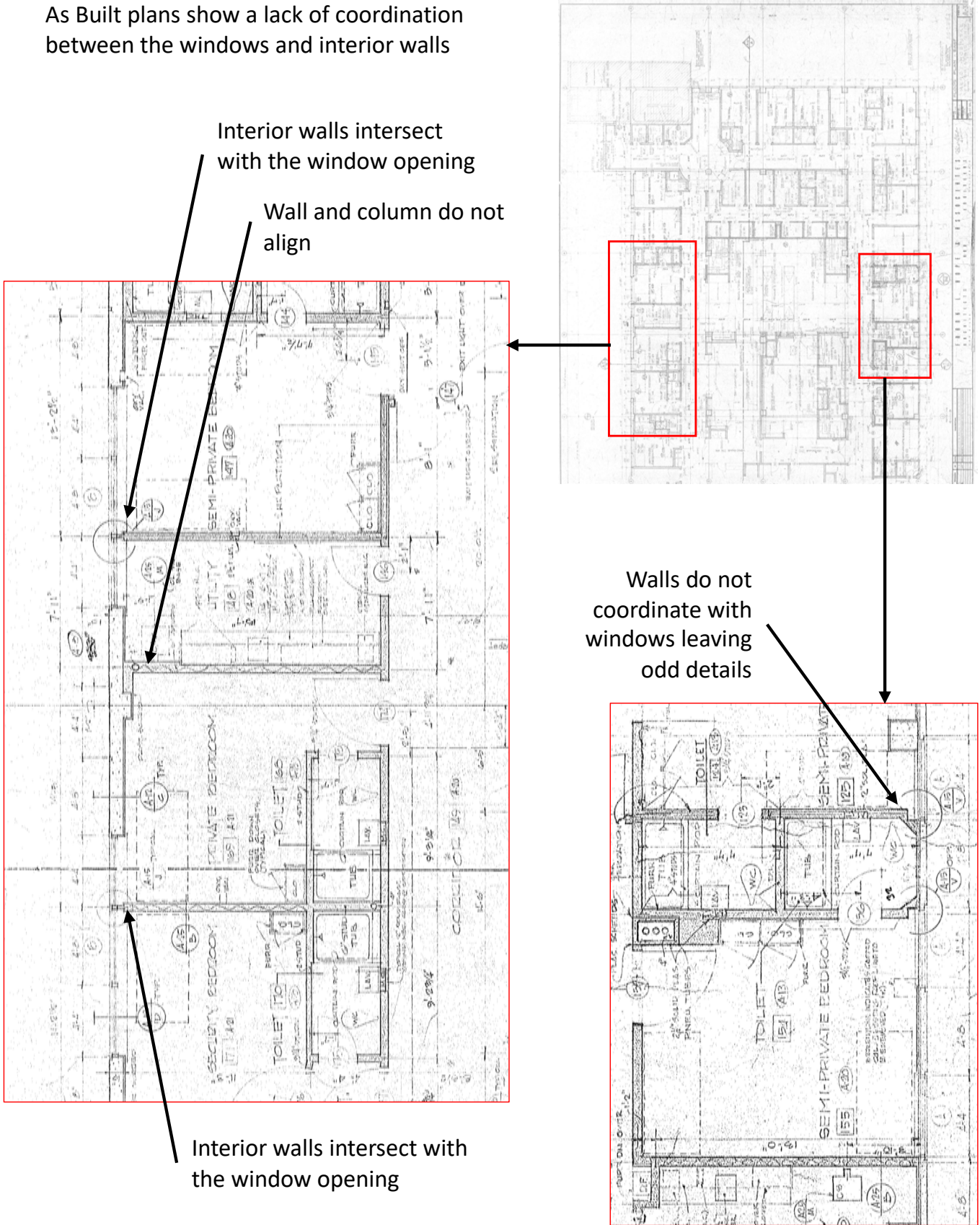


Image #67: 1965/1966 Building C Addition

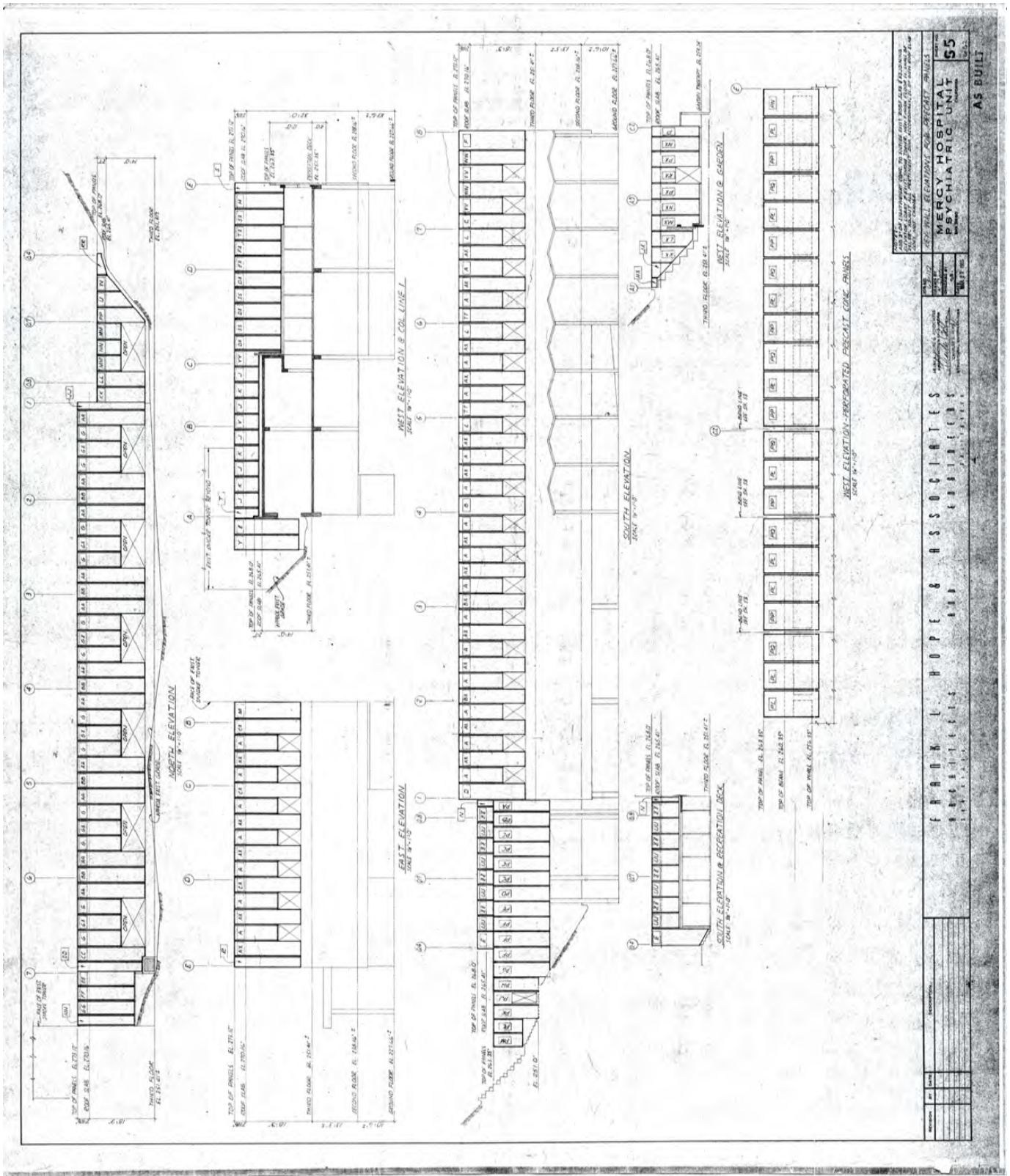
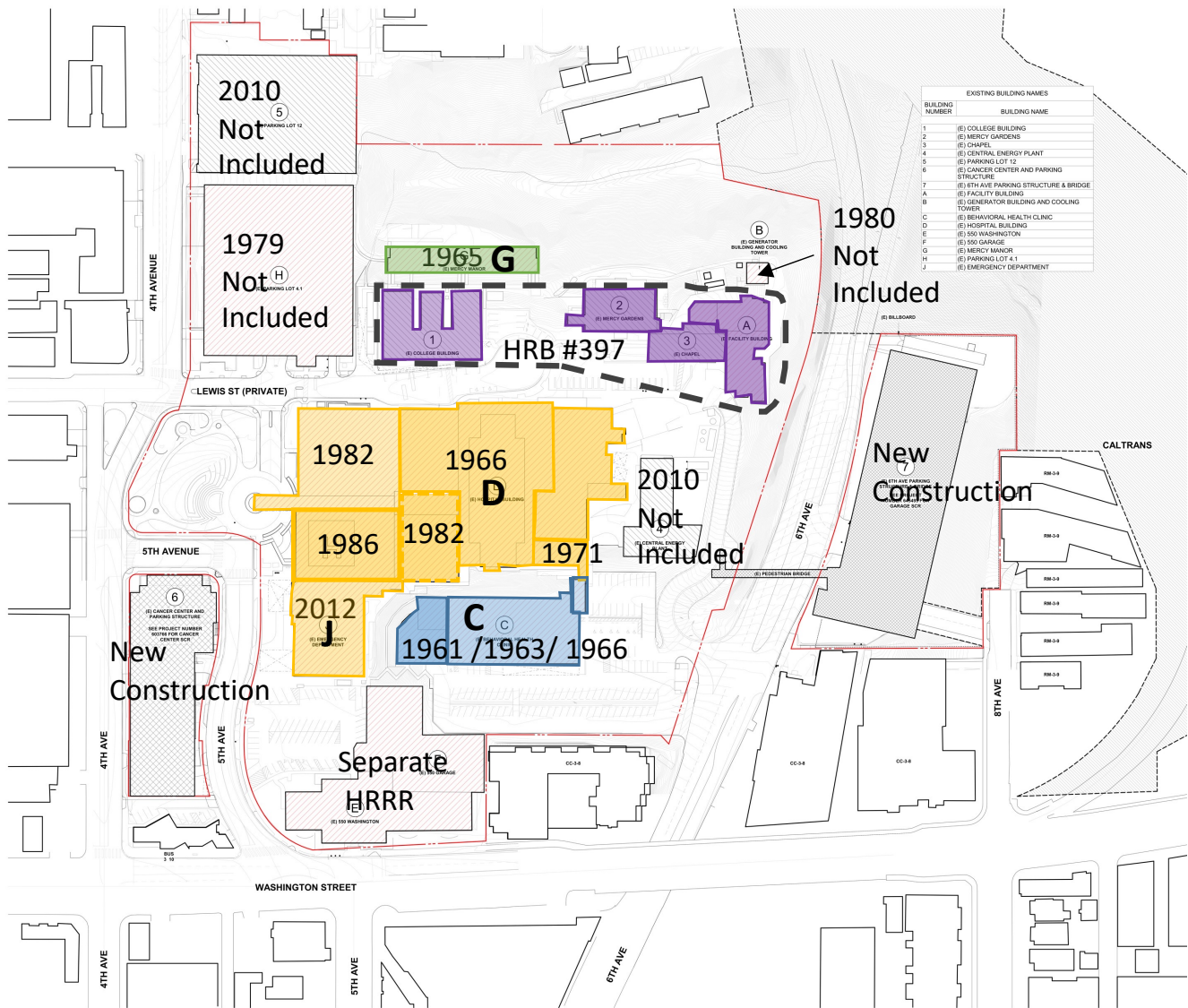


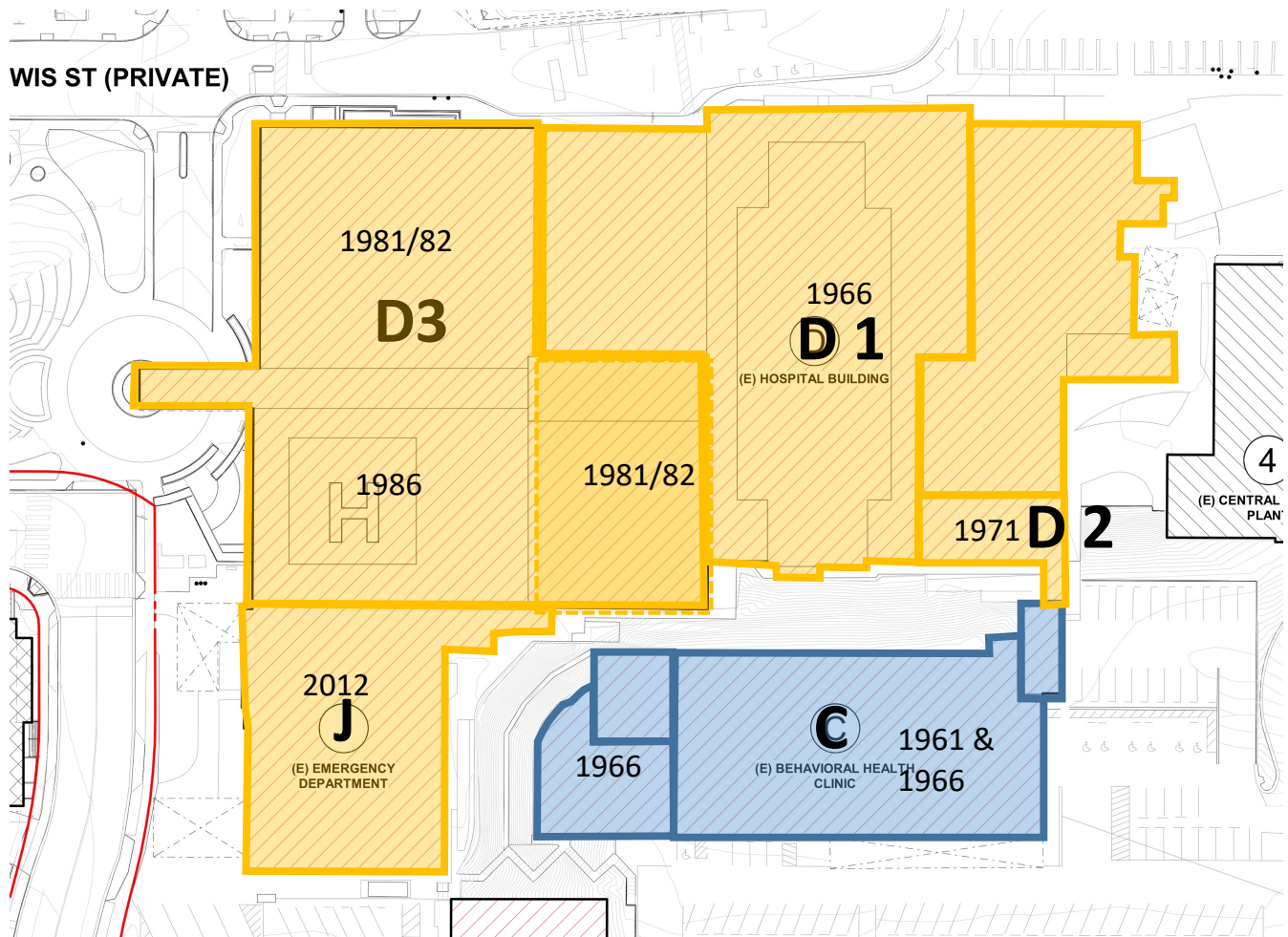
Image #68: 1965/1966 Building C Addition



- Building C: 4099 Fifth Avenue - Mercy Clinic/ Behavioral Health Unit (1961, 1963, 1966)
- Buildings D and J: 4077 Fifth Avenue (1966, 1971, 1980, 1986 and 2012)
- Buildings G: 4123 Fifth Avenue - Mercy Manor (1965)
- Buildings 1,2, 3 and A, HRB # 397, Mercy Chapel, Convent and College, not included

All other buildings are less than 45 years-old and not subject to historical review.

Image #70: 4077 Fifth Avenue Campus



Building C: 4099 Fifth Avenue - Mercy Clinic/ Behavioral Health Unit

- Phase 1, one-story diagnostic & treatment in 1961; and
- Phase 2, infill of ground floor and addition of 50-bed psychiatric unit at the 3rd floor in 1966.



Buildings D and J: 4077 Fifth Avenue - Scripps Mercy Hospital

- Phase D1, 11-story in 1966;
- Phase D2, rear addition in 1971;
- Phase D3, 11-story addition to west side of hospital in 1980;
- Phase D4, 3rd story addition and exterior remodel in 1986; and
- Phase J4, emergency department in 2012.

Image #71: Hospital and Clinic Construction Phases

4 Significance Evaluation

The City of San Diego, State of California, and National Park Service each have historic preservation programs that provide guidance on the evaluation of a property's potential historic significance. Each of these programs have their own criteria for establishing historical significance; however, their criteria are similar and based upon historical contexts and themes. Although each of the three historic preservation programs have multiple criteria upon which to evaluate significance, only one criterion must be met within each respective program to establish historic significance for that agency.

In addition to the evaluation of historical significance, the three aforementioned historic preservation programs require that a property retain sufficient integrity. Integrity refers to the sufficient presence of a property's physical features necessary to retain its historical character. Sufficient retention of historical character is necessary to convey historical significance.

The following sections include evaluations of Buildings C, D, and G for:

- Integrity evaluation;
- Historical significance under the City of San Diego's criteria;
- Historical significance under State of California criteria; and
- Historical significance under National criteria.

4.1 Integrity Evaluation

In addition to determining the significance of a resource under local, state, and federal criteria, a resource is also assessed for integrity. Integrity is the ability of a resource to convey and maintain its significance. To retain historic integrity, a resource must possess several, and usually a majority, of the seven key aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

According to the City's Guidelines for the application of the Historical Resources Board Designation Criteria, there are two important principles for understanding Integrity:

Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that *existed during the resource's period of significance*.

Integrity relates to the *presence or absence of historic materials and character defining features*.

Historical resources eligible for designation by the HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.⁵¹

Application of the seven aspects of Integrity:

1. Location: Location is the place where a resource was constructed or where an event occurred.

⁵¹ *Guidelines for the Application of Historical Resources Board Designation Criteria*, Pg. 3-4.

Buildings C, G and D each remain in their original locations. Therefore, they retain their *Location* aspect of integrity.

2. Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

Building C has changes to its general form, plan, space, structure, and style. Significant alterations added two additions to the western elevation, a full third story addition, and the ground floor was enclosed. In addition, retaining walls, taller than the building, were added at the north and west elevations. The authenticity of Building C's original architectural style's form, plan, and space are no longer intact due to these alterations and the building no longer retains its *Design* integrity.

Building G retains its initial form, plan, space, structure and style; therefore, it retains its *Design* aspect of Integrity.

Building D has significant alterations. Portions of the 1966 building were demolished, and new additions constructed over several decades. Specific alterations that impact the building's *Design* integrity occurred in 1980-1982, 1985-1986, and 2010-2012. These alterations changed the Building D's physical form by demolishing 1966 forms and spatial relationships and adding significant new building forms, removing the 1966 building's authentic representation of *Design* aspect of Integrity. Cumulatively, these alterations removed historical characteristics of its physical design; therefore, it is no longer an authentic representation of the building's period of significance, 1966, and does not retain its *Design* integrity.

3. Setting: Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.

Building G's setting remains very similar to when it was initially developed. Therefore, it retains its *Setting* aspect of integrity from its period of significance, 1965.

Buildings C and D are located within the Scripps Mercy Hospital and Medical Center in the MCN of the Uptown Community. The MCN's development has evolved in building types, use, scale, and style since it was initially developed in the late 1800's. Initially the Center had very few buildings, ample surface parking lots, and steep hillsides around and through the site. Over time, due to a lack of space for expansion, these steep hillsides, adjacent canyons, and surface parking lots were infilled and redeveloped as the hospital expanded to serve its mission. This continual redevelopment of both the site and neighborhood have removed Buildings C's and D's authentic physical relationship to their surroundings from their period of significance, 1961 and 1966. For this reason, the *Setting* aspect of integrity is no longer intact for Buildings C and D.

4. Materials: Materials comprise the physical elements combined or deposited in a particular manner or configuration to form a property.

Building G's *Materials* appear to remain as it was initially developed. Therefore, it retains its *Materials* aspect of integrity from its period of significance, 1965.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

Per the alterations previously described regarding both Buildings C and D, their materials are no longer combined or deposited authentic to their periods of significance: 1961 and 1966. Therefore, they do not retain their *Materials* aspect of integrity.

5. **Workmanship:** Workmanship consists of the physical evidence of the crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular and high styles.

Building G's *Workmanship* appears to remain as it was initially developed. Therefore, it retains its *Materials* aspect of integrity from its period of significance, 1965.

Per the alterations previously described regarding both Buildings C and D, the physical evidence of each buildings' original craft are no longer representative of their periods of significance, 1961 and 1966, respectively. Therefore, they do not retain their *Workmanship* aspect of integrity.

6. **Feeling:** Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.

Building G's physical features appear to remain as it was initially developed. Therefore, it retains its *Feeling* aspect of integrity from its period of significance, 1965.

Per the alterations previously described regarding both Buildings C and D, the original physical features are no longer intact; therefore, the buildings do not evoke their periods of significance, 1961 and 1966, respectively, and they do not retain their *Feeling* aspect of integrity.

7. **Association:** Association is the direct link between an important historic event or person and a historic property.

Historical research did not indicate an important historical connection between an important person or event regarding Building G. Consequently, it does not possess an *Associative* element and does not maintain this element of integrity.

Both Buildings C and D have a direct link between the Sisters of Mercy (historic cultural organization) and Frank L. Hope & Associates (master architect).

However, Building C and D were designed by Howard I. Shaw, long time employee of Frank L. Hope & Associates therefore an association with a Master Architect is not present.

Building D has a direct link with a Master Builder, F.E. Young, however, Mr. Young, the company's namesake, passed several years prior to design and construction. Therefore, an association with a Master Builder is not present.

Building D has a significant Association with the Sisters of Mercy's period of Significance, however due to significant alterations made outside of their period of significance, this association no longer retains Integrity.

Consequently, Buildings C, D, and G do not possess an *Associative* element.

Conclusion:

| Building | <i>Location</i> | <i>Design</i> | <i>Setting</i> | <i>Materials</i> | <i>Workmanship</i> | <i>Feeling</i> | <i>Association</i> | <i>Total</i> |
|------------|-----------------|---------------|----------------|------------------|--------------------|----------------|--------------------|--------------|
| Building C | Yes | No | No | No | No | No | No | 1/7 |
| Building G | Yes | Yes | Yes | Yes | Yes | Yes | No | 6/7 |
| Building D | Yes | No | No | No | No | No | No | 1/7 |

Of the seven aspects of integrity, Building G has retained significant physical integrity, six of seven aspects.

Of the seven aspects of integrity, both Buildings C and D fail the test of integrity, possessing only one each, *Location*.

4.2 Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2: Any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated as a historical resource by the City of San Diego Historical Resources Board if it meets one or more of the following criteria:

Criterion A: Exemplifies or reflects special elements of the City’s, a community’s, or a neighborhood’s, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;

Criterion B: Is identified with persons or events significant in local, state or national history;

Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

Criterion D: Is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or

Criterion F: Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

Evaluation of Buildings C, D, and G under the City of San Diego’s criteria:

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

Criterion A (San Diego Register)

Community Development: The Resource exemplifies or reflects special elements of a city's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Per Criterion A, a resource that exemplifies or reflects special elements of its development is significant. A "Special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance."⁵² For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may itself be the model for development.⁵³

In the context of Criterion A and per the Uptown Community Plan's Historic Element: Do Buildings C, D, and G reflect a special element of Uptown's development and retain sufficient Integrity to convey this association?

The issue for Criterion A is whether Buildings C, D, and G are distinct among other hospital buildings in the Hillcrest area of San Diego, whether it is distinct from or surpasses the usual of such buildings in significance, and if its association with the Sisters of Mercy surpasses that of other such buildings also associated with the Sisters of Mercy.

The history of the Sisters of Mercy is well documented. A world-wide order of Roman Catholic Nuns, founded in Dublin, Ireland in 1831, their commitment to the most vulnerable in society was their mission from the beginning.⁵⁴

The Sisters of Mercy, arrived in San Diego in 1890. Since that time, through their charitable works, the Sisters of Mercy have cared for the sick, the elderly, and the infirmed in San Diego. As the needs of the community have grown and evolved, so too has the mission of the Sisters, including the training of nurses to raise the level of care in hospitals. The order's first hospital was located in downtown San Diego. By 1891, the Sisters had secured the land in Hillcrest (HRB #804) and relocated St. Joseph's Sanitarium, the precursor to today's Mercy Hospital and Medical Center.

The mission of the Sisters of Mercy has always been to serve the medical needs of the community regardless of people's income. Compassion and care for everyone, irrespective of income or education is a constant goal throughout their management and ownership of San Diego's first Catholic hospital from 1890 to 1995.

The Sisters of Mercy moved one last time, when they were gifted a large property in northern Hillcrest and set about raising funds for future construction. The Sisters' first hospital on the new Hillcrest site was removed to make room for the 1926-1928 hospital. A few of the Sister's early buildings remain on the site today, and were the subject of an historical assessment in 1999. Under Criterion A, the Sisters' mission, significance and good works were recognized at the Hillcrest site as Mercy Hospital Historic District, HRB #397.

Established in 1903, St. Joseph's School of Nursing was the first nursing school in San Diego County. Mother Mary Michael regarded the formal training of professional nurses, religious or secular, as paramount for the

⁵² *Guidelines for the Application of Historical Resources Board Designation Criteria*, Pg. 7.

⁵³ *Guidelines for the Application of Historical Resources Board Designation Criteria*, Pg. 8.

⁵⁴ History of the Sisters of Mercy sourced from the Mercy Medical Archives unless otherwise noted.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

future of health care in San Diego. Incorporated in 1905 as St. Joseph's Sanitarium Training School for Nurses, its first class (all Sisters of Mercy) graduated on May 31, 1906. The Sisters continued to educate and graduate nursing students until 1970 when the College of Nursing closed. For over 60 years this nursing college was the premier center in the training of nurses in San Diego.

According to Alexander D. Bevil,

“Representing a tradition dating back to 1903, the [Mercy] college was the primary training center for the nursing profession in San Diego from 1926 to 1970. Over the years, the Sisters of Mercy administered and taught over 1,550 nursing students who received practical experience in the nearby Mercy Hospital building. As many as 125 resident nursing students could live at the college, while attending classes and receiving practical experience in the nearby Mercy Hospital building.”⁵⁵

During the Mercy Hospital Historical District's period of significance, defined as 1926 to 1949 by Mr. Bevil, all three buildings played an important and interrelated role in the development of Mercy Hospital and Medical Center into one of the largest comprehensive healthcare facilities in the American West.⁵⁶ These buildings—Convent, Nursing College and Chapel—are historically significant under Criterion A, for their overall association with the Sisters of Mercy, an important worldwide religious order whose achievements have been an important factor in the advancement of hospital care in San Diego for over 100 years.⁵⁷

By the mid-century, modernization was changing the way the Sisters operated their Hillcrest site. Medical care became more sophisticated, requiring state-of-the-art facilities with highly trained doctors, nurses and support staff, including professional administrators. Partnership with other public agencies and local hospitals became necessary to coordinate the future of the county's system of medical care (infrastructure and funding) for the second half of the twentieth century.⁵⁸

One of the first departures from their initial model of development was the building of the 1961 Mercy of Guadalupe Clinic, Building C. As noted under the Building History section of this HRTR, the Sisters of Mercy welcomed the Guadalupe Clinic, formerly hosted by the Missionary Sisters of Our Lady of Victory.⁵⁹ The day-to-day operations of the 1961 clinic was transferred from the previous location to the new Mercy campus site. Medical care and administration was provided by lay people, including doctors, nurses, and administrators, not the Sisters of Mercy. Bringing this important clinic to the Mercy campus allowed the clinic to not only maintain its care for the poor, but expand the number of people it reached. Funding for this building was also unique. Prior to this building, the Sisters, who are a nonprofit corporation, financed the operation of the hospital campus on their own without financial support from the church. Both construction of the 1961 Mercy of Guadalupe Clinic, Building C, and its daily operations included financial support from the community,

“...with both outpatient and mental health facilities, Mercy receives about \$94,000 annually from United Community Services for its outpatient clinic. Otherwise, the hospital is self-supporting.”⁶⁰

⁵⁵ Bevil, Alexander D. Historical Assessment of the Mercy Convent Building, 4077 Fifth Avenue. Page 31.

⁵⁶ The 1926-1928 hospital was initially a part of this historic context but it was completely demolished by 1971 after rehabilitation was determined to be infeasible.

⁵⁷ The 325-bed hospital, built from 1926-1928, was demolished in the 1960s to make way for the current hospital.

⁵⁸ Staff. *San Diego Union*, Diagnostic Center, 2 Wings Planned at Mercy Hospital. 9/1/1959. p.B-1.

⁵⁹ Staff. *San Diego Union*. Psychiatric Unit Added At Mercy. 5/22/1966.

⁶⁰ Staff. *San Diego Union*, Administrators Concerned Rising Hospital Costs Explained. 11/17/70. P.17.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

The beginning of an end of Mercy's financial self-sufficiency began a few years earlier when the Tri-Hospital Building Fund was established to support the development of state-of-the-art care at San Diego's three major nonprofit hospitals, Mercy, Scripps and Sharp Memorial Community.⁶¹

"Mercy Hospital officials are seeking sponsorship of the city of San Diego in issuing \$22.5 million in tax fee revenue bonds to help finance three major hospital projects."⁶²

Eventually, the Mercy Hospital management team determined that the 1926-1928 hospital was obsolete, could not be refurbished, and in need of replacement. The Sisters, always placing the care of their patients first, welcomed the coordinated planning efforts and new ways to fund medical care for all San Diegans.

Completion of Building D in 1966 shed light on the operation of modern hospitals. Around the country, rising hospital costs connected with complications of delivery of modern care were already of concern. Where before the nuns ran their campus and medical care, it was clear that their training as nurses ill prepared the Sisters to operate a state-of-the-art hospital's needs regarding technology and administration.

The 1960s through the early 1980s was a period of transition for the Sisters of Mercy. Vatican II, or the Second Ecumenical Council of the Vatican in 1962, allowed lay people to take over some of the work normally handled by religious orders and lay people began to move into management roles at Mercy.⁶³ This was of great assistance to the Sisters, as the number of nuns was dwindling.⁶⁴ Where once there were at least two nuns in every department on each floor of the hospital, by 1983 there was one per floor. And the need for non-medically trained staff within hospitals was also rising. Mercy Hospital's associate administrator, Edward Hertfelder, explained the problem,

"The underlying cause, says Hertfelder, is twofold: rising salaries and the knowledge explosion....he says hospitals need to implement better business practices in budgeting, cost accounting, accounting, management and supervision. This, he says, means in-institution training since health personnel are not educated to be managers."⁶⁵

By the early 1980s, the Sisters understood their core vocation, in support of their mission, was lost in operating a modern hospital.⁶⁶ In 1982, Mercy's Executive Director, Sister Mary Joanne De Vincinti resigned her position in order to complete the transition to a lay-person controlled hospital.⁶⁷ She remarked,

"Being a chief executive officer is all-consuming. Nowadays, people have been putting more and more emphasis on business. Basically, the Sisters of Mercy got into this to help people. I don't want us to become so overcome in qualifying for Media-Cal contracts, or being in competition with other hospitals, that we lose sight of why we are here in the first place. We (Mercy) can't lose sight of the mission – taking care of the poor and showing compassion and kindness to our fellow man."⁶⁸

⁶¹ Ibid.

⁶² Scarr, Lew. *San Diego Union*. Sponsorship of Tax-Free bonds, Mercy Hospital Seeks City Backing"

⁶³ Staff. *San Diego Union*. Mercy Hospital Adds to Board.11/10/1974. p.46.

⁶⁴ Staff. *San Diego Union*. Mercy Hospital Advances Two. 7/12/1977. p.16.

⁶⁵ Staff. *San Diego Union*, Administrators Concerned Rising Hospital Costs Explained. 11/17/70. P.17.

⁶⁶ Staff. *San Diego Union*, Nuns' ranks drop; lay people fill in. 8/6/83. P.22.

⁶⁷ Dalton, Rick. *San Diego Union*, Sister Resigning at Mercy Hospital. 11/17/1982. P. 25.

⁶⁸ Ibid.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

And with the hiring of Richard L. Keyser as the hospital's new chief executive in 1983⁶⁹, the day-to-day management of Mercy Hospital was transitioned to lay people. Prior to becoming Mercy's chief executive, he spent five years in their long-range planning department responsible for budgets, capital financing, group purchasing and other fiscal matters for the six facilities operated by the Sisters of Mercy.⁷⁰

Where once the Sisters were reluctant "to ever give up ownership of the 511-bed hospital, the city's largest non-governmental hospital," they always put the best interests of their patients first and foremost. These changes in leadership allowed the nuns time to focus on their original spiritual mission—compassion and care for the sick and infirmed. By the 1990s they were in discussions with Scripps Health Care regarding the joint operation of the hospital.

Eventually, the Sisters sold the Mercy Hospital campus in 1995 to Scripps Health Care, thus becoming Scripps-Mercy Hospital. As part of their agreement, Scripps-Mercy remains a Catholic hospital today, with nuns available for spiritual care.

From 1950 to 1983 the Sisters' role on the Mercy Hospital campus declined dramatically:

- Starting in the 1950s lay people were brought into administrative roles;
- The late 1950s and 1960s saw the Sisters inviting other medical organizations with shared values onto their campus and seeking public funds to construct and manage new modern medical facilities;
- The 1960s saw more doctors and lay person administrators in leadership roles once only held by nuns;
- The College of Nursing was closed in 1970;
- The 1970s saw lay people added to the Sisters' board of directors;
- 1982 saw the resignation of the last nun CEO;
- The late 1980s and early 1990s brought a new partnership with Scripps Health for administration of the campus; and
- Lastly, the Sisters sold their campus to the Scripps Health Care network in 1995.

Without the sisters embracing this evolution, the hospital would not have remained one of the largest comprehensive healthcare facilities in the American West.

Sisters of Mercy Period of Significance

Sisters' of Mercy role in the development of Mercy Hospital and Medical Center into one of the largest comprehensive healthcare facilities in the American West, 1890 - 1983.

The Sisters of Mercy are significant in the history of San Diego from 1890 when the Sisters first delivered medical care in San Diego to 1983 when they relinquished leadership and delivery of medical care to lay people.

The Sisters' Of Mercy impact on health care—particularly for the poor and needy in the community cannot be over-stated. Their legacy extends from 1890 through today. Retaining significance with this historical context, however, requires an association with the context that surpasses that of other buildings.

The Sisters of Mercy are significant in association with the history of delivering medical care in the City of San Diego. The Mercy Hospital Historic District's (HRB #397) period of significance is from 1926 to 1949 for "the Sisters' role in the development of Mercy Hospital and Medical Center into one of the largest comprehensive

⁶⁹ Staff. *San Diego Union*, Hospital Post Goes to Keyser. 7/30/1983. P.42.

⁷⁰ Ibid.

healthcare facilities in the American West.” Based upon research prepared for this HRTR, the Sisters period of significance should be extended to encompass 1904 to 1983.

In the context of Criterion A: Do Buildings C, D, and G reflect a special element of the Sisters of Mercy’s Mercy Hospital Campus and retain sufficient Integrity to convey this association? Specifically,

- Are the Buildings important in *the Sisters’ role in the development of Mercy Hospital and Medical Center into one of the largest comprehensive healthcare facilities in the American West*?
- Are the Buildings significant within the Sisters’ period of significance (1890 to 1983)?
- Are the Buildings distinct among others of their kind?
- Do the Buildings retain Integrity for that association?

Evaluation of Buildings C, D, and G under Criterion A:

1. Historical Development shall exemplify or reflect a special or unique aspect of the City’s general historical development; or shall exemplify or reflect a unique aspect of the City’s history.

For a resource to exemplify or reflect the Historical Development of Hillcrest, a resource would need to represent building and historical patterns in a manner distinct from other resources in the area. Such as the first hospital building to be built or founded in the area.

When the Catholic Diocese approved plans for the Sisters of Mercy to construct a new hospital in Hillcrest, the Sisters had outgrown two previous San Diego sites. The 1926-1928 Mercy building was not distinct in the historical development of Hillcrest, as it was not the first major hospital constructed in the area. In fact, in 1904, San Diego County opened their doors on a new, three-story edifice. This represented a move for the County Hospital from Mission Valley to Hillcrest; and as mentioned, the Sisters of Mercy would not begin construction of their large hospital in Hillcrest until 1926.

In 1961, it was announced that a new University of California Medical School would be built adjacent to County Hospital, which was to be replaced. Construction of the 600-bed County Hospital was completed in July of 1963, at a cost of \$11.5 million for the building and equipment. The new County Hospital again pre-dated the completion of Mercy’s modern mid-century hospital. The Sisters of Mercy’s 1926-1928 hospital was demolished, and their new hospital was completed in February of 1966.

Building C was developed on the Mercy campus in order to support the relocation of the Guadalupe Clinic from their Kearny Avenue location due to freeway development. The clinic was established in 1946 by two San Diego doctors and previously hosted by the Missionary Sisters of Our Lady of Victory. The Sisters of Mercy added an addition to Building C in 1966 to house a psychiatric care facility on a third floor while retaining the clinic on the second floor. Additions to the west elevation were also included as well as massive retaining walls on the north and west elevations. Developed as a separate clinic, not operated by the Sisters, Building C is not representative of the Sisters of Mercy’s Historical Development during their period of significance.

Building D replaced earlier iterations of hospitals previously developed on the same site by the Sisters of Mercy. Building D, when initially developed was representative of the Sisters of Mercy continued advancement of their goal to provide comprehensive medical care within their period of significance, 1890 – 1983, and therefore was representative of their Historical Development in San Diego. However,

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

Building D was significantly altered in 1982, 1986, and 2012. These significant alterations fundamentally changed the development footprint and operations of Building D. Therefore, Building D no longer represents the Historical Development of the Sisters' period of significance.

Building G represents typical mid-century multi-family residential development within the Hillcrest community and is not related to the delivery of medical care. Therefore, Building G is not representative of the Historical Development of the Sisters' period of significance.

2. Archaeological Development exemplifies subsurface deposits and features that were part of early human development on the site.

Buildings C, D, and G do not contain such deposits or features; therefore, this aspect of Criterion A does not pertain to the subject properties.

3. Cultural Development exemplifies or reflects development that is associated with a group people linked together by shared values or beliefs, properties associated with significant achievements in the visual and fine arts, or disciplines associated with the public or private institutions of higher learning and/or academic inquiry.

Building C, the Mercy-Guadalupe Clinic was initially established as the Guadalupe Clinic by two doctors in 1946, previously located on the Mission of Guadalupe Church property, and hosted by the Missionary Sisters of Our Lady of Victory. The Guadalupe Clinic was a well-established clinic, and its cultural history is not associated with the Sisters of Mercy. Therefore, Building C is not representative of the Sisters of Mercy's Cultural Development of the Sisters' period of significance.

Building D, as initially constructed in 1966, represented the modern advancement of medical care on the Mercy Campus and a continuation of the Sisters dedication to redeveloping their campus to better serve the San Diego population with state-of-the-art facilities. However, as previously discussed, Building D was significantly altered in 1982, 1986, and 2012. These significant alterations fundamentally changed the operations of Building D, as initially planned by the Sisters. Two of those significant alterations occurred outside the Sisters' period of significance, 1890-1983. Therefore, Building D no longer represents the Cultural Development of the Sisters' period of significance.

Building G represents typical mid-century multi-family residential development within the Hillcrest community and is not related to the delivery of medical care. Therefore, Building G is not representative of the Cultural Development of the Sisters' period of significance.

4. Social Development exemplifies or reflects development that is associated with relations or interactions with others.

As a Roman-Catholic order, the Sisters of Mercy fought an uphill battle in securing funding for their various endeavors from 1890 through 1949. Through the years, largely due to their Christian ideals, the Sisters persevered, completing Mercy Hospital 1926-1928, the College of Nursing, Mercy Convent, and Mercy Chapel (HRB #397, Mercy Hospital Historical District) without any support from the Catholic Church. These buildings best exemplify the Sisters' dedication and years of struggle for acceptance and therefore their aspect of Social Development on the Mercy campus.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

The Development of Building C does not represent the Sisters of Mercy Social Development of the Hospital campus as the clinic's development was previously established by others.

By the time the Sisters of Mercy sought to raise funds for their 1966 hospital, they were accepted and revered throughout San Diego. In fact, financial support for the hospital's development was part of a large city-wide public bond measure, led by lay people, to support three nonprofit hospitals in San Diego County. Therefore, Building D does not represent the Social Development of the Sisters' period of significance

Building G represents typical mid-century multi-family residential development within the Hillcrest community and is not related to the delivery of medical care. Therefore, Building G is not representative of the Social Development of the Sisters' period of significance.

5. Economic Development shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor, agriculture, maritime or transportation industries.

The Sisters of Mercy initially developed their hospital campus in 1904 and were economically self-sufficient through the construction of their chapel in 1949. By the 1950s Mercy Hospital was one of three large, non-profit hospitals available to San Diegans.

Building C was developed to relocate an existing clinic doomed by freeway development. The Sisters welcomed the Guadalupe Clinic onto their campus and provided some financial support however its construction and operations also depended on outside public and private funding entities. In addition, the clinic's daily operations were administered by lay people. Therefore, Building C is not representative of the Sisters of Mercy's Economic Development of the Sisters' period of significance

Building D ultimately replaced the defunct 1926-1928 hospital which was representative of the Sisters' Economic Development in San Diego as it cemented their ability to raise private money to support the most advanced medical care in San Diego, without financial support from the Catholic Church. However, Building D's construction, along with two other nonprofit hospitals, was the result of community-wide economic investment, through publicly issued bonds. Support for the bond measure was spearheaded by public figures. Without this financial assistance, the Sisters' ability to deliver comprehensive medical on Mercy's campus would not have been possible. Therefore, Building D is not representative of the Sisters' Economic Development within San Diego during their period of significance, 1890-1983.

Building G is a multi-family residential apartment building and not representative of the Sisters' of Mercy Economic Development during the Sisters' period of significance, 1890-1983.

6. Political Development shall exemplify or reflect development associated politics or the political atmosphere or related movements.

Buildings C, D, and G do not reflect development associated with politics; therefore, this aspect of Criterion A does not pertain to the subject properties.

7. Aesthetic Development shall exemplify or reflect development associated with an artistic arrangement in theory or practice.

Buildings C, D, and G include elements of Modern architectural styles that were popular during the 1960s. Popular interpretations of modern architectural styles were employed by many designers throughout the 1960s and '70s. Buildings C, D, and G are uninspired examples of Modern buildings, particularly when compared to the award-winning Hillcrest North Medical Center designed by Deems-Martin & Associates, located just yards away. As such, Buildings C, D, and G are not representative of an artistic arrangement in theory or practice significant to Hillcrest's Aesthetic Development and, therefore, it cannot be significant under this Aspect of Criterion A.

The Sisters of Mercy employed architects and builders to design and build buildings that met their needs and did not exceed their fundraising capabilities. Design Aesthetics were not foremost included within the Sisters' goals. Each building developed on their campus reflected popular aesthetics which were not employed to further their mission. Therefore, this aspect of Criterion A, Aesthetic Development, does not pertain to the Sisters' period of significance.

8. Engineering Development shall exemplify or reflect development associated with Engineering Development.

Buildings C, D, and G employed standard Engineering practices and principals during their design and construction. They do not reflect development associated with Engineering Development; therefore, this aspect of Criterion A does not pertain to the subject properties.

The Sisters of Mercy's period of significance is not associated with Engineering Development. Therefore this aspect of Criterion A, Engineering Development, does not pertain to the Sisters' period of significance.

9. Landscape Development shall exemplify or reflect development associated with garden and park design, subdivision design or ecosystem/habitat restoration.

Buildings C, D, and G do not reflect development associated with Landscape Development. Therefore, this aspect of Criterion A does not pertain to the subject properties.

The Sisters of Mercy's period of significance is not associated with Landscape Development. Therefore, this aspect of Criterion A, Landscape Development, does not pertain to the Sisters' period of significance.

10. Architectural Development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry.

Buildings C, D, and G include elements of Modern architectural styles that were popular during the 1960s. Howard I. Shaw, employed by Frank L. Hope & Associates, was known to produce buildings in both traditional and popular contemporary architectural styles. Shaw, who also worked on the firm's

Catholic themed projects, used more traditional styles for church related work and contemporary for educational and medical buildings. Buildings C and D reflect this trend. Buildings C, D, and G are uninspired examples of Contemporary buildings, particularly when compared to the award-winning Hillcrest North Medical Center designed by Deems-Martin & Associates, located just yards away. As such, Buildings C, D, and G are not representative of an artistic arrangement in theory or practice significant to Hillcrest's Architectural Development and, therefore, it cannot be significant under this Aspect of Criterion A.

Building C was developed in support of relocating the existing Guadalupe Clinic operated by a separate organization. The design and construction of Building C did not exemplify the Sisters' Architectural Development of medical care provided by the Sisters on their campus. Therefore, Building C is not representative of Architectural Development of the Sisters' period of significance.

The Sisters of Mercy employed professional architects and builders to design and build buildings that met their needs and did not exceed their fundraising capabilities. In addition, the Sisters were dedicated to providing the most *advanced comprehensive medical care* on their campus. Since WWII medical care was advancing rapidly as new diagnostic tools, therapies, health codes, and building codes were developed to serve patient need and safety. Therefore, unlike the 1926-1928 Mercy Hospital, modern hospitals, designed and built after the technology explosion, had to constantly adapt to support the delivery of *advanced comprehensive medical care*. As soon as Building D was complete, interior modifications and minor exterior modifications were necessary. By the mid-1970s, Building D required significant *exterior and interior* alterations to maintain functionality. More interior and exterior alterations followed, too numerous to count. However, the most significant exterior alterations occurred in 1982, 1986, and 2012. The cumulative effect of all these alterations fundamentally changed the architectural development of Building D, as initially planned by the Sisters. Two of these phases of alterations occurred outside the Sisters' period of significance, 1890-1983. Therefore, Building D is no longer representative of the Sisters' Architectural Development of their medical campus during their period of significance, 1890-1983.

Building G represents typical mid-century multi-family residential development within the Hillcrest community and is not related to the delivery of medical care. Therefore, Building G is not representative of the Architectural Development of the Sisters' period of significance.

Criterion A (San Diego Register) Conclusion:

In the context of Criterion A, Buildings C and G were not developed in the support of the Sisters' delivery of medical care. Therefore they do not reflect special elements under Criterion A, as representative of any aspect of development regarding the Sisters' development of *Mercy Hospital and Medical Center into one of the largest compressive healthcare facilities in the American West, 1890-1983*.

In contrast, Building D, when initially built in 1966, was an important building, distinct among the Sisters' facilities in the delivery of modern healthcare. It represented the Historical Development of the Sisters' Mercy Campus in association with the Sisters' period of significance. However, to maintain its level of care significant interior and exterior alterations were required and continued to be made outside the Sisters' period of significance. Therefore, Building D no longer retains integrity for its association with the Sisters' development of *Mercy Hospital and Medical Center into one of the largest compressive healthcare facilities in the American West, 1890-1983*.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

As demonstrated, the Sisters of Mercy were dedicated to providing a “comprehensive healthcare facility” on their campus. Their dedication was predicated on constant development and redevelopment of their facilities to meet their mission. The Sisters’ period of significance is currently represented by both HRB# 397, Mercy Hospital District and HRB #804, St. Joseph Hospital Annex/Furniture Store. Both of these historical resources are important and distinct examples of the Sisters’ development of a “comprehensive healthcare facility” within San Diego and retain integrity for their association.

Criterion A Conclusion:

Buildings C and G do not merit local designation under the City’s Criterion A in that they do not exemplify and / or reflect any of the ten aspects of development, as defined in that Criterion, as representative of the Sisters’ Development during their period of significance.

Building D does not merit local designation under the City’s Criterion A due to significant alterations. The alterations were made outside the Sisters’ period of significance, therefore, Building D no longer exemplifies or reflects the Sisters’ Historical, Cultural or Architectural Development, as defined in that Criterion, as representative of the Sisters’ Development during their period of significance.

Criterion B (San Diego Register) Persons or Events:

The Resource is identified with persons or events significant in local, state, or national history.⁷¹

In order for a resource to qualify for designation under Criterion B, for association with a person significant in local, state or national history, the person must have made demonstrable achievements and contributions to the history of San Diego, the state or the nation.

The Sisters of Mercy and architects Frank Hope, Sr. and Frank Hope, Jr. are significant individuals but not as understood under Criterion B. The Sisters of Mercy are a significant cultural organization as understood under Criterion A, and the Resource is evaluated thusly in that section of this HRTR. Frank Hope, Sr. and Frank Hope, Jr. are significant as Master Architects as understood under Criterion D, however it is well documented that Buildings C and D were designed by Frank L. Hope & Associates’ long time employee, Howard I. Shaw, who is not an established master in the City of San Diego (additionally, there is no evidence that Shaw was, in fact, an architect).⁷² Regardless, the Buildings are evaluated for their association with Frank Hope, Jr. in that section of this HRTR.

Individuals and events appropriate to Criterion B include whether there is a significant medical procedure, innovation, event or doctor associated with the Resource. Per newspaper and Scripps Mercy archive research, there are significant events and doctors associated with the overall Scripps Mercy Hospital and Medical Center going back to 1890. However, none of these events or procedures are associated with Buildings C or D from 1961 through 1983. Therefore, Criterion B, association with a significant person or event, does not apply to the subject properties.

This HRTR notes that there may be inconsistency across historical designations for resources that are significant for their association with the Sisters of Mercy. There are two existing historical resources that are designated for their association with the Sisters of Mercy; they were evaluated and designated

⁷¹ *Guidelines for the Application of Historical Resources Board Designation Criteria*, Pg. 15.

⁷² Pekarek, Camille. Report to the Historical Resources Board, item #5 – Arts & Crafts Press Building. 8/18/2016. p.4.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

prior to the adoption of the Guidelines for the Application of Historical Resource Board Designation Criteria in August of 2009. The Sisters of Mercy are a cultural organization, and pursuant to the current Guidelines, Building C's, D's and G's association with the Sisters of Mercy as a historically significant cultural organization is evaluated under Criterion A.⁷³

HRB #397, Mercy Hospital Historic Complex (designated in 1999) is designated per the following:

"The historical analysis prepared for the environmental review of the CUP Amendment concludes that all three buildings are significant as a historic district and meet national register Criteria A, B, and C for association with significant persons (the Sisters of Mercy) and events (the development of health care and education in San Diego) and for their architecture as examples of the Mediterranean Revival style and association with noted architect, Ilton E. Loveless. Staff agrees with the conclusions of the historical analysis and recommends that the buildings be designated as historic sites under the Historical Site Board's Categories A (Historical) and B (Architectural)."⁷⁴

In addition, HRB #804, St. Joseph's Hospital Annex/Furniture Store (2007) was designated per the following criteria:

"Designate St. Joseph's Hospital Annex/Furniture Store at 801-803 University Avenue as a historical resource under Criterion A for its association with St. Joseph's Hospital and its contribution to the historical, social and economic development in Hillcrest, under Criterion B regarding its association with the historical Sisters of Mercy, and under Criterion C as a good example of early 20th Century Commercial architecture."

The Sisters of Mercy are an established historically significant cultural organization in the City of San Diego, as understood under Criterion A; therefore, they do not qualify as an individual or individuals as understood under Criterion B.

For a resource to qualify for designation under Criterion B, for identification with a significant person(s) or an event (as) in local, state, or national history, the person or event must be significant in the history of San Diego, the state, or the nation. Significant persons (doctors) and events (medical procedures) are associated with the Scripps Mercy Hospital and Medical Center; however, these significant people and events do not have associations with the buildings that are included within the Resource. Instead, the doctors and events with historical significance are associated with buildings that are no longer extant and are currently represented by the existing Scripps Mercy Historic District and St. Joseph's Sanitarium. Therefore, the subject buildings do not merit designation under Criterion B, significant person(s) or event(s).

In order for a property to qualify for designation under Criterion B for association with an event significant in local, state or national history, the event must be significant in the history of San Diego, the state or the nation. No such event has been identified with Buildings C, D, or G; therefore, Buildings C, D, and G do not merit designation under Criterion B.

⁷³ Guidelines, p 9.

⁷⁴ Historical Site Board Report, Historical Site Board Agenda of July 22, 1999, Action Item #8 – The Mercy Hospital Complex, p 3.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

Criterion B (San Diego Register) Conclusion: Buildings C, D, and G are not eligible for local designation under the City's Criterion B as they are not identified with any persons or events as defined in that Criterion.

Criterion C (San Diego Register) Architecture:

The Resource embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship. ⁷⁵

Criterion C applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction. The resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period, or method of construction. Criterion C does not state that the resource must be a unique or distinguished example of a style, type, period, or method of construction. Resources which do not embody the distinctive characteristics of a style, type, period, or method of construction as supported by established sources do not qualify.

Architectural Style Evaluations by Building

Building C: 1957-1961 and 1966

Building C's 1957-1961 and 1966 phases of development are never described as embodying a specific architectural style in any of the publications that were searched. An analysis of its style can be made as the design relates to the San Diego Modernism Context Statement. Building C's design (although significantly altered, as discussed in the Alterations section of this report) displays some characteristics and features of the International and Contemporary architectural styles.

Per the San Diego Modernism Context Statement⁷⁶:

“The International style was a major world-wide architectural trend of the 1920s and 30s and reflects the formative decades of Modernism prior to World War II. Although the International style originated in Western Europe, it transcended any national or regional identity because International style architecture made no reference to local vernaculars or traditional building forms. The style quickly migrated to the United States as architects from Europe fled prior to WWII. In Los Angeles, immigrant architects Rudolph Schindler and Richard Neutra were instrumental in popularizing the International style. The emergence of International style architecture in San Diego came later with most examples built after 1935.

⁷⁵ *Guidelines for the Application of Historical Resources Board Designation Criteria*, Pg. 20.

⁷⁶ City of San Diego. *San Diego Modernism Context Statement*. p 58

The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass.”

International style characteristics (1935-1955) ⁷⁷

Primary Characteristics

| Characteristic feature | Building C ‘s Expression |
|---|---|
| 1. <i>Flat roofs (cantilevered slabs or parapets)</i> | Yes , the primary roof is flat with a parapet. And entry section has folded plate roof feature with some overhang. |
| 2. <i>Lack of applied ornament</i> | No , the building has a brise soleil at the entry and 1966 addition. |
| 3. <i>Horizontal bands of flush windows</i> | No , windows are individually punched openings; |
| 4. <i>Asymmetrical facades</i> | Minimally expressed due to entry portion with folded plate roof; |

Secondary

| Characteristic feature | Building C ‘s Expression |
|---|---|
| 5. <i>Square corners</i> | Yes. |
| 6. <i>Common exterior materials include concrete, brick, and stucco</i> | Partially expressed, 1966 additions have some stucco, but majority of building is texture concrete precast panels with pebble texture and precast brise soleil and the 1966 addition has the same brise soleil at the third floor along the south elevation has same finish. |
| 7. <i>Steel, sash windows (typically casement)</i> | Partially expressed,, aluminum framed but with horizontal mullions, not vertically oriented. |
| 8. <i>Corner Windows</i> | No. Windows are punched. |
| Total | 2 of 8 Characteristics with 2 additional features partially expressed |

Per the San Diego Modernism Context Statement,

“In San Diego, examples of true International style architecture are rare with no great concentrations occurring in any one area. International style buildings in San Diego generally have commercial or institutional uses, such as schools. Residential examples in San Diego are uncommon, but there are some examples of International-inspired tract homes. They were advertised by Dennstedt builders as “Modern” in the late 1930s, and are located in the Rolando Village area.”

“Examples of this style in San Diego are limited; therefore, retention of good examples is important. Eligible resources should retain the majority of their character defining features, although some impact or loss to character defining features may be acceptable when comparative analysis demonstrates that the resource is a rare example of the type.”

⁷⁷ *San Diego Modernism*, p. 59

“Location and setting are particularly relevant for International style resources which are institutional and related to a “campus” environment, and the preservation of the surrounding site may be important to the overall significance of the resource.”

“Typically International style buildings will be significant individually due to their limited number and the rarity of resources gathered in a sufficient concentration to warrant district designation. However, tracts exhibiting an International theme, such as the one in the Rolando Village area, may be eligible for district designation.”⁷⁸

Evaluation of International style as applied to Building C

Building C’s original design included between two and three of eight primary and secondary characteristics of the International Style; however, it was not designed or constructed during the style’s period of significance, 1935-1955, and its design ignores two of its elevations. Therefore, as originally designed, Building C was a poor example of the International style.

Furthermore, Building C has significant alterations that impacted the original design by increasing its size by over 200%. The alterations consist of an addition to the entire west elevation, a complete third floor addition, loss of two internal courtyards, and enclosure of the open ground floor. In addition, massive retaining walls were required to make room for the additions. These alterations, to the entire building at all elevations removed and/or modified Building C’s original proportions and openness to an extent that the it no longer embodied its original design.

Modern Contemporary style (1955-1965)

Construction of new buildings slowed down considerably during the Second World War, 1941-1945, and then resumed in the postwar years. The designs of the postwar years borrowed heavily from techniques and building materials utilized during the war by the military and many of these design concepts moved into the mainstream market. The pre-war dependence upon historical styles waned as designers and architects eagerly explored more modernistic concepts, borrowing from the International, the Modern Contemporary, the Split Level, and the Ranch styles and others.

Contemporary architectural style occurred from approximately 1940-1980. More specifically, the Modern Contemporary style was the favorite for architect-designed houses built from approximately 1955-1965 in San Diego. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. These homes resemble International in having flat roofs and no decorative detailing, but lack the stark white wall surfaces. The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles (unlike the flat-roofed subtype that is a derivation of the International style). The gabled subtype features broad, low, front-facing gables with overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roof subtypes, various combinations of wood, brick, and stone wall cladding are used, and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent. Landscaping and integration into the surrounding environment are stressed, unlike the International designs which were meant to be seen as sculptures set upon the landscape. Unusual window shapes and placements are also typical features. Many Modern Contemporary single-family residences were constructed throughout San Diego after the Second World War.⁷⁹

⁷⁸ *San Diego Modernism*, p. 59

⁷⁹ Scott Moomjian, Office of Marie Burke Lia, May Company/William Lewis, Jr. Building HRB #1203.

The *San Diego Modernism Historic Context Statement* addresses the Modern Contemporary Style as occurring in San Diego between 1955 and 1965. Per the San Diego Modernism Context Statement:

“In addition to its use as a style for tract housing, the Contemporary style was ubiquitous in San Diego during the 1950s and 1960s as a style for commercial buildings and streetscapes. These buildings display many of the same design features as Contemporary style homes, such as angular massing, varied materials use, and unusual roof forms, especially on free-standing commercial buildings. Signage for street front commercial buildings in the Contemporary style was generally large, with bold free-standing letters attached to building façades that were frequently lighted in order to attract passing motorists. For Contemporary buildings with private parking lots such as grocery stores, signage was frequently taller and rose above the building itself, serving as a beacon in large parking areas.”

Modern Contemporary style characteristics (1955-1965) ⁸⁰

Primary

| Characteristic | Building C 's Expression |
|--|---|
| 1. <i>Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs, (Unusual roof forms on free-standing commercial buildings);</i> | Partially expressed. The building has a folded flat-plate roof over its exterior entry switchback ramp. However, the building’s dominant roof characteristic is flat with a parapet, which is not a Contemporary characteristic. Do to the size difference, the folded plate feature is not a primary character defining feature of the building’s overall design. |
| 2. <i>Large windows, often aluminum framed, and extensive use of glass windows to open the interior space to the street;</i> | No. Almost all of the building’s windows are punched and minimal along each elevation. Larger aluminum framed windows exist under the entry roof. However, these windows are residential in scale and are not floor to ceiling panes. Lastly, the exterior wall and window system was not coordinated with the interior plan. There are awkward window and wall details where walls abut windows. A Contemporary design coordinates the interior and exterior spaces. See page 156 for enlarged plans. |
| 3. <i>Non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone and mullion-free glass;</i> | Partially expressed. Building C has pre-cast concrete panels which in 1965 was a traditional building material for industrial and institutional buildings. There is no wood siding or concrete block or flagstone. The building base is finished with stucco. There is no mullion-free glass. |

Secondary

| Characteristic | Building C 's Expression |
|---|--|
| 4. <i>Angular massing</i> | No. Building C is conventionally rectangular. |
| 5. <i>Sunshades, screens or shadow block accents;</i> | Yes. Brise soleil is used at the entry and recreation yard. |
| 6. <i>Attached garages or carports for homes;</i> | No. Initially the elevated building covered parking but this area was enclosed in 1966. |
| 7. <i>Split level design, especially on sloped residential sites;</i> | No. The building does not consider that it sits on a steep slope, a flat pad was created and large retaining walls were built around it when it needed to expand. |
| 8. <i>Horizontally oriented commercial buildings;</i> | Yes. Building C is three stories high and wider than it is tall. Each story is demarcated along each floor plate. Initially multiple |

⁸⁰ *Modernism* p 76.

| | |
|--|--|
| | stories were anticipated, possibly as many as eight, according to design drawings. These later additions were never realized leaving the building very short compared to its length. |
| 9. <i>“Eyebrow” overhangs on commercial buildings;</i> | No. |
| 10. <i>Distinctive triangular, parabolic or arched forms;</i> | No. |
| 11. <i>Integrated, stylized signage on commercial buildings;</i> | No. |
| Total | 2 of 11 Characteristics with 2 additional features partially expressed |

Evaluation of Modern Contemporary style as applied to the Building C

Building C’s original design included two, possibly four of the primary and secondary characteristics of the Modern Contemporary style; however, their representation was not strong. Overall, Building C’s design is representative of typical institutional buildings found throughout San Diego, designed and constructed during its period of significance, 1961-1966. Additional evidence of its average design is that it did not receive any industry awards or scholarly publications, even though the building’s development was well documented by mass media. These media reports emphasized the relocation of the Guadalupe Clinic and the services provided by the clinic’s staff and not the building’s design.

As emphasized in the San Diego Modernism Context Statement, location and setting are important in the evaluation of Modern Contemporary-styled institutional resources. The buildings should be related to their “campus” environment. In contrast, Building C’s setting is no longer intact and it lacks visual and physical connections to the public way. The attempt to connect the clinic with the hospital’s campus via an elaborate concrete staircase built into the massive retaining wall system only emphasizes the building’s subordinate location and disconnection. In addition, leaving the twelve-story elevator stair tower in place is a reminder that the building’s original plans were never realized.

Building C’s design history fluctuated as needs and funds changed. Initially it was built to relocate another organization’s clinic. The Sisters and their design team anticipated adding a number of additional stories in the future. This plan is supported by early sketches showing a multi-story building in the same location, newspaper articles that stated that the building’s foundations were designed to support additional stories, that the twelve-story stair tower was maintained after the demolition of the 1926-28 hospital, and the fact that the building’s inefficient and costly proportions. This stop-and-start design and construction process was normal for the Sisters. Their mission was to provide care and they built what they could when they could fund it. Their plans for Building C changed when it became evident that the 1926-1928 hospital could not be rehabilitated and again when it became clear that the 1966 hospital needed significant alterations only a decade after its completion.

In 1965 the Sisters added one major addition to Building C which more than doubled its size. The addition included enclosing the ground floor, adding a third floor, enclosing courtyards, adding an addition to the west side of the building, and building massive retaining walls around the north and west elevations. These changes altered the building’s initial “floating” feature, seen in all design sketches. This was compounded by the fact that an addition (added along the west elevation) connected the building with the retaining wall. This design decision implies that the hospital’s administrators knew that they would not be implementing the previously planned full height and decided to add the area they needed in the cheapest way possible which was on the ground and third floors. Ultimately Building

C was seen as an adaptable and malleable building form that would be altered over time as needs changed and funds were available.

Based upon this evaluation, Building C does not embody essential physical features of either the International of Contemporary architectural styles, therefore it is not eligible for historical designation under this Criteria C as a good example of either style.

Building G - Minimal Traditional Architectural Style (1935-1955)

Per the San Diego Modernism Context Statement,⁸¹

“Minimal Traditional style buildings reflect traditional architectural forms and eclectic styles, but, generally display simpler and less extensive decorative architectural detailing of the previous Revival styles. Minimal Traditional houses are usually modest in scale with one level, although there are some two-story examples. Common decorative features include smaller, simple front porches, chimneys, and low pitch, shallow eave roofs. Pre-War examples reference Moderne and older styles, and usually have a detached garage. Post-War examples often integrate the garage and reflect the emerging Contemporary trends. Though sometimes employing brick or stone materials, this was the first style to typically delete these expensive treatments from the side and rear facades, reflecting the frugal times.

This style is most prevalent in residential construction, but is also common in small scale commercial, retail, and office uses. Minimal Traditional style houses are usually clustered together, especially in 1940’s residential neighborhoods, although they can also be found separately as later infill in previously developed neighborhoods of Craftsman, Bungalow and earlier styles.”

Evaluation criteria per the Modernism Context Statement:

“Due to the intended affordability of the Minimal Traditional style as working class housing during the Depression and War years, examples of this style are relatively abundant in San Diego. Pre-WWII examples are single-lot developments in established subdivisions. Post-WWII examples can also be found in established subdivisions, but are also found in neighborhoods consisting entirely of Minimal Traditional architecture, such as Linda Vista.”

“Typically, examples of the Minimal Traditional sub-style will gain their significance in a district context, either within a largely or exclusively Minimal Traditional tract, or as representations of later development in an earlier subdivision. Although it is not anticipated that many examples of Minimal Traditional architecture will be eligible for individual listing under local designation criteria, it may be possible for some unique or distinguished examples of the style to be found significant as individual resources. Candidates for individual listing should exhibit the primary character defining features of the style, and most if not all of the secondary character defining features. They must retain a high degree of integrity, and may be associated with a significant builder or designer.”

“Minimal Traditional homes were intended to provide a flexible design which could be expanded as the needs of the family grew. While additions to Minimal Traditional homes should not preclude eligibility for listing, either individually or in a district context, the impact of additions and modifications must be

⁸¹ *Modernism*. p 56

carefully evaluated when assessing integrity and the home’s ability to convey its significance as a representative example of the sub-style. Large, highly prominent additions which detract from the “small house” feel of the style are not acceptable. In addition, significant alteration or loss of character-defining features historically present on the home may render the property ineligible for designation.”

Primary and secondary design characteristics of Minimal Traditional architecture per the City of San Diego’s *San Diego Modernism Historic Context Statement*:⁸²

| Primary Feature or Characteristic | Building D’s Expression |
|--|---|
| 1. <i>Compact size, usually single story</i> | No , building is 3 stories tall; |
| 2. <i>Low-pitch gabled or hipped roofs with shallow overhangs</i> | Yes ; |
| 3. <i>Simplified details of limited extent, reflecting traditional or modern themes</i> | Yes , mostly solid walls with punched aluminum framed windows; |
| 4. <i>Traditional building materials (wood siding, stucco, brick, and stone) emphasizing the street façade</i> | Partial , wood and stucco; not visible from the street; |

| Secondary Feature or Characteristic | Building D’s Expression |
|--|--|
| 5. <i>Simple floor plan with minimal corners</i> | Yes , building form is a long rectangle with open gable roof; |
| 6. <i>Small front porches</i> | No , exterior walkways; |
| 7. <i>Modestly sized wood framed windows, occasionally, one large picture window</i> | No , windows are all smaller and aluminum framed; |
| 8. <i>Detached or attached front-facing garages, frequently set back from the house.</i> | No , garage. |
| Total | 3 of 8 Physical Features and 1 feature partially expressed. |

Evaluation - Minimal Traditional Architectural Style

The Minimal Traditional architectural style is probably the most appropriate style in which to classify the original design, as Building G includes some of these characteristics; however, Building G is not representative of this architectural style for the following reasons:

- Building G was owner-developed as a multi-residential building on the hospital’s campus for resident doctor housing. It’s location and its development by the Sisters does not reflect pre-war frugal times, or working class ownership/occupation;
- Building G does not have a high degree of integrity;
- Its design and construction are not associated with a significant builder or designer; and
- Building G was designed and built outside this style’s period of significance by 10 years.

Based upon this analysis, Building G does not embody essential physical features of the Minimal Traditional style to be representative of this architectural style and, therefore, it is not eligible for historical designation under this Criteria as a good example of the Minimal Traditional architectural style.

⁸² *Modernism*. p 57

Building D and J: 1966, 1971, 1982, and 1986 (Building J added in 2012)

Building D is never described as embodying a specific architectural style in any of the publications that were searched. Interviews with Howard I. Shaw, Building D’s designer, emphasized the building’s technical aspects. However, an analysis of its modern style can be made as the design relates to the San Diego Modernism Context Statement. It’s 1966 design (although significantly altered, as discussed in the Alterations section of this report) embodied characteristics and features of both the International and Modern Contemporary architectural styles. Both are evaluated here.

International style characteristics as presented in building ⁸³

Primary Characteristics

| Characteristic | Building D’s Expression |
|---|--|
| 1. <i>Flat roofs (cantilevered slabs or parapets)</i> | No , 1966 phase of construction included flat and folded plate roofs. However, alterations made in 1982 removed the folded plate roof feature and added a new main entry with a signature gable glass atrium; |
| 2. <i>Lack of applied ornament</i> | Yes ; |
| 3. <i>Horizontal bands of flush windows</i> | No at 1966 phase of development, but yes at 1982 and 1986; |
| 4. <i>Asymmetrical facades</i> | No ; Building D’s asymmetrical quality is due to additions, not an initial design feature or characteristic. |

Secondary Characteristics

| Characteristic | Building D’s Expression |
|---|--|
| 5. <i>Square corners</i> | Yes ; |
| 6. <i>Common exterior materials include concrete, brick, and stucco</i> | Yes , concrete and stucco; |
| 7. <i>Steel, sash windows (typically casement)</i> | No . Combination of windows types and materials and not operable; |
| 8. <i>Corner Windows</i> | No . |
| Total | 3 of 8 Physical Features |

Evaluation of International style as applied to Building D

Building D’s original design included only three of eight primary and secondary characteristics of the International Style. However, it was not designed or constructed during the style’s period of significance, 1935-1955, and its design history includes large additions in the 1980’s which significantly altered the building’s original design along its most prominent primary elevation. Combined, these factors disqualify the building from being a representative example of the International style.

Modern Contemporary style characteristics as presented on Building D (1955-1965)⁸⁴

Primary Characteristics

| Characteristic | Building D’s Expression |
|--|---|
| 1. <i>Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs,</i> | Partially expressed. The building has a combination of roof features from flat roof with a parapet to a glass gable clerestory that was added in the 1980’s. |

⁸³ *Modernism*. p 59.

⁸⁴ *Modernism*. p 76.

| | |
|---|--|
| 2. <i>Large windows, often aluminum framed,</i> | No. Windows are large but a combination of punched and ribbon and different materials and installation details due to the different phases of construction. |
| 3. <i>Non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone and mullion-free glass,</i> | No. Materials are conventional and common for their period of significance and institutional building type. |

Secondary

| Characteristic | Building D's Expression |
|---|---|
| 4. <i>Angular massing</i> | No. It is conventionally laid out and rectangular. |
| 5. <i>Sunshades, screens or shadow block accents;</i> | Partially expressed, sunshades on 1966 phase only. |
| 6. <i>Attached garages or carports for homes;</i> | No. |
| 7. <i>Split level design, especially on sloped residential sites;</i> | No. The building does not consider that it sits on a steep slope; a flat pad was created and large retaining walls built adjacent to it. |
| 8. <i>Horizontally oriented commercial buildings;</i> | No. Building D is a high-rise and therefore, vertical in its orientation. |
| 9. <i>"Eyebrow" overhangs on commercial buildings;</i> | Yes. |
| 10. <i>Distinctive triangular, parabolic or arched forms;</i> | No. |
| 11. <i>Integrated, stylized signage on commercial buildings;</i> | No. |
| Total | 1 of 8 Physical Features and 2 features partially expressed. |

Evaluation of Modern Contemporary style as applied to Building D

Building D's initial 1966 phase of development included between one and two primary and secondary characteristics of the Modern Contemporary Style, which are not enough to classify the building as a representative example of this architectural style, however, given the style's period of significance (1955-1965) and the building's date of construction, it is the best modern architectural style to evaluate the building under. It was not recognized for its architectural design during construction or after it was built nor was it recognized through industry awards or publications other than to highlight the Sisters of Mercy expanded medical care capacity.⁸⁵

Regardless, significant alterations in 1982, 1986, and 2012 greatly modified Building D's original design along its primary elevation as well its interior functionality. This included demolition and concealment of original characteristics and features. Specifically, the building's original entry volume with folded plate roof was partially removed and the remainder buried beneath a new elevator tower with the new hospital front entry relocated closer to the street. These significant design additions dominate the now less-visible and subservient, altered initial 1966 building, disqualifying it from being representative of its initial modern architectural style.

Building D's design as originally conceived and constructed included key primary and secondary characteristics of modern architectural styles; however, no design significance was ever recognized through industry awards or publications. In addition, significant modifications altered its initial

⁸⁵ Staff. *San Diego Union*. Sights, Sites need Uplift on Fifth Ave. 6/27/1982. p.71.

architectural style from its period of significance, *Postwar Development, Suburbanization, the Automobile & Modernism (1948-1970)*. Based upon this analysis, Building D no longer embodies essential physical features of a recognized modern architectural style, therefore it cannot be eligible for historical designation under Criteria C.

Criterion C (San Diego Register) Conclusion:

Buildings C, D and G were assessed under Criterion C as defined in the Historical Resources Guidelines of the City of San Diego's Land Development Manual for their potential significance as buildings which embody the distinctive characteristics of a type, period, or method of construction, or are valuable examples of the use of indigenous materials or craftsmanship. Building C was designed and built in two phases 1961 and 1966. Its ultimate build out was never realized. Its design incorporated a few modern architectural features and characteristics popular in its day. Building D is a hospital first conceived in 1961, with significant additions completed in 1982, 1986, and 2012. Building G is a mid-1960's multi-family building representative of an architectural style built after its period of significance. Buildings C and D are no longer representative of their initial designs due to significant alterations; however, they were not good examples modern styles when they were built either. Based upon evaluation, these buildings are not representative examples of a style, type, period, or method of construction and they are not valuable examples of the use of indigenous materials or craftsmanship. These facts preclude them from being unique, notable, or unusual examples of San Diego architectural Modernism in any of the subtypes, they do not meet the criteria for significance under Criterion C: Architecture as a good example of a recognized style of architecture. Therefore, Buildings C, D and G are not eligible for historical designation under this Criteria.

Criterion D (San Diego Register) Work of a Master:

The Resource is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.⁸⁶

Building G: 1965

Research did not identify Building G's architect or builder; therefore, this aspect of historical significance does not apply to Building G and it does not meet the criteria for significance under Criterion D: Master Builder.

Buildings C and D: 1961, 1966, 1971, and 1982

Per the permit records and drawings, Frank L. Hope & Associates is the architect of record for both Buildings C and D, however they were designed by Howard I. Shaw. Shaw is credited in multiple newspaper articles with the designs of these buildings. Shaw is not an established Master Architect in San Diego, nor does he appear to have ever gained his architectural license. Regardless, this HRTR evaluates Buildings C and D for association with Master Architects Frank Hope, Sr. and Frank Hope, Jr.

Frank L. Hope, Sr.'s architecture firm operated for 65 years in San Diego. He opened the firm in 1928 and it closed in 1993. During that time, three generations of the Hope family led the firm. First Frank L. Hope, Sr. from 1928 to 1965. His son, Frank L. Hope, Jr. joined the firm in 1955 along with his brother Charles B. Hope, Sr. in 1958. Both of their sons joined the firm, Charles B. Hope, Jr. and Frank L. Hope, IV. They led it from 1985 until it closed in 1993.

⁸⁶ Guidelines, p 28.

The firm had several different names over the years, including:

- Frank L. Hope & Associates;
- Frank L. Hope & Associates, Architects and Engineers;
- Hope Architects and Engineers;
- Hope/VTN;
- Hope Consulting Group; and
- Hope Design Group.

Buildings C and D were built under the name Frank L. Hope & Associates, Architect and Engineers. For clarity and consistency, this HRTR refers to the firm as Frank L. Hope & Associates.

Per newspaper articles, permit records, and architectural drawings Frank L. Hope & Associates' work on the Mercy campus took place from approximately 1961 through 1982. During this period of time the firm's leadership transitioned from Frank L. Hope, Sr. to Frank L. Hope, Jr. Per newspaper articles, Frank L. Hope, Sr.'s last project was the Home Federal Savings and Loan Building before his official retirement in 1965.⁸⁷ The Home Federal Savings Building opened in 1963 to much fanfare. Based upon this information, the Mercy campus projects were possibly overseen by Frank L. Hope, Jr., but it is not certain. However, it is certain, per multiple references, that Shaw was the designer responsible for the Mercy campus projects while employed by the firm.

Short history of Frank L. Hope & Associates

When Frank L. Hope & Associates was chosen to design Mercy's new hospital in the late 1950s, the firm was already well-known to San Diego's Catholic Diocese. Hope had designed the Carmelite Monastery in Normal Heights (1930); Our Lady of the Sacred Heart in City Heights (1947); Sacred Heart Catholic Church in Ocean Beach (1946); the San Diego College for Women (1950); and later, the Immaculata at the University of San Diego (1964).

By the late 1950s, however, Hope Sr. was nearing the end of an illustrious 40-year architectural career in San Diego. Frank arrived in San Diego as a young boy with his family in 1913. Born in San Bernardino in 1901, Hope's father worked for the Santa Fe Railroad. While the younger Hope attended the University of California, Berkeley for architecture, he did not complete his degree. In 1925, Hope secured a position as draftsman, designer and project manager for the renowned San Diego architectural firm of Requa and Jackson.⁸⁸ Under Richard Requa's tutelage, Hope first experimented in the Spanish Colonial/Mediterranean styles for which Requa would become famous. It was during this time that Hope passed the architectural exam and secured his license.⁸⁹

Hope and his wife Marion, with whom he had three children, were married in 1925. His sons—Frank L. Hope, Jr., an architect, and Charles Hope, a structural engineer, joined their father's firm in 1953.⁹⁰

In the early years, Hope also worked for San Diego architects Lillian Rice and William Wheeler.⁹¹ He began his own firm, Frank L. Hope & Associates in 1928 with offices in the Spreckels Building in

⁸⁷ Laurence, Robert. *San Diego Union*. San Diego Put It's Faith in Hope's Architecture. 5/22/1983. P.31.

⁸⁸ <https://www.modernsandiego.com/> p 15.

⁸⁹ Ibid.

⁹⁰ Ibid.

⁹¹ City of San Diego Historical Resources Board. "Biographies of Established Masters". 2020. P. 16 – 17.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

downtown San Diego. Opening just prior to the Great Depression, the firm survived on many smaller projects, including “remodeling and renovating storefronts,” in order to stay afloat.⁹²

By the late 1930s, Hope would embrace Streamline Moderne architecture, designing both homes and buildings in the style. His early work included a Ford-Lincoln dealership (now demolished), Grossmont Union High School auditorium and gymnasium, and the remodel of the First National Trust and Savings Bank of San Diego.

Following World War II, Hope and other local firms found themselves competing with out-of-town architectural offices for business in San Diego’s booming construction industry. Hope was a great advocate for local businesses hiring local architects.

In addition to his work for the Catholic Church in San Diego, Hope was also well-known to the Scripps Institute, designing the Scripps Aquarium Museum Building (1951) and the Hydraulics Laboratory for the Institute of Oceanography in 1964. Frank L. Hope & Associates, Architects and Engineers, would go on to design other buildings for Scripps, including Scripps Memorial Hospital (1975) and the Scripps Clinic-Molecular Biology Building (1983).

It was during the design and construction of Mercy Hospital that Frank, Sr., was transitioning out of the company, leaving the day-to-day operation of the firm to his sons.

At the Hillcrest site, the Sisters of Mercy broke ground and completed the Mercy-Guadalupe Clinic before the Hospital design was complete. In designing the Hospital Tower, Mr. Shaw envisioned a streamline concrete building, with little ornamentation and constructed in stages as funds became available. The almost 4 million dollars first raised would build the first five stories of the 11-story project. Construction of the first phase was stalled, however, awaiting a federal grant. In designing the hospital’s interior, Shaw utilized cutting-edge hospital techniques. The so-called “automat” system was incorporated “to put the supplies where the patients are.” The central core would contain six elevators, each large enough to hold at least one hospital gurney. In addition, a conveyor belt system, pneumatic tubes, and a patient intercommunications system would link each of the 450 beds. The total structure contains 130,000 square feet of floor space.⁹³

Prestressed concrete was used for the Hospital⁹⁴, and concrete channels were manufactured in Mission Valley by the San Diego Prestressed Concrete Co.⁹⁵ The delay in federal funding turned out to be a godsend for the Sisters of Mercy, as it allowed them extra time to raise enough money to complete the entire tower building in one phase. Excavation for the tower began in September 1963.⁹⁶ By September 1964, the 11-story tower was ahead of schedule, and “a large share of the credit for the rapid progress belongs to fine relations between the architectural firm of Frank L. Hope & Associates, hospital officials and the construction company. The new building is structural steel with reinforced concrete floors and walls. Another factor contributing to construction progress is that there has been no breakdown in supplies.”⁹⁷ The contractor was F.E. Young Construction Company. The target date for completion, December 1965.

⁹² Ibid.

⁹³ Staff. *San Diego Evening Tribune*. “Mercy Gets Federal Grant to Start 11-Story Addition,” 8/28/1964, p B-10.

⁹⁴ Staff. *Evening Tribune*. “Prestressed Concrete Used for Hospital.” 8/28/1964.

⁹⁵ Ibid.

⁹⁶ *San Diego Independent*, “Excavation Starts on Mercy Site,” 9/26/1963.

⁹⁷ *Tribune*, “Mercy Hospital Construction in High Gear,” 9/18/1964.

The San Diego Magazine, of March 1966 notes that the Sisters of Mercy took occupancy “last Month” (February 1966). The Open House celebration was held on May 22, 1966.⁹⁸

Frank L. Hope & Associates was successful during Frank, Sr.’s leadership, but according to the LA Times, “...while Hope was among the most productive architecture companies in San Diego, many of its projects have produced bland institutional and office buildings. This was probably related to the firm’s evolution. From 1965 to 1983 the firm grew in size from 60 to 160 people. The goal of the firm during these years was growth.”⁹⁹

Hope’s last recognition from the local AIA chapter came in 1982, a special Award of Honor given for its design of SD Jack Murphy Stadium, which most experts consider to be the company’s only bona fide masterpiece,” and designed by Gary Allen.¹⁰⁰

Frank L. Hope & Associates was sensitive of the limited funds to which many of its institutional clients were restricted. When corners needed to be cut, the firm would work to redesign a project, removing ornamental details from schools, churches and hospitals, and working with streamline plans in concrete that often made his buildings appear pedestrian. Such is the case in the firm’s design of Building C and D.

Frank Hope Sr. and Frank Hope Jr. are regarded by the City of San Diego as a Master Architects. They are listed in the City of San Diego’s *Biographies of Established Masters* (2011) by virtue of the historic designation of the “Hope House,” located at 371 San Fernando Street, San Diego (Designed in a Modern Ranch style in 1947; Historical Landmark #803).¹⁰¹

Due to the firm’s large size (it was the largest in San Diego for a number of years) many of the firms’ most notable designs were credited to other designers in their employ. Mr. Shaw is credited with many of the firm’s designs. Per Hope Jr.,

“In 1934, Hope enlisted the help of designer Howard I. Shaw, who retired shortly after he designed the Union-Tribune Building, which opened in October 1973. Shaw, now ill, was “very responsible for a lot of the work we did,” said Hope. “He was a very capable designer.”

“My dad’s ability was in the organization of the office, in going out and getting business and making deals,” said Frank Jr. “Howard’s ability was more artistic. It was a good combination of talents. That’s why the firm grew and prospered.”

The team’s abilities reached their peak, he felt, in the San Diego College for Women, in the mid-1950s and the Immaculata, built in 1964, both at the University of San Diego. Hope and Shaw, said Frank Jr., were able to achieve a harmonious modern interpretation of the classic styling; “there’s a real sensitivity in those two buildings.”¹⁰²

⁹⁸ San Diego Magazine, 3/1966.

⁹⁹ 1983 article on hope....

¹⁰⁰ Los Angeles Times, 01/15/2012.

¹⁰¹ Kathy Crawford, Department of Parks & Recreation form, 1702 Camino Del Rio North, dated 12/1005.

¹⁰² Laurence, Robert. *San Diego Union*. Frank L. Hope, His Imprint On San Diego May Be Found in Architectural Creations. 5/22/1983. p.28 and 31.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

Kathryn Rhoades, daughter of Charles B. Hope, prepared the Historical Resource Research Report for HRB# 803, *Frank L. Hope, Jr., Architect*. Building D, which was known as the Mercy Hospital and Medical Center when it was built in 1966 is listed, however, Building C is not included.¹⁰³

While the design of Mercy Hospital Building did not garner design praise for the firm, it did give the Sisters of Mercy a functional building which incorporated modern hospital technology for the time, meeting the needs of a rapidly growing San Diego population. It was not considered a notable building for its architectural design by the public, the architectural community, nor the architects themselves.

In 1982, a major addition to replace the Hospital Tower's inadequate elevators broke ground, demolishing the 1966 one-story primary elevation entry, adding new administrative space on the ground floor, and creating a new monumental entry with a glass atrium. This addition was designed by Frank L. Hope & Associates, however, design credit for the addition is not known. It was likely designed by C. W. Kim, a lead designer who worked for the firm in the 1980s, who is also credited with other high-profile Hope project designs at the time.

"In the early 1980s Kim became director of design at the prestigious Hope Consulting Group [sic]. As his list of distinctive landmarks grew, so did the media attention. He was design director for the First National Bank building and the waterfront Inter-Continental Hotel. In 1983 Kim became a senior VP and a head director."¹⁰⁴

Design credit for Frank L. Hope & Associates' designs could be attributable to various designers other than Hope, Sr. or Hope, Jr. The Hopes employed a number of designers during their 65 years. Some designers eventually left to open their own firms. Known designers include: Peter T. Nicoletis, Francis X. Brennan, James E. Petteway, Howard I. Shaw, Lois Baker, Gary Allen, John Mock, C W Kim, Frederick W. Cubitt, Francis B. Peacock, Robert Jones, Frank Bortzmeyer, Richard L. Miller, and others. Unless cited in newspaper articles, design attribution for some buildings is not known. A specific news article in 1983, reviewing Frank Hope Sr.'s career, highlighted the projects that he was most proud of. Mercy Hospital, including Buildings C and D, were not included or discussed in the article.¹⁰⁵

Evaluation of Buildings C and D under Criterion D

Per the Guidelines,

"A property is not eligible under Criterion D simply because it was designed by a prominent architect, but rather must be the work of a master. Additionally, not all examples of a master's work are eligible. Criterion D requires the resource be representative of the notable work of the Master, as demonstrated in the nomination."¹⁰⁶

Per the Guidelines, association with a Master must be substantiated through one or more of the following;¹⁰⁷

| Association | Expression in Resource |
|-------------|------------------------|
|-------------|------------------------|

¹⁰³ Rhodes, Kathryn. Historical Nomination of the Hope House, Frank L. Hope, Jr., Architect. 2/10/2006. p.8-9.

¹⁰⁴ <https://goldsea.com/Personalities/Inspiring/kimcw2.html>. Web. Accessed 9/5/2020.

¹⁰⁵ San Diego Union. "Frank L. Hope; His Imprint on San Diego May Be Found in Architectural Creations". 5/22/1983. Page 31

¹⁰⁶ Guidelines. p 28-29.

¹⁰⁷ Ibid.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

| | |
|--|--|
| <p>1. Construction drawing documentation.</p> | <p><u>Building C – Not definitive</u> No. Original 1961 construction documents were not located. 1965 plans include various individuals. Architectural Plans were drawn by: F.S. and F.B. Architectural Plans were checked by: ERK, TC, EADS, and FME</p> <p>Architectural Plans were signed by: Frank L. Hope (assumed to be Hope, Jr. as Frank Hope, Sr. was retired.)</p> <p><u>Building D – No evidence</u> No. Drawings were not located.</p> |
| <p>2. Specific written accounts describing the individual's association and work on the property.</p> | <p>No. Specific written accounts attribute the design of the hospital, as well as the firm's Catholic Church related projects to Howard I. Shaw, including written accounts that quote Frank Hope Jr.</p> |
| <p>3. Archival information.</p> | <p>Unclear. Permit records show Frank L. Hope & Associates as the architect of record for both Buildings C and D, but individual credit for a person is not listed.</p> |
| <p>4. Design and quality of detailing comparable with other works by the Master, supplemented by documented information establishing the Master's association with the property, and experts on the work of this Master agreeing that the resource in question is the work of this Master.</p> | <p>No. See response #2.</p> |

Per the Guidelines, in order to be a notable example of Frank Hope Jr.'s work and establish significance, one or more of the following is required;¹⁰⁸ (This HRTR provides an evaluation under Criterion D for eligibility of significance in association with Hope Jr.)

| Significance | Original Expression |
|--|---|
| <p>1. The scope and excellence of their overall body of work, as it is understood.</p> | <p>No. Howard I. Shaw is credited with the design of Buildings C and D. Building C was not considered a notable work by the Hope family. Building D was considered a notable work of the firm by the Hope family.¹⁰⁹ However, per interviews with the Hopes, the Immaculata at USD completed contemporaneously with the Mercy projects, meets this standard: <i>"The team's abilities reached their peak, he felt in the San Diego College for Women, in the mid-1950s and the Immaculata, built in 1964 both at University of San Diego. The cathedral-like Immaculata, built under the direction of Bishop Charles F. Buddy, was a product of what Frank Jr. called an almost</i></p> |

¹⁰⁸ Guidelines. p 28-29.

¹⁰⁹ Rhodes, Katheryn. Historical Resource Research Report Hope House. 20Page 8-9.

| | |
|--|--|
| | <i>unholy alliance. They fought like..... but they did accomplish some great things.”</i> |
| 2. Quality of design and detailing excellence. | No. Neither Building C nor D were praised for their design or detail excellence. See Note under #1 above. |
| 3. The use of new or traditional materials in a new way resulting in a special or unique design expression. | No. Neither Building C or D used new or traditional materials in a new way, designs were typical for the architectural style of the day. See Note under #1 above. |
| 4. Special attention to work while under construction, basing much of the design refinements on field work and experience. | No. There is no evidence to suggest that either of the Hopes paid special attention before or during construction to either building. Howard I. Shaw’s special attention on Building D was noted but research did not find any evidence of scrutiny during the construction process. |
| 5. Publication in trade journals and/or the popular press. | No. There were popular press articles about the openings of both buildings, but the focus was on the delivery of medical care not design. |
| 6. Publication in scholarly journal articles or books. | No. Neither Building C nor D were subjects of scholarly articles. |
| 7. Being the subject of Master’s thesis or Doctoral dissertations. | No. Neither Building C nor D were subjects of doctoral dissertations. |
| 8. Acknowledgement by design peers through formal awards and citations. | No. Neither Building C nor D received any formal awards or citations from peers. |
| 9. Acknowledgement by the general public through formal awards, citations and commendations. | No. Neither Building C nor D received any general or public awards, citations, or commendations. |
| 10. Favorable reviews by professional architectural critics. | No. San Diego’s most distinguished architectural commentator between 1950-1983, ¹¹⁰ James Britton, had strong words regarding the Frank Hope and Associates designed campus. “Just in back of all that jazz is Mercy Hospital, a real eye-stopper and gag-starter, rising highly visible and risible on one of the best sites in town. The fun-house aspect of Mercy is found in three laugh-packed towers, as seen from Fifth looking north. The most eye-catching architectural joke, worthy of satirist Saul Steinberg, is a tower that contains nothing but elevators. There are elevator doors on each “floor” but they only open onto tiny balconies that go nowhere – so far as mortal eye can see.” ¹¹¹ Initially the stair tower was left standing to accommodate future anticipated additions. |

¹¹⁰ <https://www.modernsandiego.com/article/james-britton-ii-1915---1983>. Web. 9/15/2020.

¹¹¹ Britton, Richard. The San Diego Union. Sights, Sites Need Uplift On Fifth Ave. Its Dull Now. 6/27/1982. Page 17

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

The following is a list of award-winning projects associated with the office of Frank L. Hope & Associates from 1960 – 1970.¹¹²

Note: Prior to 1960, the City of San Diego had not hosted design awards since 1928. Beginning in 1960 design awards were held biannually by the San Diego AIA. Building C would have qualified for the September 1962 and 1966 AIA Awards and Building D would have qualified for the 1968 AIA Awards.

| Year | Project | Award | Notes |
|------|--|------------------------------|---|
| 1960 | Downtown Regional Center Study | AIA SD, Special Award | Only 10 firms awarded Jury cited the firm for attention to the problems of a city center ¹¹³ |
| 1962 | First Federal Savings & Loan Association, | AIA Honorable Mention | Broadway and H Street in Chula Vista |
| 1962 | John Burnham & Company offices at 6 th & Cedar Ave. | AIA Honorable Mention | |
| 1963 | 20-level Home Tower | Outstanding Air Conditioning | Biannual Award of Home Appliances Air Conditioning Division ¹¹⁴ |
| 1964 | Hydraulics Laboratory for Scripps Institution of Oceanography | Award of Merit | |
| 1965 | Camp Del Mar, Camp Pendleton | 3 rd Place Award | Raymond J. Kiehl for Industrial Buildings Category ¹¹⁵ |
| 1966 | Marine Biology Laboratory of the Bureau of Commercial Fisheries | AIA San Diego Honor Award | |
| 1968 | San Diego Stadium | AIA SD, Excellence Award | |
| 1968 | San Diego Stadium | | Lighting design by Albert K. Eriqat ¹¹⁶ |
| 1968 | Oceanside Federal Savings and Loan Association | AIA SD, Award of Merit | |
| 1969 | San Diego Stadium | AIA National Honor Awards | Design attributed to Gary Allen |
| 1972 | San Diego City College Campus library building and creative art center | AIA San Diego Citation Award | Design attributed to Frank Hope, Jr. |
| 1972 | San Diego City College Campus library building and creative art center | Masonry Awards | Hope is quoted, "Primarily the two structures are red brick school buildings in contrast to the older concrete building at City College campus, visual alliance of these new buildings is drawn from Georgian architecture, using horizontal concrete string course to indicate railings with floor slabs. The forms of the building are simple, bold rectilinear graphs. |

¹¹² Web. <https://www.dlm.com/awards.html>. Accessed April 2020.

¹¹³ Staff. San Diego Union. 10 S.D. Architectural Firms Honored for Design Work. 6/18/1960. P.16.

¹¹⁴ Staff. San Diego Union.

¹¹⁵ Staff. San Diego Union Tribune. *Construction Unit Fetes San Diegans*. 5/25/1965. p.25.

¹¹⁶ Staff. San Diego Union Tribune. *Architect and Engineer Win Lighting Design Contest*. 4/28/1968. p. H-6.

| | | | |
|------|---|---------------------------|------------------------------------|
| 1974 | Naval Underseas Research and Development Center | AIA San Diego Honor Award | Joint venture with Sander & Thomas |
|------|---|---------------------------|------------------------------------|

Each of these award-winning projects expressed a unique design with quality detailing. The designs then and now (for those that are still extant) express intentional design decision made during their conception with unique forms, plans, spatial relationships, structures, and styles that responded and integrated with their sites. To date, none of these projects have been nominated for historical significance within the City of San Diego. However, there are currently five buildings associated with Frank L. Hope & Associates that are individually designated:

1. The Edward Molloy/Frank Hope Jr. House HRB #1284 (1928);
2. The Luigi and Louise Pema/Frank Hope, Sr. House HRB #1065 (1928);
3. The Lawrence and Mary Oliver/Frank Hope, Sr. House HRB #1169 (1935);
4. The Frank L. Hope Jr. House HRB #805 (1947); and
5. The Frank and Barbara Hope, Jr. House HRB #1069 (1967).

Building C

- Building C’s design did not contribute to Frank L. Hope & Associates’ establishment as a popular commercial architectural firm. The firm was already well established in 1961;
- Building C’s design was not publicized in local print media. Notices regarding its construction and grand opening were in the local news, however the focus of the articles was in regards to the relocation of the Guadalupe Clinic.
- Building C’s design did not possess unique features or design; and
- Building C is not comparable with other Frank L. Hope & Associates designed buildings which did receive design award recognition.

Building D

- Building D’s design did not contribute to Frank L. Hope & Associates’ establishment as a popular commercial architectural firm. The firm was already well established in 1966 with 60 staff members;
- Building D’s design was not publicized in local print media. Notices regarding its construction and grand opening were in the local news, however the focus of the articles was in regards to the expansion of the hospital’s delivery of medical care;
- Building D’s design did not possess unique features and design;
- Building D is not comparable with other Frank L. Hope & Associates designed buildings which did receive design award recognition; and
- Building D has significant alterations that removed the primary elevation’s design elements.

Per the Guidelines, an association between the Hopes and Building C’s and D’s designs is not substantiated through established criteria per the Guidelines. In addition, the designs of both Building C and D are not considered notable within the body of the work of the firm, Frank L. Hope & Associates. Therefore, Buildings C and D are not representative of notable works of Master Architect Frank Hope, Sr. or Frank Hope, Jr.

Integrity under Criterion D

Per the Guidelines,

“A property important as a representative example of the work of a Master must retain most of the physical features and design quality attributable to the Master. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms

of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style and identified it as the work of a Master.”¹¹⁷

Plans for the Mercy campus were always changing, and therefore the designs of the buildings were seen as malleable. Initially, the Sisters anticipated keeping and rehabilitating the 1926-1928 hospital and building a multi-story building, perhaps as many as eight, in Building C’s location. In fact, a twelve-story staircase was built at the northeast corner of Building C, fully integrating it with the hospital. However, plans changed, and the 1926-1928 hospital was demolished. Yet, the twelve-story stair case remained in anticipation of future additions to Building C. Eventually, plans changed again, only one addition was added to Building C, and multiple construction phases were implemented at Building D.

Building C’s design was never fully realized. And its initial design was dramatically altered with two additions added to its western elevation, as well as a full third-story addition and the enclosure of the ground floor. These alterations increased the size of the building by over 200%, impacting the 1961’s design to such an extent that it no longer retains its original massing, spatial relationships, proportions, and pattern of windows and doors. Massive retaining walls, taller than the Building C, were added along the north and west elevations.

Building D’s 1966 design lost significant portions of its primary elevation during later phases of construction. The entire 1966 ground floor entry volume was demolished and a new building with greater massing and alternate spatial relationships, proportions, and pattern of windows and doors was added in 1980-1982. This major alteration became the dominant design element at the primary and side elevations from the ground up to the top of the tower, resulting in the original tower becoming the rear of the hospital. Additional alterations followed in 1985-1986 and 2010-2012. These were also located at the hospital’s primary elevation, adding to its mass and further obfuscating the original 1966 design. Cumulatively, these alterations removed the majority of the features that once characterized the hospital’s monumental style.

| Integrity under Criterion D | Evaluation |
|---|--|
| 1. Does the property retain most of the physical features and design quality attributable to the Master? | Building C: No. Building C as originally designed was significantly altered in 1965 creating a building with completely different area, height, proportions, etc. Building D: No. Per description above, this building was significantly altered by a different designer utilizing a completely different design style and permanently removing the primary elevation’s features. |
| 2. Does the property retain the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation? | Building C: Partial. Future additions were anticipated, and a 10 story stair structure was left in place for this purpose. Building D: No. Per description above under #1. |

¹¹⁷ Guidelines. p 32.

| | |
|---|--|
| <p>3. Does the property retain the majority of the features that once characterized its style?</p> | <p>Building C: No. Per description above</p> <p>Building D: No. Per description above.</p> |
| <p>4. Does the property retain the majority of the features that identified it as the work of a Master?</p> | <p>Building C: No. Building C as originally designed was significantly altered in 1965 creating a building with completely different area, height, proportions, etc.</p> <p>Building D: No. Per description above.</p> |

Based upon the fact that Buildings C and D were designed by Howard I. Shaw, and that significant alterations were made to both Buildings C and D, and the buildings failure to pass the test of *Integrity*, neither building is an important or representative example of the work of Frank Hope, Sr. or Frank Hope, Jr., therefore Buildings C and D do not meet the criteria for significance under Criterion D: Master Architect.

Builder: F E Young

Francis E. Young was born in 1896 and died in 1963 after a lengthy illness¹¹⁸. Per the City of San Diego’s Biographies of Established Masters, he is considered a Master Builder.¹¹⁹ However, his death is three years prior to the completion of Building D’s 1966 phase of construction and due to his lengthy illness, it is unlikely that he participated significantly in its construction. Therefore, Building D is not eligible under Criterion D: Master Builder.

G.L. Cory Construction

G. L. Cory, builder of Building C¹²⁰, is not considered a Master Builder in the City of San Diego. Therefore, Building C eligible under Criterion D: Master Builder.

Criterion D (San Diego Register) Conclusion:

In conclusion, Buildings C, D, and G do not merit historical designation under Criterion D for association with a Master Architect or Master Builder.

Criterion E (San Diego Register)

Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

Criterion E (San Diego Register) Conclusion:

Buildings C, D, and G are not listed on either the National Register of Historic Places or the California Register of Historical Resources, and they have not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. Therefore, Buildings C, D, and G do not qualify under HRB Criterion E (National or California Register Eligible).

¹¹⁸ Staff. *San Diego Union*. F.E. Young, S.D. Contractor, Dies. 10/23/1963. P.16.

¹¹⁹ City of San Diego Historical Resources Board. “Biographies of Established Masters”. 2020. P. 72-73.

¹²⁰ Staff. *San Diego Union*. \$1,860,697 Bid for Mercy Clinic. 3/25/1960.

Criterion F (San Diego Register)

Criterion F: Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

Criterion F (San Diego Register) Conclusion:

Buildings C, D, and G are not located within an existing historic district; therefore, they do not qualify under HRB Criterion F Historic District.

Significance Conclusion: City of San Diego Historical Designation Criteria

Three of the Campus's existing buildings that are over-45-years of age and previously not evaluated for potential historical significance (Buildings C, G, D) are not eligible for the San Diego Historical Resources Register under any of the established criteria.

4.3 Application of National Register of Historic Places Criteria

The National Historic Preservation Act of 1966 (NHPA) established the National Register of Historic Places (NRHP) as the official federal list of cultural resources that have been nominated by state offices for their historical significance at the local, state, or national level. Listing in the NRHP provides recognition that a resource is significant to the nation, the state, or the community and assumes that federal agencies consider historic values in the planning for federal and federally assisted projects. Properties listed in the NRHP, or "determined eligible" for listing, must meet certain criteria for historical significance and possess integrity of form, location, and setting. Structures and features must usually be at least 50 years old to be considered for listing in the NRHP, barring exceptional circumstances. Criteria for listing in the NRHP, which are set forth in Title 26, Part 63 of the Code of Federal Regulations (CFR), are significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, and structures; and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. Individual national criteria and their application to Buildings C, D, and G are as follows.

Criterion (A): Associated with events that have made a significant contribution to the broad patterns of our history;

Criterion (B): Associated with the lives of persons significant in our past;

Criterion (C): Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual foundation; and

Criterion (D): Has yielded or is likely to yield information important in prehistory or history.

In addition, a resource must also retain integrity. Integrity is "evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association" and it "must be judged with reference to the particular criteria under which a resource is proposed for eligibility."

Evaluation of the Property under the National Register Criteria:

Criterion A (National Register) Event:

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

To be considered for listing on the National Register under Criterion A, a resource must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends; however, must be clearly important within the associated context: settlement, in the case of the town, or development of maritime economy, in the case of a port city. Moreover, the resource must have an important association with the event or historic trends, and it must retain integrity.¹²¹

Criterion A (National Register) Conclusion:

Per the evaluation contained in this HRTR, no historical evidence was found that would support the determination that the Buildings C, D, or G were associated with events or trends that made a significant contribution to the broad patterns of the nation's history. Therefore, the buildings do not qualify as historically significant under the National Register's Criterion A.

Criterion B (National Register) Person:

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

To be considered for listing on the National Register under Criterion B, a resource must be associated with the lives of persons significant in our past. Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context.

Criterion B (National Register) Conclusion:

Per the evaluation contained in this HRTR, no historical evidence was found that would support the determination that Buildings C, D, or G were associated with the lives of persons significant in the nation's past. Therefore, the buildings do not qualify as historically significant under the National Register's Criterion B.

Criterion C (National Register) Design/Construction:

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

¹²¹ National Register Bulletin, How to Apply the National Register Criteria for Evaluation, Criterion A: Event

Embody distinctive characteristics of a type, period, or method of construction. This requirement refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. To be eligible under this portion of the criterion, a property must clearly illustrate, through “distinctive characteristics” the pattern of features common to this particular class of resources, the individuality or variation of features that occurs within this class, the evolution of that class or the transition between classes of resources. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. A building eligible under the theme of a specific architectural style must have the vertical and picturesque qualities of that style.¹²²

As previously discussed under Criterion C, Building G is an example of the New Traditional architectural design aesthetic and not an authentic representation of a recognized architectural style. Therefore, it does not embody distinctive characteristics of a recognized architectural style, specifically any classical revival style of architecture.

Type, Period or Method of Construction refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A building is eligible as a specimen of its type or period of construction if it is an important example of building practices of a particular time in history.¹²³

As previously discussed under Criterion C, Buildings C, D, and G do not serve as an important example of building practices from 1964 as its design, materials, and workmanship are not character defining features of a recognized architectural style.

Works of a Master recognizes that a Master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. A resource is not eligible as the work of a master, simply because it was designed by a prominent architect. The work of an unidentified craftsman is eligible if it rises above the level of workmanship of other properties encompassed by the historic context.¹²⁴

This aspect of Criterion C does not apply as the Building C’s and D’s architect, while Hope is considered a Master Architect in San Diego, Hope was not the designer nor architect-in-charge. Historical research determined that Shaw was the designer and architect-in-charge. Shaw is not considered a Master nor did his influence extend onto a national level

High Artistic Values may be expressed in many ways. A resource is eligible for high artistic values if it fully articulates a particular concept of design that expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.¹²⁵

Buildings C, D, and G do not articulate a particular concept of design or aesthetic ideal, therefore, High Artistic Values does not apply.

¹²² National Register Bulletin, How to Apply the National Register Criteria for Evaluation, Criterion C: Design/Construction

¹²³ Ibid.

¹²⁴ Ibid.

¹²⁵ Ibid.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

To be eligible under this Criterion, a property must clearly contain enough of the distinctive characteristics that commonly recur in individual types, periods or methods of construction and clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Buildings C, D, and G do not contain the distinctive characteristics of recognized architectural styles to qualify for listing on the National Register under Criterion C.

Criterion C (National Register) Conclusion:

Per the evaluation above, Buildings C, D, and G do not qualify as historically significant under the National Register's Criterion C.

Criterion D (National Register): Archeological information

This criterion applies to properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D (National Register) Conclusion:

Criterion D is intended to address archaeological resources and is not applicable to Buildings C, D, or G; therefore, they do not qualify under National Register's Criterion D.

National Register Conclusion:

Per the evaluation herein, Buildings C, D, and G are not eligible for inclusion on the National Register.

4.4 Application of California Register of Historic Places Criteria

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register and have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only resources which meet the criteria as set forth below may be listed in or formally determined eligible for listing in the California Register. (California Code of Regulations §4852.)

Properties that are subject to the California Environmental Quality Act (CEQA), must be evaluated for historical significance under the California Register of Historical Resources.

The criteria for evaluating the significance of historical resources requires that the resource be significant at the local, state or national level under one or more of the following four criteria.

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Criterion 2: Associated with the lives of persons important to local, California, or national history;

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value; or

Criterion 4: Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

State Register qualified resources must also retain Integrity to qualify for historical significance.

Evaluation of the Property under State Register criteria:

Criterion 1 (State Register) Association with Events:

The property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 1 (State Register) Conclusion:

No historical evidence was found that would support the determination that an event making a significant contribution to the broad patterns of California history, or the cultural heritage of California or the United States, occurred at Buildings C, D, or G. Therefore, Buildings C, D, and G are not eligible under California Register Criterion (1).

Criterion 2 (State Register) Association with Persons:

The property is associated with the lives of persons important to local, California or National History.

Criterion 2 (State Register) Conclusion:

Historical evidence was not found that would support the determination any persons associated with Buildings C, D, or G were important to local, California or National History at the level required for the California Register. Therefore, Buildings C, D, and G are not eligible under California Register Criterion (2).

Criterion 3 (State Register): Design/Construction:

The property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

Criterion 3 (State Register) Conclusion:

As previously discussed in this HRTR, Buildings C, D, and G are not representative of a recognized architectural style, they do not embody the distinctive characteristics of a type, period, region or method of construction sufficiently to qualify for the California Register of Historical Resources. Therefore, Buildings C, D, and G are not eligible under California Register Criterion (3).

Criterion 4 (State Register) Archaeology:

The property has yielded or has the potential to yield information important to the prehistory or history of the local area, California or the nation.

Criterion 4 (State Register) Conclusion:

To be designated under this criterion Buildings C, D, and G must have information to contribute to our understanding of human history and prehistory and that information must be important. Per the historical research provided within this HRTR, Buildings C, D, and G do not provide information that contributes to our understanding of human history or prehistory; therefore, Buildings C, D, and G are not eligible under California Register Criterion (4).

State Register Conclusion:

Per the evaluation herein, Buildings C, D, and G are not eligible for inclusion on the California Register.

5 Findings and Conclusion

5.1 Findings

This Report has determined that Buildings C, D, and G are not historically and/or architecturally significant under local, state, and national significance criteria. Therefore, any future project which proposes to remove Buildings C, D, or G and develop on site will not impact a historical resource.

5.2 Impacts Discussion

Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

Age

Building C was constructed in 1961. It is approximately 61 years of age.
Building D was constructed in 1966. It is approximately 56 years of age.
Building G was constructed in 1966. It is approximately 56 years of age.

Location

Buildings C, D, and G have remained in their current location since their original construction.

Context

The physical environment surrounding Buildings C, D, and G is no longer similar to that when the buildings were developed in 1961, 1966, and 1965 due to development and redevelopment of surrounding properties.

Association—Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels ever having been associated with Buildings C, D, or G.

Association—Person

Historical research failed to reveal any historically important person(s) at the local, state, or national levels ever having been associated with Buildings C, D, or G.

Uniqueness—Architecture

Buildings C, D, and G are examples of various modern architectural design aesthetics. Building C's expression of its original modern aesthetic style is not considered unique, and its particular expression contains multiple significant alterations. Building D's expression of its original modern aesthetic style is

no longer unique due to multiple significant alterations. And Building G's expression of its original modern aesthetic style was never considered unique.

Uniqueness–Use

Building C was designed and constructed as a medical clinic building. This type of use is not unique. Building D was designed and constructed as a hospital building. This type of use is not unique. Building D was designed and constructed as a multi-family housing building. This type of use is not unique.

Structural Integrity

Buildings C, D, and G appear to be structurally sound and possess a sufficient degree of structural integrity.

Application of CEQA

Public Resources Code

California Environmental Quality Act (CEQA) Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired.

According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) Is associated with the lives of persons important in our past;
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) Has yielded or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

National Register Assessment

- 1) Event Association

Buildings C, D, and G do not qualify under event association as resources which are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Historical research indicates that Buildings C, D, and G were never associated with any event or events that have made a significant contribution to California's history and cultural heritage.

2) Individual Association:

Buildings C, D, and G do not qualify under individual association as resources which are associated with the lives of persons important in our past. Historical research indicates that Buildings C, D, and G were never associated with any important or significant individuals.

3) Design/Construction:

Buildings C, D, and G do not embody the distinctive characteristics of a type, period, or method of construction. Buildings C, D, and G do not represent works of important creative individuals or possess high artistic values.

4) Information Potential:

Buildings C, D, and G do not qualify under information potential as resources which have yielded, or may likely yield, information important in prehistory or history.

As resources which are not historically or architecturally significant, the Buildings C, D, and G are not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

CEQA Guidelines

CEQA Impacts

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

Buildings C, D, and G have been determined not to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Buildings C, D, and G, therefore, do not qualify as historical resources under CEQA Guidelines §15064.5(a)(3).

The present study has determined that Buildings C, D, and G are not historically significant under local, state, and national significance criteria. Therefore, any future project which proposes to remove Buildings C, D, and G and develop on site, will not cause a substantial adverse change in the significance of an historical resource or have a significant effect on the environment.

Mitigation Measures

Since any future, development project will not cause a substantial adverse change in the significance of a historical resource, no mitigation is required.

5.3 Conclusions

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

This Historical Resources Technical Report for Buildings C, D, and G, located at 4077, 4099, and 4123 Fifth Avenue, a three-story clinic, a twelve-story hospital, and a three-story multi-family building, in the Uptown Community Planning Area of the City of San Diego, contains the determination for Buildings C's, D's, and G's overall historical and architectural significance.

This HRTR finds that Buildings C, D, and G are not eligible for local designation under any local Criteria due to significant alterations.

This HRTR finds that Buildings C, D, and G do not meet the criteria for significance under National Register of Historic Places or California Register of Historical Resources.

6 Bibliography

- Bellandi, D., Los Angeles Times, Mercy Hospital, a Century of Service to Poor. Care: A hundred years after its beginning, one of San Diego's best-known hospitals still lives up to the beliefs of its founders. 7.6.1990. Web.
- Bevil, A.D., Historical Assessment of the Mercy Convent Building, 4077 Fifth Avenue, San Diego, CA 92103, June 22, 1999.
- California Lot Book, Inc., Chain of Title for 4077 Fifth Avenue, San Diego, July 2019.
- California Room, San Diego Public Library.
- California Department of Parks and Recreation, Office of Historic Preservation, *California Historic Resources Inventory Survey Workbook*, Third Revision, August 1986.
- City News Service, San Diego's Mercy Hospital Celebrates 125th Anniversary, July 2015.
- City of San Diego, California Historical Resources Inventory Database, Web. 2019, 2020.
- City of San Diego, *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009.
- City of San Diego, Historical Site Board Report, Historical Site Board Agenda of July 22, 1999, Action Item #8 – The Mercy Hospital Complex, July 8, 1999.
- City of San Diego, Historical Resources Board, *Historical Resource Research Report Guidelines and Requirements*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1, Updated February 9, 2009.
- City of San Diego, Historical Resources Board, Historical Resources Board Agenda of March 22, 2007, item #5 – St. Joseph's Hospital Annex/Furniture Store, March 9, 2007.
- City of San Diego, Land Development Code, *Historical Resources Guidelines*, Adopted September 28, 1999, Amended June 6, 2000 & April 30, 2001.
- City of San Diego, Planning Department, Uptown Historic Context and Oral History Report, Historic Overview of the City of San Diego, 2004.

Historical Resource Technical Report for: The Scripps Mercy Hospital and Medical Center
4077, 4099, and 4123 Fifth Avenue; San Diego, California 92103

City of San Diego, *San Diego Modernism Historic Context Statement*, 2007.

City of San Diego, *Biographies of Established Masters*, 2011.

City of San Diego, *Sewer and Water Connection Records*.

City of San Diego, *Uptown Community Plan* 2016.

City of San Diego *City Directories, 1913-2017*

<https://goldsea.com/Personalities/Inspiring/kimcw2.html>. Web. Accessed September 9, 2020.

Lia, M.B., and Crawford, K., M.A., *Historical Assessment of the Building Located at 801-903 University Avenue, San Diego, California 92103*, November 2006.

Lia, M.B., and Crawford, K., M.A., *Addendum to the Historical Assessment of the Building Located at 801-903 University Avenue, San Diego, California 92103*, March 2007.

McAlester, Virginia Savage, *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, New York, Alfred A. Knopf. November, 2015.

www.modernsandiego.com

Pekarek, Camille. *Report to the Historical Resources Board, Item #5 – Arts & Crafts Press Building*. August 8, 2016.

San Diego Architectural Foundation, *Modernist Architecture in San Diego, California*.

San Diego County Assessors' Office, *Residential Building Record*. APN 532-311-11-00.

Sanborn Fire Insurance Maps.

San Diego Historical Center Research and Photographic Archives.

San Diego Union Tribune newspaper Archives.

Scripps Mercy Hospital Archives

Schwab, Dave, *Critical Care: As Scripps Mercy Hospital Celebrates 120 years, its connection to patients remains vital*, *San Diego Uptown News*, June 2010.

Scripps Program Cuts ER Waiting Times, web. <https://www.scripps.org> , January 2011.

Rhodes, Katheryn. *Historical Nomination of the Hope House, Frank L. Hope, Jr., Architect*. February 10, 2006.

7 Appendices

[Appendix A: Building Development Information](#)

San Diego County Assessor's Office Residential Building Records
Notice of Completion – none on record
Water and Sewer Connection Record – none on record
Building/Construction Permits
County Lot Block Book Page

[Appendix B: Ownership and Occupant Information](#)

Chain of Title
City Directory Listings of Occupants
Deed from date of Construction

[Appendix C: Maps](#)

City of San Diego 800:1 Scale Engineering Map
United States Geological Survey Map (U.S.G.S. La Jolla Quadrangle)
Original Subdivision Map
Sanborn Fire Insurance maps

[Appendix D: DPR Forms](#)

Building C
Building D
Building G

[Appendix E: Preparer's Qualifications](#)

Jennifer Ayala, RA, LEED AP
Dolores Mellon, MA

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 1 of 123

APPENDIX A

Building Development Information

A.1 San Diego County Assessor's Building Record

A.2 Notice of Completion

A.3 Water/Sewer Connection Records

A.4 Building Construction Permits

A.65 County Lot and Block Book Page

A.6 Previous Survey Form

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 3 of 123

A.2 Notice of Completion

842

RECORDING REQUESTED BY
FRANK L. HOPE & ASSOCIATES
ARCHITECTS & ENGINEERS

WHEN RECORDED MAIL TO
Frank L. Hope & Associates
1475 Sixth Avenue
San Diego 1, California

FILE/PAGE NO. 177954
RECORDED REQUEST OF
F. L. Hope & Associates
OCT 13 10 43 AM '61
SERIES 2 BOOK 1961
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. B. GRAY, RECORDER 2.80

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Notice of Completion

Notice pursuant to Section 1188.1, Code of Civil Procedure, must be filed within 10 days after completion. See reverse side for complete requirements.

NOTICE is hereby given that:

- The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is Mercy Hospital, San Diego
- The FULL ADDRESS of the undersigned is Hillcrest Drive,
San Diego, California
- The NATURE OF THE TITLE of the undersigned is: In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lease.")

- The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

| NAMES | ADDRESSES |
|-------|-----------|
| | |

- A work of improvement on the property hereinafter described was COMPLETED on October 6, 1961
- The NAME OF THE CONTRACTOR, if any, for such work of improvement was G. L. Cory, Inc.
(If no contractor for work of improvement as a whole, insert "none".)
- The property on which said work of improvement was completed is in the city of San Diego county of San Diego, State of California, and is described as follows:
Lots A, 2 and 15 of Fleischer's Addition according to Map thereof No. 811.
Lots A, B, C, D, E, 5 and 6 in Block 1 and all of Block 2 in Hillcrest
Addition according to amended map thereof No. 1069. Lot 1 of Hurd
Addition according to Map thereof (Formerly Lots 7 and 8 and a portion
of Lot 17 in Block 1, Hillcrest Addition and a portion of Lot 1,
Da Fleischer's Addition) Lots 3 to 24 inclusive in Block 3 of Fifth Street
STA Addition according to Map No. 577.
County of

The undersigned, being duly sworn, says: That s~~e~~he is the ~~owner~~ owner of the aforesaid interest or estate in the property described in the foregoing notice; that s~~e~~he has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me
on October 11, 1961

(Seal)
Notary Public in and for said County and State.

Verification for corporate owner:
STATE OF CALIFORNIA,
County of San Diego } ss.
Sister M. Eucharia
being duly sworn, says:
That she is the Vice-President and Administrator of Mercy Hospital, San Diego
Mercy Hospital, San Diego
Signature of owner named in paragraph 2
Sister M. Eucharia
Vice-President and Administrator

the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described, that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me
On 11th day of October,
1961

(Seal)
Notary Public in and for said County and State.
My Commission Expires May 11, 1962

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 4 of 123

A.2 Notice of Completion

| <p style="text-align: center;">RECORDING REQUESTED BY</p> <p style="text-align: center;">Frank L. Hope & Associates</p> <p style="text-align: center;">AND WHEN RECORDED MAIL TO</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Frank L. Hope & Associates 1475 Sixth Avenue San Diego, California 92101</p> </div> | <p style="text-align: right;">FILE/PAGE NO. <u>200601-4</u></p> <p style="text-align: center;">RECORDED REQUEST OF <i>Mercy Hospital</i></p> <p style="text-align: center;">Nov 7 3 59 PM '63</p> <p style="text-align: right; font-size: small;">SENIE'S 4 BOOK 1963 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. A. S. GRAY, RECORDER \$2.00</p> | | | | |
|--|--|-------|-----------|--|--|
| <p>SPACE ABOVE THIS LINE FOR RECORDERS USE</p> | | | | | |
| <h3 style="margin: 0;">NOTICE OF COMPLETION</h3> <p style="font-size: small; margin: 0;">Notice pursuant to Section 1198.1, Code of Civil Procedure, must be filed within 10 days after completion. See reverse side for complete requirements.</p> | | | | | |
| <p>NOTICE is hereby given that:</p> <ol style="list-style-type: none"> 1. The undersigned is OWNER of the interest or estate stated below in the property hereinafter described. 2. The FULL NAME of the undersigned is <u>Mercy Hospital San Diego</u> 3. The FULL ADDRESS of the undersigned is <u>Hillcrest Drive, San Diego, California</u> 4. The NATURE OF THE TITLE of the undersigned is: In fee. | | | | | |
| <p>(If other than fee, strike "In fee" and insert, for example, "purchase under contract of purchase," or "lease".)</p> <p>5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; font-size: x-small;">NAMES</th> <th style="text-align: left; font-size: x-small;">ADDRESSES</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | | NAMES | ADDRESSES | | |
| NAMES | ADDRESSES | | | | |
| | | | | | |
| <p>6. A work of improvement on the property hereinafter described was COMPLETED on <u>Nov. 4, 1963</u></p> <p>7. The NAME OF THE CONTRACTOR, if any, for such work of improvement was <u>John Woolman Enterprises - A&E Job #63-70</u></p> <p style="font-size: x-small;">(If no contractor for work of improvement as a whole, insert "none".)</p> | | | | | |
| <p>8. The property on which said work of improvement was completed is in the city of <u>San Diego</u> county of <u>San Diego</u> State of California, and is described as follows: <u>Block 3 of amended plat of Hillcrest Map #1069 and a portion of the alley in Block 3 Map 1069, City of San Diego County of San Diego, State of California</u></p> | | | | | |
| <p>9. The street address of said property is <u>none</u></p> <p style="font-size: x-small;">(If no street address has been officially assigned, insert "none".)</p> | | | | | |
| <p>Dated: <u>November 6, 1963</u> STATE OF CALIFORNIA, County of <u>San Diego</u> } at <u>MERCY HOSPITAL, SAN DIEGO</u> The undersigned, being duly sworn, says: That <u>Sister M. Eucharis</u> is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that <u>Sister M. Eucharis</u> has read the same, and knows the contents thereof, and that the facts stated therein are true.</p> <p>SUBSCRIBED AND SWORN TO before me <u>November 6, 1963</u> Signature of owner named in paragraph 1: <u>Sister M. Eucharis</u> Sister M. Eucharis</p> | | | | | |
| <p>(Seal) <u>Wilma C. Mulvihill</u> WILMA C. MULVIHILL Notary Public in and for said State.</p> <p>Verification for corporate owner: STATE OF CALIFORNIA, County of <u>San Diego</u> } ss. <u>Sister M. Eucharis</u> being duly sworn, says: That he is the <u>Vice-President & Administrator of Mercy Hospital</u>, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.</p> <p>SUBSCRIBED AND SWORN TO before me <u>November 6, 1963</u> Signature of Notary Public: <u>Wilma C. Mulvihill</u> (Seal) <u>Wilma C. Mulvihill</u> Notary Public in and for said State.</p> | | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 5 of 123

A.2 Notice of Completion

| <p>RECORDING REQUESTED BY Frank L. Hope & Associates</p> <p>AND WHEN RECORDED MAIL TO</p> <p>Frank L. Hope & Associates Architects and Engineers 1475 Sixth Avenue San Diego 1, California</p> | <p style="text-align: right;">229057</p> <p>FILE/PAGE NO. 229057 RECORDS</p> <p>DEC 24 1 20 PM '63</p> <p>SERIES 1114-1963 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. A. E. CHAFFIN, CLERK \$2.80</p> | | | | |
|---|--|-------|-----------|--|--|
| SPACE ABOVE THIS LINE FOR RECORDER'S USE | | | | | |
| NOTICE OF COMPLETION | | | | | |
| <p>Notice pursuant to Section 11961, Code of Civil Procedure, must be filed within 10 days after completion. See reverse side for complete requirements.</p> | | | | | |
| <p>NOTICE is hereby given that:</p> <ol style="list-style-type: none"> The undersigned is OWNER of the interest or estate stated below in the property hereinafter described The FULL NAME of the undersigned is <u>Mercy Hospital, San Diego</u> The FULL ADDRESS of the undersigned is <u>Hillcrest Drive, San Diego, California</u> The NATURE OF THE TITLE of the undersigned is: <u>In fee.</u> The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are: <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">NAMES</th> <th style="text-align: left; border-bottom: 1px solid black;">ADDRESSES</th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="border-bottom: 1px solid black;"> </td> </tr> </tbody> </table> A work of improvement on the property hereinafter described was COMPLETED on <u>Dec 15, 1963</u> The NAME OF THE CONTRACTOR, if any, for such work of improvement was <u>R. E. Hazard Contracting Co. ; Work of Improvement: Site Preparation 6/74</u> (If no contractor for work of improvement as a whole, insert "none".) The property on which said work of improvement was completed is in the city of <u>San Diego</u>, county of <u>San Diego</u>, State of California, and is described as follows: <u>See Legal Description Attached</u> The street address of said property is _____ (If no street address has been officially assigned, insert "none".) Signature of owner stated in paragraph 1: <u>Sister M. Eucharis</u> Sister M. Eucharis <p>Dated: <u>December 18, 1963</u> STATE OF CALIFORNIA, County of <u>San Diego</u></p> <p>The undersigned, being duly sworn, says: That _____ be is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that _____ he has read the same, and knows the contents thereof, and that the facts stated therein are true.</p> <p>SUBSCRIBED AND SWORN TO before me on <u>December 18, 1963</u> at _____ (Seal) <u>Wilma C. Mulvihill</u> WILMA C. MULVIHILL Notary Public in and for said State.</p> <p>Verification for corporate owner: STATE OF CALIFORNIA, County of <u>San Diego</u> } ss. <u>Sister M. Eucharis</u> being duly sworn, says: That he is the <u>Vice-President & Administrator</u> <u>Mercy Hospital</u> the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.</p> <p>SUBSCRIBED AND SWORN TO before me On <u>December 18, 1963</u> (Seal) <u>Wilma C. Mulvihill</u> WILMA C. MULVIHILL My Commission Expires Oct. 17, 1964</p> <p style="text-align: right;">NAME TYPED OR PRINTED: Notary Public in and for said State</p> | | NAMES | ADDRESSES | | |
| NAMES | ADDRESSES | | | | |
| | | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 6 of 123

A.2 Notice of Completion

900

RECORDING REQUESTED BY
FRANK L. HOPE & ASSOCIATES
WHEN RECORDED MAIL TO

FILE/PAGE NO. **24445**
RECORDED REQUEST OF
Frank L. Hope
FEB 10 1 40 PM '66
SERIES T BOOK 1866
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER
\$2.80

Name: **Frank L. Hope & Associates**
Address: **Architects and Engineers
1475 Sixth Avenue
San Diego, California 92101**

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

NOTICE OF COMPLETION

Notice pursuant to Section 1105.1, Code of Civil Procedure, must be filed within 10 days after completion.
See reverse side for complete requirements.

NOTICE is hereby given that:

- The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is Mercy Hospital, San Diego
- The FULL ADDRESS of the undersigned is 4099 Hillcrest Drive
San Diego, California 92103
- The NATURE OF THE TITLE of the undersigned is: In fee.

If other than fee, set forth "in fee" and insert, for example, "purchase under contract of purchase" or "lease".

- The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

| NAME | ADDRESS |
|------|---------|
| | |

- A work of improvement on the property hereinafter described was COMPLETED on Feb. 8, 1966
- The NAME OF THE CONTRACTOR, if any, for such work of improvement was R. A. Weeks Construction Company
(If no contractor for work of improvement as a whole, insert "none")
- The property on which said work of improvement was completed is in the city of San Diego
County of San Diego State of California
and is described as follows: See attachment.
- The street address of said property is 4123 Fifth Avenue
(If no street address has been officially assigned, insert "none")

Dated: February 9, 1966
STATE OF CALIFORNIA,
County of San Diego } ss.
Signature of owner named in paragraph 2: *Lester M. Thanda*

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.
SUBSCRIBED AND SWORN TO before me

February 9, 1966
Signature of Notary Public: *Wilma C. Mulvihill*
Notary Public in and for said State.

Notary Public in and for said State.
Notarization for corporate owner:

STATE OF CALIFORNIA,
County of San Diego } ss.
Sister D. Florida
being duly sworn, says:
That he is the President of Mercy Hospital
the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.
SUBSCRIBED AND SWORN TO before me
(Seal) *Wilma C. Mulvihill*
WILMA C. MULVIHILL
Notary Public in and for said State.

On February 9, 1966

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 8 of 123

A.2 Notice of Completion

111925

RECORDING REQUESTED BY
Frank L. Hope & Associates
AND WHEN RECORDED MAIL TO

FILE/PAGE NO.
RECORDED REQUEST OF
Owner
JUL 8 2 34 PM '66 1222

NAME
Street Address
City & State
92101

Frank L. Hope & Assoc.
1475 Sixth Avenue
San Diego, California
92101

SERIES T BOOK 1966
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER
\$2.80

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

NOTICE OF COMPLETION

Notice pursuant to Section 1193.1, Code of Civil Procedure, must be filed within 10 days after completion.
See reverse side for complete requirements.

NOTICE is hereby given that:

- The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is Mercy Hospital, San Diego
- The FULL ADDRESS of the undersigned is 4099 Hillcrest Drive
San Diego, California 92103
- The NATURE OF THE TITLE of the undersigned is: In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee".)

- The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

| | |
|-------|-----------|
| NAMES | ADDRESSES |
| | |

- A work of improvement on the property hereinafter described was COMPLETED on 8 July 1966
- The NAME OF THE CONTRACTOR, if any, for such work of improvement was
F. E. Young Construction Co. A/E No. 63-19
(If no contractor for work of improvement as a whole, insert "none".)
- The property on which said work of improvement was completed is in the city of San Diego
County of San Diego State of California,
and is described as follows: See Attachment
- The street address of said property is 4099 Hillcrest Drive
(If no street address has been officially assigned, insert "none".)

Dated: _____
STATE OF CALIFORNIA, }
County of _____ } ss. Lester M. Gambian
Signature of owner named in paragraph 2

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me
On _____
(Seal) _____
Signature of owner named in paragraph 2

NAME (TYPED OR PRINTED)
Notary Public in and for said State.
Verification for corporate owner:
STATE OF CALIFORNIA, }
County of San Diego } ss.
Lester M. Gambian
being duly sworn, says:
That he is the Vice President of Mercy Hospital
the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf said corporation; that he has read said notice and knows the contents thereof, and that the facts then stated are true.

SUBSCRIBED AND SWORN TO before me
On July 8, 1966
(Seal) Wilma C. Mulvihill
WILMA C. MULVIHILL
My Commission Expires January 1968
Notary Public in and for said State.

JUL 8 - 1966
No 111925

NOTICE OF COMPLETION-Walcoffe Form 1114-REV. 8-52

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 9 of 123

A.2 Notice of Completion

| <p style="text-align: center;">RECORDING REQUESTED BY Frank L. Hope & Associates AND WHEN RECORDED MAIL TO</p> | <p style="text-align: right;">FILE/PAGE NO. 111926 RECORDED REQUEST OF <u>Owner</u> JUL 8 2 34 PM '66 SERIES T BOOK 1966 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. A. S. GRAY, RECORDER \$2.80</p> | | | | |
|--|---|-------|-----------|--|--|
| <p>Name: Frank L. Hope & Assoc. Street Address: 1475 Sixth Avenue City & State: San Diego, California 92101</p> | <p>(SPACE ABOVE THIS LINE FOR RECORDER'S USE)</p> | | | | |
| <p>NOTICE OF COMPLETION</p> <p>Notice pursuant to Section 1193.1, Code of Civil Procedure, must be filed within 10 days after completion. See reverse side for complete requirements.</p> <p>NOTICE is hereby given that:</p> | | | | | |
| <p>1. The undersigned is OWNER of the interest or estate stated below in the property hereinafter described. 2. The FULL NAME of the undersigned is <u>Mercy Hospital, San Diego</u> 3. The FULL ADDRESS of the undersigned is <u>4099 Hillcrest Drive</u> <u>San Diego, California 92103</u> 4. The NATURE OF THE TITLE of the undersigned is: <u>In fee.</u></p> | | | | | |
| <p>(If other than fee, strike "In fee" and insert for example, "purchaser under contract of purchase," or "lessee"). 5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">NAMES</th> <th style="text-align: left; border-bottom: 1px solid black;">ADDRESSES</th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="border-bottom: 1px solid black;"> </td> </tr> </tbody> </table> | | NAMES | ADDRESSES | | |
| NAMES | ADDRESSES | | | | |
| | | | | | |
| <p>6. A work of improvement on the property hereinafter described was COMPLETED on <u>8 July 1966</u> 7. The NAME OF THE CONTRACTOR, if any, for such work of improvement was <u>F. E. Young Construction Co. A/E No. 61-82</u> (If no contractor for work of improvement as a whole, insert "none") 8. The property on which said work of improvement was completed is in the city of <u>San Diego</u> <u>San Diego</u>, County of <u>San Diego</u>, State of California, and is described as follows: <u>See Attachment</u></p> | | | | | |
| <p>9. The street address of said property is <u>4099 Hillcrest Drive</u> (If no street address has been officially assigned, insert "none") Signature of owner named in paragraph 2: <u>Leticia M. Emilia</u></p> | | | | | |
| <p>Dated: _____ STATE OF CALIFORNIA, } ss. County of _____</p> <p>The undersigned, being duly sworn, says: That <u>he</u> is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that <u>he</u> has read the same, and knows the contents thereof, and that the facts stated therein are true.</p> <p>SUBSCRIBED AND SWORN TO before me</p> <p>on _____ (Seal) _____</p> <p>NAME (TYPED OR PRINTED) Notary Public in and for said State.</p> <p>Verification for corporate owner:</p> <p>STATE OF CALIFORNIA, } ss. County of <u>San Diego</u> <u>Leticia M. Emilia</u> being duly sworn, says: That he is the <u>Vice President</u> of <u>Mercy Hospital</u> _____, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.</p> <p>SUBSCRIBED AND SWORN TO before me</p> <p>On <u>July 8, 1966</u></p> <p style="text-align: right;">(Seal) <u>Wilma C. Mulvihill</u> WILMA C. MULVIHILL My Commission Expires: _____ Notary Public in and for said State</p> | | | | | |
| <p style="text-align: right;">N^o 111926 JUL 8 - 1966</p> | | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 10 of 123

A.2 Notice of Completion

1120

RECORDING REQUESTED BY
FRANK L. HOPE & ASSOCIATES
 AND WHEN RECORDED MAIL TO

FILE/PAGE NO **99685**
 RECORDED REQUEST OF
F. L. Hope & Assoc.
JUN 16 4 48 PM '66
 SERIES 7 BOOK 1966
 OFFICIAL RECORDS
 SAN DIEGO COUNTY, CALIF.
 A. S. GRAY, RECORDER
\$2.80

Name **Frank L. Hope & Associates**
 Street **Architects and Engineers**
 Address **1475 Sixth Avenue**
 City & State **San Diego, California 92101**

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

NOTICE OF COMPLETION

Notice pursuant to Section 1198.1, Code of Civil Procedure, must be filed within 10 days after completion.
 See reverse side for complete requirements.

NOTICE is hereby given that:

- The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is Mercy Hospital, San Diego
- The FULL ADDRESS of the undersigned is 4099 Hillcrest Drive
San Diego, California 92103
- The NATURE OF THE TITLE of the undersigned is: In fee.

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:
 NAMES _____
 ADDRESSES _____

6. A work of improvement on the property hereinafter described was COMPLETED on July 14, 1966.

7. The NAME OF THE CONTRACTOR, if any, for such work of improvement was Broadway Linoleum and Carpet Co., Work of Improvement #A&E 65-57
 (If no contract for work of improvement as a whole, insert "none".)

8. The property on which said work of improvement was completed is in the city of San Diego, County of San Diego, State of California, and is described as follows: See attachment


PARCEL 1
 Lots 2 and 15 of Fletcher's addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 99F, filed in the Office of the County Recorder of San Diego County, February 4, 1896.

PARCEL 2
 Lots 1 through 24 incl. in Block 3 of Fifth St. addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 577, filed in the Office of the County Recorder of San Diego County, January 10, 1889; also, all that portion of Sixth Avenue, formerly Sixth Street lying in the Northeast quarter of Pueblo Lot "C" and Pueblo Lot 1117, of the Pueblo Lands of San Diego adjoining said Lots 13 through 24 incl. on the East, as closed to public use by resolutions of the City Council of the City of San Diego No. 16035 and No. 43632 adopted Dec. 29, 1931 and Nov. 21, 1927.

PARCEL 3
 Lots 1, 2 and 3 of Mercy subdivision, in the City of San Diego, County of San Diego, State of California according to Map No. 5252, filed in the Office of the County Recorder of San Diego County, Sept. 4, 1964.

That he is the President of Mercy Hospital, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me
 On June 15, 1966


 (Seal)
Wilma C. Mulvihill
 WILMA C. MULVIHILL
 Notary Public in and for said State.

8-PC type or larger

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 11 of 123

A.2 Notice of Completion

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Frank L. Hope & Associates
 Street Address: Architects and Engineers
 City & State: 1475 Sixth Avenue
 San Diego, California 92101

680 FILE/PAGE NO. 152038
 RECORDED REQUEST OF
Frank L. Hope & Associates
 SEP 20 9 02 AM '66
 SERIES T BOOK 1966
 OFFICIAL RECORDS
 SAN DIEGO COUNTY, CALIF.
 A. S. GRAY, RECORDER
 \$2.80

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

NOTICE OF COMPLETION

Notice pursuant to Section 1198.1, Code of Civil Procedure, must be filed within 10 days after completion.
 See reverse side for complete requirements.

NOTICE is hereby given that:

- The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is Mercy Hospital, San Diego
- The FULL ADDRESS of the undersigned is 4099 Hillcrest Drive
San Diego, California 92103
- The NATURE OF THE TITLE of the undersigned is: In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee".)

- The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:
 NAMES _____ ADDRESSES _____

- A work of improvement on the property hereinafter described was COMPLETED on Sept. 15, 1966
- The NAME OF THE CONTRACTOR, if any, for such work of improvement was _____
- Daniel Larsen 3491 Kurtz St., San Diego, 92110 - Psychiatric Unit A&E Job #6-112

(If no contractor for work of improvement as a whole, insert "none".)

- The property on which said work of improvement was completed is in the city of San Diego
 County of San Diego State of California,
 and is described as follows: See Attachment

PARCEL 1
 Lots 2 and 15 of Fletchers addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 811, filed in the Office of the County Recorder of San Diego County, February 4, 1896.

PARCEL 2
 Lots 1 through 24 incl. in Block 3 of Fifth St. addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 577 filed in the Office of the County Recorder of San Diego County, January 10, 1889 - also, all that portion of Sixth Avenue formerly Sixth Street lying in the Northeast quarter of Pueblo Lot "C" and Pueblo Lot 1117, of the Pueblo Lands of San Diego adjoining said Lots 13 through 24 incl. on the East, as closed to public use by resolutions of the City Council of the City of San Diego No. 16035 and No. 43632 adopted Dec. 29, 1931 and Nov. 21, 1927.

PARCEL 3
 Lots 1, 2 and 3 of Mercy subdivision, in the City of San Diego, County of San Diego, State of California according to Map No. 5252, filed in the Office of the County Recorder of San Diego County, Sept. 4, 1964.

...stated interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me
 On September 19, 1966

(Seal) *Wilma C. Mulvihill*
 WILMA C. MULVIHILL
 My Commission Expires Oct. 17, 1968
 NAME (TYPED OR PRINTED)
 Notary Public in and for said State

No 152038

8 pt. type or larger

NOTICE OF COMPLETION-WOLCOTT Form 1114-REV. 6-62

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 12 of 123

A.2 Notice of Completion

1114

| | |
|--|---|
| <p style="text-align: center;">RECORDING REQUESTED BY</p> <p style="text-align: center;">AND WHEN RECORDS MAIL TO</p> <p> <input type="checkbox"/> Frank L. Hope & Associates Architects and Engineers 1475 Sixth Avenue San Diego, California 92101 </p> | <p>FILE/PAGE NO. 202268</p> <p>RECORDED REQUEST OF</p> <p><i>F. L. Hope & Co.</i></p> <p>DEC 30 11 13 AM '66</p> <p>SERIES 7 BOOK 1968 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. A. S. GRAY, RECORDER</p> <p style="text-align: right;">\$2.80</p> |
|--|---|

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

NOTICE OF COMPLETION

Notice pursuant to Section 1193.1, Code of Civil Procedure, must be filed within 10 days after completion.
See reverse side for complete requirements.

NOTICE is hereby given that:

- The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is Mercy Hospital, San Diego
- The FULL ADDRESS of the undersigned is 4077 Fifth Avenue
San Diego, California 92103
- The NATURE OF THE TITLE of the undersigned is: In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee").

- The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

| NAMES | ADDRESSES |
|-------|-----------|
| | |

- A work of improvement on the property hereinafter described was COMPLETED on Dec. 23, 1966
- The NAME OF THE CONTRACTOR, if any, for such work of improvement was Broadway Linoleum & Carpet Co., Work of Improvement #A&E 65-57, Psychiatric
(If no contractor for work of improvement as a whole, insert "none") Unit
- The property on which said work of improvement was completed is in the city of San Diego
County of San Diego State of California,
and is described as follows: See attachment
- The street address of said property is 4077 Fifth Avenue, San Diego, California 92103
(If no street address has been officially assigned, insert "none")

Dated: _____
STATE OF CALIFORNIA, }
County of _____ } ss.

The undersigned, being duly sworn, says: That _____ he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that _____ he has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me

on _____
(Seal) _____

NAME (TYPED OR PRINTED):
Notary Public in and for said State.

Verification for corporate owner:

STATE OF CALIFORNIA, }
County of San Diego } ss.

Sister M. Emilian
being duly sworn, says:
That she is the Vice-President of Mercy Hospital

_____ the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me

On December 29, 1966 (Seal): Wilma C. Mulvihill
WILMA C. MULVIHILL
Notary Public in and for said State.

No. 202268

NOTICE OF COMPLETION—WALCOTT Form 1114—REV. 8-65 8 pt. type

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 13 of 123

A.2 Notice of Completion

910

CITY OF SAN DIEGO

**NOTICE OF COMPLETION
AND ACCEPTANCE**

1. DEPARTMENT RECOMMENDING ACCEPTANCE
City Engineering

2. NAME OF CONTRACTOR
**Mercy Hospital
4099 Hillcrest Drive, San Diego**

3. NAME OF THE CONTRACTOR'S SURETY
Bank of America

INSTRUCTIONS:

- ITEMS 1 THROUGH 18 TO BE COMPLETED IN QUADRUPLICATE BY THE DEPARTMENT RECOMMENDING ACCEPTANCE OF A WORK OF IMPROVEMENT.
- A LOCATION MAP IS TO BE ATTACHED TO THIS FORM BY THE RECOMMENDING DEPARTMENT.
- ALL FOUR COPIES AND ATTACHED MAP TO BE ROUTED TO THE CITY MANAGER'S OFFICE FOR FINAL APPROVAL.
- APPROVED COPIES TO BE TRANSMITTED TO THE CITY CLERK FOR FINAL DISTRIBUTION AS FOLLOWS: ONE COPY TO BE PLACED ON RECORD WITH COUNTY RECORDER AS "NOTICE OF COMPLETION AND ACCEPTANCE", ONE COPY TO THE AUDITOR AND COMPTROLLER, ONE COPY TO THE CONTRACTOR, AND ONE COPY TO THE PURCHASING AGENT.

4. DESCRIPTION OF THE PROPERTY, PUBLIC WORK OR STRUCTURE SUFFICIENT FOR IDENTIFICATION

This acceptance is of all the public work and requirements in MERCY SUBDIVISION. All work has been done in accordance with the plans and specifications and to the satisfaction of the City Engineer.

| | | | | |
|--|--|---|---|---|
| 5. DRAWING NUMBER 10324-D | 6. PLAN OR SPECIFICATION NO. Doc. 656245 | 7. RESOLUTION NUMBER 184052 | 8. ORDINANCE NUMBER Sec. 102.19 of the S.D. Mun. Code | 9. REQUEST # NUMBER ----- |
| 10. PURCHASE ORDER NO. ----- | 11. WORK ORDER NUMBER 76510 | 12. CONTRACT OR DOCUMENT 660031 | 13. DATE OF CONTRACT 8-29-63 | 14. DATE CONTRACT COMPLETED 2-14-67 |

15. RECOMMENDATION OF ACCEPTANCE

| | | | |
|---------------------------------------|--|---------------------------------------|--|
| DATE 3-30-67 by Res. 189936 | BY RESIDENT ENGINEER <i>Peter A. By</i> | BY DIVISION HEAD <i>Leo Gilson</i> | BY DEPARTMENT HEAD <i>E. F. Sprad</i> City Engineer |
|---------------------------------------|--|---------------------------------------|--|

16. ACCEPTANCE

The City of San Diego hereby accepts the foregoing work of improvement.

Date APR 12 1967

CITY OF SAN DIEGO
[Signature]
Assistant City Manager

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

The undersigned, being duly sworn, deposes and says that he is the Assistant City Manager of the City of San Diego, and makes this verification on behalf of said City; that the City of San Diego is the owner of the property or improvement described in the foregoing notice; that he has read the same and knows the contents thereof; and that the same is true of his own knowledge.

Subscribed and sworn to before me
this 12th day of April 1967

JOHN LOCKWOOD, City Clerk

By: *[Signature]*
DEPUTY

Date recorded with County Recorder _____

CITY DOCUMENT NUMBER: 710536

Date Filed: APR 17 1967

Form Ck-1043 (rev. 6/65)

COUNTY RECORDER
FILE/PAY NO. **53126**
RECORDED
CITY CLERK
APR 17 2 11 PM '67
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER
NO FEE

TIME STAMP - CITY CLERK
SAN DIEGO CALIFORNIA
1967 APR 14 PM 2:02
CITY CLERK'S OFFICE
RECEIVED

No 53126

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 14 of 123

A.2 Notice of Completion

1998

| | |
|--|---|
| <p style="text-align: center;">RECORDING REQUESTED BY Frank L. Hope & Associates</p> <p style="text-align: center;">AND WHEN RECORDED MAIL TO</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Frank L. Hope & Associates 1475 Sixth Avenue San Diego, Ca. 92101</p> </div> | <p>FILE/PAGE NO. 121852 RECORDED REQUEST OF <i>Frank Hope & Assoc.</i></p> <p>AUG 15 4 01 PM '67</p> <p>SERIES 8 BOOK 1967 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. A. S. GRAY, RECORDER</p> <p style="text-align: center;">\$2.80</p> |
|--|---|

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

NOTICE OF COMPLETION

Notice pursuant to Section 1193.1, Code of Civil Procedure, must be filed within 10 days after completion.
See reverse side for complete requirements.

NOTICE is hereby given that:

- The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is Mercy Hospital, San Diego
- The FULL ADDRESS of the undersigned is 4077 Fifth Avenue
San Diego, Ca. 92103
- The NATURE OF THE TITLE of the undersigned is: In fee.

(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lessee").

- The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD TITLE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

| NAMES | ADDRESSES |
|-------|-----------|
| | |

- A work of improvement on the property hereinafter described was COMPLETED on 7 Aug. 1967
- The NAME OF THE CONTRACTOR, if any, for such work of improvement was
F. E. Young Construction Co. Inc. A/E Project No. 66-116

(If no contractor for work of improvement as a whole, insert "none")

- The property on which said work of improvement was completed is in the city of San Diego
County of San Diego, State of California,
and is described as follows: See Attachment

- The street address of said property is 4077 Fifth Avenue
(If no street address has been officially assigned, insert "none")

Dated: _____
STATE OF CALIFORNIA, _____ }
County of _____ } ss.

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me

on _____
(Seal) _____

Signature of owner named in paragraph 1: Sister M. Emilian

NAME (TYPED OR PRINTED)
Notary Public in and for said State.

Verification for corporate owner:

STATE OF CALIFORNIA, _____ }
County of San Diego } ss.

Sister M. Emilian
being duly sworn, says:
That he is the Vice-President of Mercy Hospital
_____ the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me

On August 8, 1967

(Seal) Wilma C. Mulvihill
WILMA C. MULVIHILL
My Commission Expires on _____
Notary Public in and for said State.

No 121852

NOTICE OF COMPLETION-WOLCOTT'S FORM 1114-REV. 8-62 8 pt. type or larger

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 15 of 123

A.2 Notice of Completion

1129

FILED IN NO. 29547
RECORDED REQUEST OF

RECORDING REQUESTED BY
Frank L. Hope & Associates
AND WHEN RECORDED MAIL TO

Name: **Frank L. Hope & Associates**
Street: **1475 Sixth Avenue**
Address: **San Diego, California 92101**
City & State

FEB 18 4 35 PM '69
SERIES 13 BOOK 1969
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY-RECORDER
\$2.80

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Section 1193.1, Code of Civil Procedure, must be filed within 10 days after completion. (See reverse side for Complete requirements.)
Notice is hereby given that:

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
- The full name of the owner is Mercy Hospital and Medical Center, San Diego, a Corporation
- The full address of the owner is 4077 Fifth Avenue, San Diego, California
- The nature of the title of the owner is: in fee.
(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lease")
- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
NAMES _____ ADDRESSES _____
- A work of improvement on the property hereinafter described was completed on 11 February 1969. The work done was:
North Wing Demolition Phase II - A&E Project No. 64-66-II
- The name of the contractor, if any, for such work of improvement was Cleveland Wrecking Co.
_____ 3 May 1968
(If no contractor for work of improvement as a whole, insert "none") (Date of Contract)
- The property on which said work of improvement was completed is in the city of San Diego
County of San Diego State of California, and is described as follows: See Attachment
- The street address of said property is 4077 Fifth Avenue
(If no street address has been officially assigned, insert "none")

Dated: February 17, 1969
Verification for individual owner
STATE OF CALIFORNIA
County of San Diego ss.
The undersigned, being duly sworn, says that Sister M. Florida is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that she has read the same, and knows the contents thereof, and that the facts stated therein are true.
SUBSCRIBED AND SWORN TO before me
WILMA C. MULVHILL
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires Oct. 17, 1972
4065 Front Street, San Diego, Calif. 92103

Sister M. Florida
Signatory of owner or corporate officer of owner named in paragraph 2 or his agent

Verification for corporate officer:
STATE OF CALIFORNIA
County of San Diego ss.
Sister M. Florida
(Corporate officer/printed or typed)

being duly sworn, says:
That he is the Vice-President of Mercy Hospital
the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof; and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me
On February 17, 1969
WILMA C. MULVHILL
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires Oct. 17, 1972
4065 Front Street, San Diego, Calif. 92103

Wilma C. Mulvihill
Notary Public licensed for said State
NAME (TYPED OR PRINTED)

No. 29547

3pt. type or larger

NOTICE OF COMPLETION - WELLS FARGO FORM 1114 - REV. 12-66

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 16 of 123

A.2 Notice of Completion

| | |
|--|--|
| <p style="text-align: center;">RECORDING REQUESTED BY Frank L. Hope & Associates AND WHEN RECORDED MAIL TO</p> <p>Name: Frank L. Hope & Associates Street Address: 1475 Sixth Avenue City & State: San Diego, California 92101</p> | <p style="text-align: right;">1370 FILE/PAGE NO. 88011 RECORDED REQUEST OF <i>F. L. Hope & Assoc.</i> MAY 19 4 23 PM '69</p> <p style="text-align: right;">SERIES 10 BOOK 1969 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. A. S. GRAY, RECORDER \$2.80</p> |
|--|--|

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Section 1193.1, Code of Civil Procedure, must be filed within 10 days after completion. (See reverse side for Complete requirements.)
Notice is hereby given that:

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
- The full name of the owner is Mercy Hospital and Medical Center, San Diego, a Corporation
- The full address of the owner is 4077 Fifth Avenue, San Diego, California
- The nature of the title of the owner is: In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common

| | |
|-------|-----------|
| NAMES | ADDRESSES |
|-------|-----------|

- A work of improvement on the property hereinafter described was completed on 12 May 1969. The work done was: North Wing Demolition Phase III - A&E Project No. 64-66-III
- The name of the contractor, if any, for such work of improvement was Mallcraft, Inc.
Date of Contract: 27 September 1968
(If no contractor for work of improvement as a whole, insert "none")
- The property on which said work of improvement was completed is in the city of San Diego
County of San Diego, State of California, and is described as follows: See Attachment.
- The street address of said property is 4077 Fifth Avenue
(If no street address has been officially assigned, insert "none")

Dated: May 15, 1969
Verification for Individual Owner: Sister M. Placida
Signature of owner or corporate officer of owner named in paragraph 2 or his agent

STATE OF CALIFORNIA
County of San Diego ss.

The undersigned, being duly sworn, says: That S he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that L. S. has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me
on May 15, 1969
Wilma C. Mulvihill
Notary Public in and for said State
My Commission expires Oct. 17, 1972

Sister M. Placida
Signature of individual owner named in paragraph 2 or his agent

Verification for corporate officer:
STATE OF CALIFORNIA
County of San Diego ss.

Sister M. Placida, Administrator
(Corporate officer/printed or typed)

being duly sworn, says:
That he is the Vice President of Mercy Hospital
the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property herein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me
On May 15, 1969
Wilma C. Mulvihill
Notary Public in and for said State
My Commission expires Oct. 17, 1972

OFFICIAL SEAL
WILMA C. MULVIHILL
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission expires Oct. 17, 1972

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 17 of 123

A.2 Notice of Completion

1956

| | |
|--|--|
| RECORRING REQUESTED BY Frank L. Hope & Associates AND WHEN RECORDED MAIL TO [Frank L. Hope & Associates] Name 1475 Sixth Avenue Street Address San Diego, Ca. 92101 City & State | FILE/PAGE NO. 172177 BOOK 1971 RECORDED REQUEST OF <i>J. L. Hope & Assoc's</i> AUG 4 3 42 PM '71 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. HARLEY F. BLOOM RECORDER \$2.80 <small>SPACE ABOVE THIS LINE FOR RECORDER'S USE</small> |
|--|--|

NOTICE OF COMPLETION

Notice pursuant to Section 1193.1, Code of Civil Procedure, must be filed within 10 days after completion. (See reverse side for Complete requirements.)
 Notice is hereby given that:

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
- The full name of the owner is Mercy Hospital and Medical Center, San Diego,
- The full address of the owner is a Corporation. 4077 Fifth Avenue
San Diego, California
- The nature of the title of the owner is: In fee.

(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lease")

- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
NAMES ADDRESSES

- A work of improvement on the property hereinafter described was completed on July 27, 1971. The work done was:
Demolition of Center and South Wings, Phase II, A&E #555
- The name of the contractor, if any, for such work of improvement was B. E. Wilson Contracting
Corporation October 28, 1971
(If no contractor for work of improvement as a whole, insert "none") (Date of Contract)
- The property on which said work of improvement was completed is in the city of San Diego
 County of San Diego State of California, and is described as follows: See attachment

- The street address of said property is 4077 Fifth Avenue, San Diego, California
(If no street address has been officially assigned, insert "none")

Dated: 7/31/71 Sister M. Irene Feider
 Verification for Individual Owner Signature of owner or corporate officer of owner named in paragraph 2 or his agent

STATE OF CALIFORNIA
 County of San Diego ss.

The undersigned, being duly sworn, says: That Sister M. Irene Feider is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that Sister M. Irene Feider has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me
 on July 31, 1971
Wilma C. Mulvihill
Wilma C. Mulvihill
NAME (TYPED OR PRINTED) Notary Public in and for said State.

OFFICIAL SEAL
 WILMA C. MULVIHILL
 NOTARY PUBLIC - CALIFORNIA
 SAN DIEGO COUNTY
 My Commission Expires Oct. 17, 1972
 4065 Front Street, San Diego, Calif. 92103

Mary Josephine Mulvihill
Sister M. Irene Feider
Signature of individual owner named in paragraph 2 or his agent

Verification for corporate officer:

STATE OF CALIFORNIA
 County of San Diego ss.

Sister M. Irene Feider
(Corporate officer/printed or typed)

being duly sworn, says:
 That he is the President of Mercy Hospital and Medical Center
 the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me
 on July 31, 1971
Sister M. Irene Feider
Signature of corporate officer of owner named in paragraph 2

OFFICIAL SEAL
 WILMA C. MULVIHILL
 NOTARY PUBLIC - CALIFORNIA
 SAN DIEGO COUNTY
 My Commission Expires Oct. 17, 1972
 4065 Front Street, San Diego, Calif. 92103

Wilma C. Mulvihill
NAME (TYPED OR PRINTED) Notary Public in and for said State.

No. 172177

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 18 of 123

A.2 Notice of Completion

1320

| | |
|---|---|
| RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO Name <u>F. L. Hope & Associates</u> Street <u>1475 Sixth Avenue</u> Address <u>San Diego, Calif. 92101</u> City & State | FILE/PAGE NO. <u>279787</u> BOOK 1972 RECORDED REQUEST OF <i>F. L. Hope, Assoc</i> Oct 18 9 02 AM '72 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. HARLEY E. BLOOM \$4.00 <small>SPACE ABOVE THIS LINE FOR RECORDER USE</small> |
|---|---|

NOTICE OF COMPLETION

Notice pursuant to Section 1190.1, Code of Civil Procedure, must be filed within 10 days after completion. (See reverse side for Complete requirements.)
 Notice is hereby given that:

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described.
- The full name of the owner is MERCY HOSPITAL AND MEDICAL CENTER
- The full address of the owner is 4077 Fifth Avenue, San Diego City,
San Diego County, California State Zip Code - 92103
- The nature of the title of the owner is: In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "leased")

- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

| NAMES | ADDRESSES |
|----------------|--|
| Mercy Hospital | 4077 Fifth Avenue, San Diego, California |

- A work of improvement on the property hereinafter described was completed on Oct. 10, 1972. The work done was:
Intensive Care Unit Building Addition
- The name of the contractor, if any, for such work of improvement was Nielsen Construction Company
3127 Jefferson Street, San Diego, California
(If no contractor for work of improvement as a whole, insert "none".) (Date of Contract)
- The property on which said work of improvement was completed is in the city of _____
County of San Diego, State of California, and is described as follows:
See Attached Rider -
- The street address of said property is 4077 Fifth Avenue, San Diego, Calif. 92103
(If no street address has been officially assigned, insert "none")

Dated: 10/10/72
 Verification for individual Owner: *Sister M. Placida Pres*
Signature of owner or corporate officer of owner named in paragraph 2 or his agent

STATE OF CALIFORNIA }
 County of San Diego } ss.

The undersigned, being duly sworn, says: That _____ is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that _____ he has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me
 on _____


NAME (TYPED OR PRINTED)
 Notary Public in and for said State.

Verification for corporate officer:
 STATE OF CALIFORNIA, }
 County of San Diego } ss. Sister Mary Placida, President

(Corporate officer (printed or typed))

being duly sworn, says: _____ President of Board of Trustees of Mercy Hospital and
 the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that _____ he makes this
 verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me
 On the 10th of October, 1972
Sister M. Placida Pres
(Signature of corporate officer of owner named in paragraph 2)


 OFFICIAL SEAL
 CAROL E. KROLL
 NOTARY PUBLIC - CALIFORNIA
 SAN DIEGO COUNTY
 My Commission Expires June 25, 1976
 4077 Fifth Avenue, San Diego, CA. 92103

 Notary Public in and for said State.
 Carol E. Kroll
NAME (TYPED OR PRINTED)

No 279787

NOTICE OF COMPLETION—WOLCOTT Form 1114—REV. 12-69

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 19 of 123

A.2 Notice of Completion

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

87 427520

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA

1987 JUL 29 PM 3:46

VERA L. LYLE
COUNTY RECORDER

Name: Mercy Magnetic Imaging Ctr. Ltd.
Street Address: 1011 Camino Del Rio South Ste 450
City & State: San Diego, CA 92108

RF 3.00
AR 1.00
MG 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for Complete requirements.)

Notice is hereby given that:

- 1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
- 2. The full name of the owner is Mercy Magnetic Imaging Center Ltd.
- 3. The full address of the owner is 1011 Camino Del Rio South, Suite 450, San Diego, CA 92108

4. The nature of the interest or estate of the owner is; in fee.
Purchaser under contract of purchase.
(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
NAMES ADDRESSES
N/A

6. A work of improvement on the property hereinafter described was completed on 7/6/87. The work done was:
Installation of a Modular Medical Clinic, with related site work,

7. The name of the contractor, if any, for such work of improvement was Preferred Medical Enterprises
12/22/86
(If no contractor for work of improvement as a whole, insert "none") (Date of Contract)

8. The property on which said work of improvement was completed is in the city of San Diego
County of San Diego, State of California, and is described as follows: Parcel 1, Parcel Map 8543, APN444-710-24

9. The street address of said property is 4077 5th Avenue, San Diego, Ca 92054
(If no street address has been officially assigned, insert "none".)

Dated: 7/28/87
Verification for Individual Owner

[Signature]
Signature of owner or corporate officer of owner

named in paragraph 2 of this agreement
Richard E. Wesslund, VP Business Development of Mercy Services Corporation, Acting as General Partner of Mercy Magnetic Imaging Center, Ltd.

VERIFICATION

I, the undersigned, say: I am the General Partner et al the declarant of the foregoing
("President of", "Manager of", "A partner of", "Owner of", etc.)

notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 7/28/87, 1987, at San Diego, CA, California.
(Date of signature.) (City where signed.)

[Signature]
(Personal signature of the individual who is swearing that the contents of the notice of completion are true.)

Richard E. Wesslund, VP Business Development of Mercy Services Corporation, Acting as General Partner of Mercy Magnetic Imaging Center, Ltd. 8 pt. type or larger

No. 427520

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 20 of 123

A.2 Notice of Completion

1699 87 569498

RECORDING REQUESTED BY
 MH Golden Company
 123 Camino de la Reina
 P. O. Box 889001
 San Diego, CA 92108-9050

AND WHEN RECORDED MAIL TO

Name: MH Golden Company
 Street Address: 123 Camino de la Reina
 City & State: San Diego, CA 92108

RF 3.00
AR 1.00
MG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Notice of Completion

CAT NO N40058R
FD 1426 CA 12 B2 Before execution, refer to title company requirements stated on reverse side.

Notice is hereby given that:

- The undersigned is owner of the interest or estate stated below in the property hereinafter described.
- The full name of the undersigned is Mercy Hospital
- The full address of the undersigned is 4077 Fifth Avenue, San Diego, CA 92103
- The nature of the title of the undersigned is In fee
(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")
- The full names and full addresses of all persons, if any, who hold title with the undersigned are

| Names | Addresses |
|-------|-----------|
| | |
| | |
| | |

- The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to

| Names | Addresses |
|-------|-----------|
| | |
| | |
| | |

(If no transfer made, insert "none".)

- A work of improvement on the property hereinafter described was completed on 8/28/87
- The name of the contractor, if any, for such work of improvement was MH Golden Company
(If no contractor for work of improvement as a whole, insert "none".)
- The property on which said work of improvement was completed is in the City of San Diego, County of San Diego, State of California, and is described as follows:
Ambulatory Surgi-center Addition

- The street address of said property is 4077 Fifth Avenue, San Diego, CA 92103
(If no street address has been officially assigned, insert "none".)

Dated: 9-21-87

Signature of owner named in paragraph 2: Mercy Hospital and Medical Center
(Corporate Seal)
 By: [Signature]
(See full verification below at X)

STATE OF CALIFORNIA,
 COUNTY OF San Diego *in*
Mary G. Galbraith being duly sworn, says
 that she is the Executive Vice President of Mercy Hospital and Medical Center, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described, that she makes this verification on behalf of said corporation, that she has read said notice and knows the contents thereof, and that the facts therein stated are true.

Signature of corporate officer above named: [Signature]

SUBSCRIBED AND SWORN TO before me

on September 21, 1987

Signature: Jacqueline R. Emel
 Notary Public in and for said State

Title Order No. _____
 Escrow or Loan No. _____

OFFICIAL SEAL
 JACQUELINE R. EMEL
 NOTARY PUBLIC, CALIFORNIA
 My Comm. Expires _____

(This area for official notarial seal)

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LITTLE, NEVADA

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 21 of 123

A.2 Notice of Completion

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

89 499260

1053

OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CALIF.

89 SEP 15 AM 10:35

VERA L. LYLE
COUNTY RECORDER

RF 3.00
AR 1.00
MG 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name: Mercy Magnetic Imaging Center
Street: 1011 Camino del Rio South
Address: Suite 450
City: San Diego,
State: CA 92130

NOTICE OF COMPLETION

Notice pursuant to C. Code Section 3093 must be filed within 10 days after completion (See reverse side for Complete requirements.)

Notice is hereby given that:

- The undersigned is named corporate officer of the owner of the interest or estate stated below in the property hereinafter described
- The full name of the owner is Mercy Magnetic Imaging Center, Ltd.
- The full address of the owner is 1011 Camino Del Rio South, Suite 450, San Diego, CA 92108

4 The nature of the interest or estate of the owner is ~~XXXX~~
Lessee

5 The full name and full addresses of all persons if any who hold title with the undersigned as joint tenants or as tenants in common are:
NONE ADDRESSES

6 A work of improvement to the property hereinafter described was completed on 9/6/89 The work done was
Construction of a modular building and landscaping

7 The name of the contractor if any for such work of improvement was Preferred Medical Enterprises and Brodwolf Construction.

8 The property on which said work of improvement was completed is in the city of San Diego

County of San Diego State of California and is described as follows Magnetic Imaging Center II placed on site at Mercy Hospital, 4077 5th Avenue, San Diego, Ca 92103

9 The street address of said property is 4077 5th Avenue, San Diego, CA 92103

Dated 9/6/89

Richard E. Wesslund
Signature of owner or corporate officer of owner

Corporate Development and Management

Richard E. Wesslund
Senior Vice President

I the undersigned say I am the Corporate Development and Management the declarant of the foregoing

notice of completion I have read said notice of completion and know the contents thereof the same is true of my own knowledge

I declare under penalty of perjury that the foregoing is true and correct

Executed on 9/6/89

1989 at SAN DIEGO, California

Richard E. Wesslund
Personal signature of the individual who is swearing that the contents of the notice of completion are true

Richard E. Wesslund
Senior Vice President
Corporate Development and Management
MERCY-SAN DIEGO

OFFICIAL RECORDS, SAN DIEGO COUNTY, CALIF. VERA L. LYLE, COUNTY RECORDER

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 22 of 123

A.2 Notice of Completion

RECORDING REQUESTED BY
Craig & Rush Inc.
 AND WHEN RECORDED MAIL TO

2150

90 4 29040

RECORDED IN
 PUBLIC RECORDS
 COUNTY OF SAN DIEGO, CA

1990 AUG -6 PM 2:30

VERBAL FILE
 COUNTY RECORDER

Name: **Craig & Rush Inc.**
 Street: **9606 Tierra Grande**
 Address: **Suite 204**
 City & State: **San Diego, CA 92126**

RF 3.00
 AR 1.00
 MG 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for Complete requirements)

Notice is hereby given that

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described.
- The full name of the owner is Mercy Hospital and Medical Center
- The full address of the owner is 4077 5th Avenue, San Diego, CA 92103

4. The nature of the interest or estate of the owner is; in fee.

(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
 NAMES ADDRESSES

6. A work of improvement on the property hereinafter described was completed on July 27, 1990 The work done was:

7. The name of the contractor, if any, for such work of improvement was Craig & Rush Inc.

(If no contractor for work of improvement as a whole, insert "none") (Date of Contract)

8. The property on which said work of improvement was completed is in the city of San Diego
 County of San Diego State of California, and is described as follows Mercy Hospital and Medical Center Dining Room & Servery Upgrade

9. The street address of said property is 4077 5th Avenue, San Diego, CA 92103
 (If no street address has been officially assigned, insert "none")

Dated: July 27, 1990
 Verification for Individual Owner

[Signature]
 Signature of owner or corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the DIRECTOR OF FACILITIES the declarant of the foregoing
 ("President of", "Manager of", "A partner of", "Owner of", etc.)

notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 8/10 1990 at SAN DIEGO, California.
 (Date of signature) (City where signed)

[Signature]
 (Personal signature of the individual who is swearing that the contents of the notice of completion are true)

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERBAL FILE

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 23 of 123

A.2 Notice of Completion

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Name: Bruce Rainey
Street Address: 10130 Sorrento Valley Rd, C
City & State: San Diego CA 92121

6348

| | | |
|---|---|---|
| S | R | U |
| | | |
| M | A | L |

DOC # 2010-0497175

SEP 20, 2010 12:09 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 18.00

PAGES: 1

T: CTY UNI

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

NOTICE OF COMPLETION

Notice is hereby given that:

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
- The full name of the owner is Scripps Health (Bruce Rainey, Authorized Signatory)
- The full address of the owner is 10130 Sorrento Valley Road, Suite C
San Diego, CA 92121
- The nature of the interest or estate of the owner is in fee.
(if other than fee, strike "in Fee" and insert, for example, "purchaser under contract of purchase," or "lease")
- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

| | |
|-------|-----------|
| NAMES | ADDRESSES |
| | |
| | |
- A work of improvement on the property hereinafter described was completed on 09/17/2010. The work done was: M/ICU air handler replacement (AHU 33, Job #35-06140)
- The name of the contractor, if any, for such work of improvement was Essrig Taylor Construction
6805 Nancy Ridge Drive, San Diego, CA 92121 (Date of Contract)
- The property on which said work of improvement was completed is in the city of San Diego, County of San Diego, State of California, and is described as follows: APN 444-710-25; Parcel 1 of Parcel Map 15947 in the City of San Diego, County of San Diego, State of California
- The street address of said property is Scripps Mercy Hospital 4077 Fifth Avenue, San Diego, CA 92103
(if no street address has been officially assigned, insert "none")

Dated: 09/20/2010

SCRIPPS HEALTH


Signature of owner or corporate officer of owner named in paragraph 2 or his agent

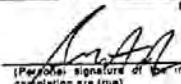
JB

VERIFICATION

I, the undersigned, say: I am the Corporate Vice President, FD&C the declarant of the foregoing notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 20, 20 10, at San Diego, California.
(Date of signature) (City where signed)


Signature of the individual who is swearing that the contents of the notice of completion are true

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 24 of 123

A.2 Notice of Completion

RECORDING REQUESTED BY:

Scripps Health

AND WHEN RECORDED MAIL TO:

Attention: Gilberto Angel

10140 Campus Point Ct. Suite 210

San Diego CA, 92121

DOC# 2016-0055612



Feb 08, 2016 03:45 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$18.00

PAGES: 2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 444-710-25; Parcel 1 of Parcel Map

Order No.:

Escrow No.:

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.

2. The FULL NAME of the OWNER is Scripps Health (Mark Nemeth, Authorized Agent)

3. The FULL ADDRESS of the OWNER is 10140 Campus Point Drive, Ste. 210 San Diego, CA 92121

4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: Owner in fee.

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES

ADDRESSES

N/A

N/A

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES

ADDRESSES

N/A

N/A

7. A work of improvement on the property hereinafter described was COMPLETED 02/01/2016 as a whole.

8. The work of improvement completed is described as follows:

35-13065 OR1 Lights and AC#41 - Remodel OR#1 on the 2nd floor with cosmetic upgrades and replacement of surgical light fixture. This includes the renovation of electrical and mechanical systems above ceiling and structural to add equipment support.

9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is:

Suffolk Construction Company, Inc. 1615 Murray Canyon Road, Ste 1000 San Diego, CA 92108

10. The street address of said property is Scripps Health San Diego Mercy, 4077 Fifth Ave. San Diego CA 92103

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 25 of 123

A.2 Notice of Completion

RECORDING REQUESTED BY:

Scripps Health

AND WHEN RECORDED MAIL TO:

Attention: Gilberto Angel

10140 Campus Point Ct. Suite 210

San Diego CA, 92121

DOC# 2016-0606877



Nov 08, 2016 12:24 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$18.00

PAGES: 2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 444-710-25; Parcel 1 of Parcel Map

Order No.:

Escrow No.:

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the OWNER is Scripps Health (Mark Nemeth, Authorized Agent)
3. The FULL ADDRESS of the OWNER is 10140 Campus Point Drive, Ste. 210 San Diego, CA 92121
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: Owner in fee.
5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES

ADDRESSES

N/A

N/A

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES

ADDRESSES

N/A

N/A

7. A work of improvement on the property hereinafter described was COMPLETED 11/02/2016 as a whole.
8. The work of improvement completed is described as follows:

35-0810 Fire Alarm Replacement (Mercy) - Replace the existing fire alarm system with a new EST system. Work to include but not limited to the replacement of the existing fire alarm system, upgrade the fire alarm system to current code requirements, verification of electrical capacity, demo of existing system and coordination with local and state AHJ.
9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is:
HCI Systems, Inc. 1354 S. Parkside Place, Ontario, CA 91761
10. The street address of said property is Scripps Health San Diego Mercy, 4077 Fifth Ave. San Diego CA 92103

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 27 of 123

A.4 Building Permits - Summary

| Date | Permit # | Plan file | Permit Type | Scope of Work | Exterior change | Architect | Contractor |
|----------|-----------|-----------|----------------|---|-----------------|----------------------------|-------------------------------|
| 8/20/57 | 112671 | | Building | Hospital | Yes | | Nielsen Construction Company |
| 4/8/58 | A005917 | | Electrical | Transformer and Final | | | |
| 4/8/58 | A00516 | | Building | Install one unlighted cross on roof, Install one indirect lighted cross on wall over entrance | Yes | Stanley Burne | Luminud Corp. |
| 3/4/59 | A12487 | | Building | Campaign Fund Sign | | | |
| 7/31/59 | A18321 | | Refrigeration | Cooling system | | | Consolidated Air Conditioning |
| 8/17/59 | A18904 | | Refrigeration | Cooling system | | | Consolidated Air Conditioning |
| 1/28/60 | A24473 | | Building | Repair damage caused by fire to nurse's home | ? | | TedF. Merrill Company |
| 2/24/60 | A25172 | | Electrical | Lamp Holders | | | |
| 4/27/60 | A27673 | | Building | sewer Connection | | | |
| 5/11/60 | A28204 | | Electrical | Outlets | | | |
| 6/28/60 | A30116 | | Plumbing & Gas | House sewer | | | |
| 7/25/60 | A31158 | | Plumbing & Gas | Various | | | |
| 7/28/60 | A33293 | | Electrical | Outlets | | | |
| 1/12/61 | - | | Refrigeration | Cooling tower | | | |
| 4/12/61 | illegible | | Electrical | Temp service | | | |
| 7/25/61 | A43267 | | Plumbing & Gas | Various | | | |
| 9/8/61 | A44768 | | Electrical | Various | | | |
| 10/23/62 | A57788 | | Building | Toilets | | | Nielsen |
| 11/5/62 | A58214 | | Electrical | various | | | Nielsen |
| 11/19/62 | A58616 | | Plumbing & Gas | various | | | |
| 12/3/62 | A59083 | | Electrical | Various | | | |
| 7/24/63 | A66692 | | Plumbing & Gas | various | | | |
| 9/12/63 | A68393 | | Plumbing & Gas | various | | | |
| 10/4/63 | A69150 | | Electrical | various | | | |
| 12/9/63 | A71422 | | Electrical | various | | | |
| 12/11/63 | A71591 | | Building | Addition to Mercy Hospital | Yes | Frank L. Hope & Associates | |
| 12/31/63 | A72233 | | Electrical | various | | | |
| 1/29/64 | A73229 | | Plumbing & Gas | various | | | |
| 3/12/64 | A74851 | | HVAC | Various | | | |
| 4/22/64 | A76395 | | Electrical | Various | | | |
| 5/12/64 | A77126 | | Building | Alter Existing rooms to shower rooms | | | Nielsen |
| 5/20/64 | A77481 | | Electrical | Various | | | F. E. Young |
| 6/15/64 | A78398 | | Electrical | Various | | | |
| 10/28/64 | A83445 | | HVAC | Café | | | |
| 1/7/65 | ?02096 | | Plumbing & Gas | Various | | | |
| 3/1/65 | M05068 | | HVAC | Cooling | | | |
| 3/26/65 | A03390 | 15064A | Building | Construct Concrete Building | Yes | Frank L. Hope & Associates | F. E. Young |
| 4/2/65 | A03674 | 14487A | Building | Physical medicine department of new hospital under construction | Yes | Frank L. Hope & Associates | F. E. Young |
| 4/2/65 | A03575 | 14823A | Building | Intensive care department for new Mercy Hospital now under construction | Yes | Frank L. Hope & Associates | F. E. Young |
| 4/2/65 | A03673 | 14671A | Building | Revisions to P Illegible (?) department of new hospital | Yes | Frank L. Hope & Associates | F. E. Young |
| 4/22/65 | M08167 | | Plumbing & Gas | Various | | | |
| 5/26/65 | ?10546 | | Plumbing & Gas | Various | | | |
| 7/20/65 | M13931 | | Electrical | Various | | | |
| 7/22/65 | A07293 | 9144-C | Building | 50 Bed Psychiatric Unit addition to existing clinic | Yes | Frank L. Hope & Associates | W. Daniel Larson |
| 8/16/65 | A09534 | | HVAC | Various | | | |
| 9/28/65 | A13615 | | Plumbing & Gas | Various | | | |
| 11/1/65 | A17038 | | HVAC | Various | | | |
| 12/23/65 | A21245 | | Electrical | Various | | | |
| 1/7/66 | A22339 | | Plumbing & Gas | Various | | | |
| 4/5/66 | A31204 | | Electrical | Various | | | |
| 5/20/66 | A35898 | | Electrical | Various | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 28 of 123

A.4 Building Permits - Summary

| Date | Permit # | Plan file | Permit Type | Scope of Work | Exterior change | Architect | Contractor |
|----------|----------|-----------|----------------|---|-----------------|----------------------------|--------------------------------|
| 7/18/66 | A41518 | 4552-D | Building | Exterior sitework, retaining walls, curbs, sidewalk, paving | Yes | Frank L. Hope & Associates | F. E. Young |
| 1/3/67 | A57222 | 615-D | Building | Interior Partitions | | Frank L. Hope & Associates | F. E. Young |
| 2/1/67 | A59821 | | Building | Roofing | | | |
| 2/2/67 | A59952 | 6797-D | Building | To complete 10th and 11th floors. Floors are complete except as per letter attached to plans. | Yes | Frank L. Hope & Associates | Mercy Hospital (?) |
| 5/31/67 | A71875 | | Electrical | Various | | | |
| 6/13/67 | A73118 | 7615-D | Building | Bridge over 6th Avenue and prkignlot east of 6th Ave | Yes | Frank L. Hope & Associates | ? |
| 6/7/68 | E11877 | 13388D | Building | Install new steam tunnel to convent | ? | Frank L. Hope & Associates | Carl O Brorson Jr. |
| 7/12/68 | E16108 | | Plumbing & Gas | 8th Avenue | | | |
| 10/10/68 | E27885 | 14528D | Building | Sitework, new tunne and entrance to chapel | Yes | Frank L. Hope & Associates | Owner |
| 11/6/68 | E32254 | | Plumbing & Gas | Various | | | |
| 5/20/69 | E54868 | | Building | Replace integrated ceiling damaged (?How?) at laundry bldg | | None | Building Reparis Inc. |
| 5/28/69 | E55893 | | Electrical | Laundry - replace lighting fixtures due to fire | | | |
| 4/17/70 | S14843 | | Electrical | Various | | | |
| 8/27/70 | G12259 | | Electrical | Various | | | |
| 10/30/70 | G20305 | | Building | Demolition of center and south wings of hospital Mercy | Yes | Frank L. Hope & Associates | B. E. Wilson Contracting Corp. |
| 11/5/71 | ?70503 | 31994-D | Building | Addition to Mercy Hospital | Yes | Frank L. Hope & Associates | Nielsen Construction Company |
| 11/5/71 | S70D05 | 31994-D | Building | Canopy | Yes | Frank L. Hope & Associates | Nielsen Construction Company |
| 12/2/71 | L01305 | | HVAC | Various | | | |
| 1/26/72 | G77712 | | Electrical | Various | | | |
| 4/12/72 | G93221 | | Building | Interior wall changing partitions | | - | - |
| 4/17/72 | G89975 | | Electrical | Various | | | |
| 5/8/72 | G8222 | | Plumbing & Gas | Various | | | |
| 8/10/72 | M07210 | 40370-D | Building | Remove window and install partition & doors | No | - | - |
| 10/17/72 | H19962 | 91397-D | Building | Partial remodeling of existing medical records area | No | - | - |
| 10/18/72 | H19953 | | Electrical | Various | | | |
| 3/22/73 | H42032 | | Plumbing & Gas | Various | | | |
| 3/22/73 | H42093 | | Electrical | Various | | | |
| 4/12/73 | H42091 | 44926-D | Building | Raise existing ramp area of 2nd floor east to match existing floor level | | Owner | Owner |
| 5/22/73 | H47852 | | HVAC | Various | | | |
| 7/27/73 | H58636 | | Electrical | Various | | | |
| 7/27/73 | H58651 | 47526-D | Building | Remove existing wall and construct cabinets | | - | - |
| 10/9/73 | H68262 | 4854-D | Building | Renovation of radiology | | Owner | Owner |
| 10/9/73 | H68261 | | Electrical | Various | | | |
| 2/26/74 | H83794 | | Electrical | Various | | | |
| 4/10/74 | H89493 | | Electrical | Various | | | |
| 5/28/74 | H95664 | | Electrical | Various | | | |
| 6/19/74 | H98626 | | Electrical | Various | | | |
| 8/9/74 | K05404 | | Plumbing & Gas | Various | | | |
| 8/9/74 | K25405 | | Electrical | Various | | | |
| 8/9/74 | K05404 | | Plumbing & Gas | Various | | | |
| 9/4/74 | K08113 | | Electrical | Various | | | |
| 9/4/74 | K08112 | | Building | Construction of partitions and installation of furred ceiling | | Owner | Owner |
| 10/23/74 | K13905 | | Plumbing & Gas | Various | | | |
| 10/23/74 | K13904 | | Electrical | Various | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 29 of 123

A.4 Building Permits - Summary

| Date | Permit # | Plan file | Permit Type | Scope of Work | Exterior change | Architect | Contractor |
|----------|----------|-----------|----------------|--|-----------------|----------------------------|---------------------------|
| 11/18/74 | K16706 | | Electrical | Various | | | |
| 11/18/74 | K16704 | | Building | Construction of new partitions/ 1st floor central service | | Owner | Owner |
| 11/18/74 | K16705 | | Plumbing & Gas | Various | | | |
| 2/19/75 | K????? | 71454-D | Building | Replace (<i>illegible</i>) exit doors | | Owner | |
| 2/25/75 | K26639 | | Electrical | Various | | | |
| 2/25/75 | K26638 | | Plumbing & Gas | Various | | | |
| 2/26/75 | K28351 | | HVAC | Various | | | |
| 4/17/75 | K3238? | | Building | Construction of new partitions | | Owner | Owner |
| 4/17/75 | K32382 | | Electrical | Various | | | |
| 4/25/75 | K53488 | | Plumbing & Gas | Various | | | |
| 9/3/75 | K50710 | | Electrical | Various | | | |
| 9/3/75 | K50703 | | Building | Construction of doorway and cabinets | | Owner | |
| 10/14/75 | K56008 | | Building | Flat area on auditori bldg 14 sq built up roofing | | Owner | |
| 10/24/75 | K57331 | | Building | Renovation of Women's bathroom - 1st floor | | Owner | |
| 10/24/75 | K57333 | | Plumbing & Gas | Various | | | |
| 10/24/75 | K57332 | | Electrical | Various | | | |
| 1/15/76 | K68835 | | Electrical | Various | | | |
| 1/15/76 | K68836 | | Plumbing & Gas | Various | | | |
| 4/19/76 | K81102 | | Electrical | Various | | | |
| 4/19/76 | K81101 | | Building | Pediatric Special Care Unit | | Owner | |
| 5/8/76 | G93224 | | Electrical | Various | | | |
| 8/12/76 | K98536 | 85961-D | Building | <i>illegible</i> | | Owner | Owner |
| 27993 | K98538 | | Electrical | Various | | | |
| 12/20/76 | L18311 | | Building | Recover roof, laundry bldg. 68sq. Built-up & rock | | Owner | |
| 2/7/77 | L25656 | | Electrical | Various | | | |
| 3/4/77 | L25657 | | Building | <i>illegible</i> | | Owner | Owner |
| 3/7/77 | L30217 | | Building | Emergency generator accous enclosure | | Frank L. Hope & Associates | Owner |
| 4/22/77 | L9??73 | | Plumbing & Gas | Various | | | |
| 4/22/77 | L38871 | | Building | Construction of 2 partitions | | Owner | Owner |
| 4/22/77 | 304828 | ? | Building | Emergency signs | Yes | | |
| 6/15/77 | L47759 | 33141 | Building | Construction of partition & suspended ceiling in general services area | | Owner | Owner |
| 6/15/77 | ? | | Electrical | Various | | | |
| 9/22/77 | 304872 | 426 | Building | Emergency signs | Yes | Owner | Luminite |
| 9/22/77 | 304877 | 481 | Building | Emergency | Yes | Owner | Luminite |
| 9/22/77 | 304876 | 480 | Building | Emergency | Yes | Owner | Luminite |
| 9/22/77 | S04075 | S04875 | Building | Visitor Parking | Yes | Owner | Luminite |
| 9/22/77 | S04674 | 478 | Building | Patient discharge | Yes | Owner | Luminate |
| 9/22/77 | S04871 | 475 | Building | Shipping and Receiving private road no through traffic | Yes | Owner | Luminate |
| 9/22/77 | S04873 | 477 | Building | Emergency | Yes | Owner | Luminate |
| 9/22/77 | S04870 | 474 | Building | Emergency | Yes | Owner | Luminate |
| 11/22/77 | L36872 | | Electrical | Various | | | |
| 12/10/77 | L02237 | | Plumbing & Gas | Various | | | |
| 6/7/78 | M04647 | E65784 | Building | Construction of new partitions | | Owner | Owner |
| 6/7/78 | M04648 | | Electrical | Various | | | |
| 1/30/79 | M4898? | E74264 | Building | Renovation of Radiology | | Owner | Owner |
| 1/30/79 | M48969 | | Electrical | | | | |
| 2/21/79 | M49862 | | Building | New open parking garage | Yes | Frank L. Hope & Associates | Kitchell Contractors Inc. |
| 2/27/79 | - | C5816 | Building | <i>illegible</i> | | Frank L. Hope & Associates | M.H. Golden Co. |
| 6/20/79 | M70837 | | Electrical | Various | | | |
| 6/20/79 | M76832 | | Electrical | Various | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 30 of 123

A.4 Building Permits - Summary

| Date | Permit # | Plan file | Permit Type | Scope of Work | Exterior change | Architect | Contractor |
|----------|----------|-----------|----------------|--|-----------------|----------------------------|-------------------|
| 6/21/79 | M76832 | E80622 | Building | To build interior walls in trailers for temporary offices | | Owner | Owner |
| 6/21/79 | M76811 | E80622 | Building | To build interior walls in trailers for temporary offices | | Owner | Owner |
| 7/26/79 | M76996 | E80418 | Building | Existing offices in hospital to be renovated for body scanner & office space | | Frank L. Hope & Associates | M.H. Golden Co. |
| 8/1/79 | H78220 | | Electrical | Various | | | |
| 8/1/79 | M78262 | | HVAC | | | | |
| 12/28/79 | ? | E87782 | Building | illegible | | Frank L. Hope & Associates | M.H. Golden Co. |
| 12/28/79 | N00922 | | Electrical | Various | | | |
| 1/8/80 | ? | | HVAC | Various | | | |
| 1/10/80 | N62152 | | Plumbing & Gas | Various | | | |
| 2/12/80 | N05916 | | Plumbing & Gas | Various | | | |
| 2/12/80 | N03914 | | HVAC | Various | | | |
| 2/27/80 | ? | E90138 | Building | Foundation permit only for addition | | Frank L. Hope & Associates | M.H. Golden Co. |
| 3/6/80 | S08434 | 29072 | Sign | Mercy Medical Hospital Sign | | Owner | SD ORS Sign Co. |
| 3/6/80 | 308470 | | Sign | Employee parking clearance sign | | Owner | SD ORS Sign Co. |
| 3/7/80 | N08699 | | Electrical | Various | | | |
| 4/21/80 | N14509 | | Electrical | Various | | | |
| 5/6/80 | ? | E88159 | Building | illegible | | Frank L. Hope & Associates | M.H. Golden Co. |
| 6/25/80 | N2158? | E91338 | Building | Additon of diagnostic and business areas, and elevator tower | | Frank L. Hope & Associates | M.H. Golden Co. |
| 7/17/80 | N05915 | | HVAC | Various | | | |
| 10/24/80 | N36074 | E95064 | Building | Generator Building | | Frank L. Hope & Associates | M.H. Golden Co. |
| 10/24/80 | N36080 | E95064 | Building | Canopy | Yes | Frank L. Hope & Associates | M.H. Golden Co. |
| 10/24/80 | N36081 | E95064 | Building | Tunnel | | Frank L. Hope & Associates | M.H. Golden Co. |
| 10/24/80 | N36082 | E95064 | Building | Retaining walls | | Frank L. Hope & Associates | M.H. Golden Co. |
| 12/3/80 | N40650 | E98714 | Building | Remove wall and install window | | Owner | Owner |
| 1/6/81 | ?09394 | E93778 | Building | Renovation of existing diagnostic, treatment and administrative areas | | Frank L. Hope & Associates | Owner |
| 3/19/81 | S11000 | E98714 | Building | Tank and landscape, tank located underground, backfill will be landscaped | | Frank L. Hope & Associates | M.H. Golden Co. |
| 7/27/81 | F03479 | | Building | Block wall for areaway | | Frank L. Hope & Associates | M.H. Golden Co. |
| 7/31/81 | ? | | Electrical | Various | | | M.H. Golden Co. |
| 8/24/81 | S15323 | F04118 | Building | Construction of fence and canopy | Yes | | |
| 12/17/81 | A02045 | F06306 | Building | Retaining wall at landscaping | | Kawasaki, Theilacker | M.H. Golden Co. |
| 12/30/81 | N7336? | | Electrical | Various | | | |
| 12/30/81 | N73366 | | Plumbing & Gas | Sink and water closet | | | Hope & Asscoiates |
| 12/30/81 | N73367 | | Mechanical | air conditioning | | owner | owner |
| 12/31/81 | A02267 | | Building | Partition Renovation, Elec., hvac, plumbing | | | Hope & Asscoiates |
| 1/12/82 | N74229 | | Plumbing & Gas | | | | |
| 6/28/82 | S19373 | | Electrical | Various | | | |
| 6/28/82 | S19374 | | Electrical | Various | | | |
| 6/28/82 | S19375 | | Electrical | Various | | | |
| 6/28/82 | S19378 | | Electrical | Various | | | |
| 6/28/82 | S19379 | | Electrical | Various | | | |
| 6/28/82 | S19380 | | Electrical | Various | | | |
| 6/28/82 | S19381 | | Electrical | Various | | | |
| 6/28/82 | S19382 | | Sign | | | | |
| 11/17/82 | A11379 | | Building | Renovation of surgical suite #7 | | | |
| 11/19/82 | 13???? | | Electrical | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 31 of 123

A.4 Building Permits - Summary

| Date | Permit # | Plan file | Permit Type | Scope of Work | Exterior change | Architect | Contractor |
|----------|------------|------------|---------------------|--|-----------------|-----------------------|------------------|
| 7/27/84 | 115122 | | Electrical | Various | | | |
| 6/9/97 | E502693897 | | Electrical | Install a floor mount vehicle charger | | | |
| 5/27/98 | S400854.98 | A104078.98 | Sign | Two sets internally illum. Channel letters with logos | | Owner | Owner |
| 1/22/00 | B200246 | A113200-95 | Building | Rehabilitation of existing bldg for 23 units of affordable housing for persons with AIDS | | People's Housing Inc. | DPR Construction |
| 5/25/01 | E50269501 | | Electrical | New Construction | | | |
| 8/22/01 | P805039-61 | | Plumbing & Gas | Various | | | |
| 8/22/01 | M701776-01 | | Mechanical | Remodel- tenant improvements | | | |
| 12/3/01 | W50119 | | City of SD Engineer | 5' trench permit, 4" wet tap | | | |
| 12/20/01 | P809814-01 | | ? | Hospital | | | |
| 11/6/05 | 181071 | | Electrical | Temporary power pole | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 32 of 123

A.4 Building Permits – Building – 09/07/1957


| | | |
|--|---|---|
| JOB ADDRESS | | PLAN FILE NO. |
| HOUSE NO. | STREET | 112671 |
| 4075 | HILLCREST DR. | 19589 |
| | | NO PLAN FILE NO. <input type="checkbox"/> |
| APPLICATION FOR BUILDING PERMIT BUILDING INSPECTION DEPARTMENT - CITY OF SAN DIEGO | | |
| APPLICANT: PRINT WITHIN HEAVY LINES ONLY | | |
| COMPLETE LEGAL DESCRIPTION OF PROPERTY | | |
| LOT | BLOCK | ADDITION OR SUBDIVISION |
| B & C | 1 | |
| B C E | 2 | HILLCREST DR. |
| TYPE OF BUILDING TO BE CONSTRUCTED | | |
| DWELLING <input type="checkbox"/> | OTHER | |
| GARAGE <input type="checkbox"/> | Hospital | |
| NUMBER OF FAMILIES | IS THERE AN EXISTING BUILDING NOW ON THIS SITE? | |
| | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | |
| NUMBER OF STORIES | IF "YES" IS IT | |
| | RESIDENTIAL <input type="checkbox"/> | |
| | COMMERCIAL <input type="checkbox"/> | |
| | OTHER <input checked="" type="checkbox"/> | |
| CLASS OF WORK | | FLOOR SPACE IN SQ. FT. |
| NEW <input type="checkbox"/> | REPAIR <input checked="" type="checkbox"/> | NO |
| ADDITION <input type="checkbox"/> | MOVE <input type="checkbox"/> | APPLIC. |
| ALTERATION <input checked="" type="checkbox"/> | DEMOLISH <input type="checkbox"/> | |
| VALUATION OF JOB | | |
| | | \$5000.00 |
| OWNER | NAME AND MAILING ADDRESS | |
| | MARCY HOYMAN San Diego | |
| CONTRACTOR | NAME AND ADDRESS | |
| | Nielsen Const. Co. P.O. Box 1577 SD. 10 | |
| | STATE LICENSE NO. | TEL. NO. |
| | 156587 B/SA | 675-2165 |
| I HEREBY CERTIFY THAT THE ABOVE APPLICATION IS CORRECT, THAT CONSTRUCTION WILL COMPLY WITH ALL LAWS, AND I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE STATE OF CALIFORNIA LABOR CODE RELATING TO WORKMAN'S COMPENSATION INSURANCE. | | |
| SIGNATURE OF APPLICANT | | DATE |
| <i>[Signature]</i> | | 8/20/57 |
| FOR PLANNING COMMISSION USE ONLY | | |
| BLD CODE | CENSUBTRACT | USE ZONE |
| 27 | 3-4 | R C M P 1 2 4 a b c |
| | | DATE |
| | | 8/20/57 |
| FOR BUILDING INSPECTION DEPARTMENT USE ONLY | | |
| TYPE OF CONSTRUCTION | | VALUATION OF JOB |
| I II III IV V | | \$5000.00 |
| FIRE RESISTANCE 1 HR N | | |
| OCCUPANCY GROUP | | |
| A B C D E F G H I J | | |
| DIVISION 1 2 3 4 | | |
| FIRE ZONE | | DATE |
| 1 2 3 | | 8-7-57 |
| | | BY |
| | | Marante |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 33 of 123

A.4 Building Permits – Building – 04/8/1958

| Building Permit Application | | APPLICANT FILL INSIDE HEAVY LINES | PLAN FILE NUMBER | BUILDING PERMIT NUMBER | 800516 |
|---|---------------------------------------|--|---------------------------------------|---|--------|
| OWNER'S NAME Mercy Hospital | | JOB ADDRESS 4099 Hillcrest Dr. | | | |
| MAIL ADDRESS 4099 Hillcrest Dr. | | SIDE YARD | SET BACK | REAR YARD | |
| CITY S.D. | TEL. NO. | USE ZONE R-4 | MAP NO. 67 | VACANT YES <input type="checkbox"/> SITE NO <input type="checkbox"/> | |
| ARCHITECT or ENGINEER Stanley Burne | | BLS CODE | ECONOMIC LOCATION EA. LBD. TAX | CENSUS TRACT | |
| STREET ADDRESS 2802 Juan St. | | BUILDING AREA | LOT AREA | VARIANCE NO. | |
| STATE LICENSE NO. | | Encroachment Yes <input type="checkbox"/> Permit Req'd. No <input checked="" type="checkbox"/> | PERMIT NUMBER | ST. GRADE CHECK | |
| BUILDING CONTRACTOR Luminad Corp. | | METER SIZE | CLEARANCE | CHECKED BY: | |
| STREET ADDRESS 452 8th. Ave. | | REQUESTED METER LOCATION EXISTING <input type="checkbox"/> CENTER LINE <input type="checkbox"/> OTHER | | | |
| CITY S.D. | TEL. NO. BE 3 7184 | TYPE OF CONNECTION | BOOK PAGE | VERIFIED BY | |
| STATE LICENSE NO. 70571 | | FIRE ZONE 1 2 3 | Type of Construction I II III IV V | STREET IMPROVED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | |
| JOB DESCRIPTION | | | | | |
| LEGAL DESCRIPTION: (Attach Maps & Bounds if Necessary) | | | | | |
| LOT 547-11 BLOCK 2 TRACT Hillcrest Div. | | | | | |
| BUILDING ADDRESS 4099 Hillcrest Dr. | | | | | |
| NEW ADD <input checked="" type="checkbox"/> | ALTER REPAIR <input type="checkbox"/> | DEMOLISH MOVE <input type="checkbox"/> | | BUILDING VALUATION \$500.00 ✓ \$3.50 | |
| RESIDENTIAL <input type="checkbox"/> | NUMBER OF STORIES | NUMBER OF DWELLING UNITS | | LESS PLAN-CHECK FEE | |
| COUNTY SANITATION DISTRICT | | PRIVATE DISPOSAL APPROVAL RECEIPT NO. | | | |
| STATEMENT OF PROPOSED USE Install one unlighted cross on roof Install one indirect lighted cross on wall over entrance | | | | | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | | |
| SIGNATURE OF OWNER or AGENT <i>Stanley Burne Luminad Corp.</i> | | | | | |
| ADDRESS 452-8th Ave S.D. | | | | | |
| EVIDENCE OF AGENCY NOTED <input checked="" type="checkbox"/> | | | | | |
| PLOT PLAN CHECK & APPROVED <input checked="" type="checkbox"/> | | | | | |
| HEALTH DEPT. APPROVAL <input checked="" type="checkbox"/> | | | | | |
| | | ATTENTION: | | APPLICATION APPROVAL | |
| | | THIS PERMIT AUTHORIZES ONLY THE WORK NOTED | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | |
| | | INSPECTION DEPARTMENT | | By: <i>[Signature]</i> | |
| | |  | | Date: 4/8/58 | |
| | | CITY OF SAN DIEGO | | 3-25-58 INSPECTOR | |
| | | | | FORM NO. 228 | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 34 of 123

A.4 Building Permits – Building – 01/28/1960


| Building Permit Application | | PLAN FILE NUMBER | BUILDING PERMIT NUMBER |
|---|--|---|-----------------------------------|
| OWNER'S NAME <u>Mercy Hospital</u> | | JOB ADDRESS <u>Nurse's Home Hillcrest</u> | |
| MAIL ADDRESS <u>Hillcrest Dr.</u> | | SIDE YARD | SET BACK |
| CITY <u>San Diego</u> | TEL. NO. <u>CyB-1111</u> | USE ZONE | MAP NO. |
| ARCHITECT or ENGINEER | | BLS CODE | ECONOMIC LOCATION EA. LBD. TAX |
| STREET ADDRESS | | BUILDING AREA | LOT AREA |
| STATE LICENSE NO. | TEL. NO. | Encroachment Yes <input type="checkbox"/> | PERMIT NUMBER |
| BUILDING CONTRACTOR <u>Ted F. Merrill Company</u> | | Permit Req'd. No <input type="checkbox"/> | CLEARANCE |
| STREET ADDRESS <u>1167 Worena Blvd.</u> | | METER SIZE | CHECKED BY: |
| CITY <u>San Diego</u> | TEL. NO. <u>Bro-3131</u> | REQUESTED METER LOCATION | EXISTING <input type="checkbox"/> |
| STATE LICENSE NO. <u>B 18149</u> | | TYPE OF CONNECTION | BOOK PAGE |
| JOB DESCRIPTION | | FIRE ZONE | Type of Construction |
| LEGAL DESCRIPTION: (Attach Metes & Bounds if Necessary) | | 1 2 <u>3</u> | I II III IV V |
| LOT | BLOCK | SPECIAL INSPECTOR REQ'D. | OCCUPANCY GROUP |
| BUILDING ADDRESS | | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| NEW <input type="checkbox"/> | ALTER REPAIR <input checked="" type="checkbox"/> | PLAN CHECKED BY | PLAN CHECK RECEIPT NO. |
| RESIDENTIAL <input type="checkbox"/> | NUMBER OF STORIES | BUILDING VALUATION <u>1000.00</u> | BUILDING PERMIT FEE <u>\$6.00</u> |
| NON-RESIDENTIAL <input type="checkbox"/> | NUMBER OF DWELLING UNITS | LESS PLAN-CHECK FEE | SEWER FEE |
| COUNTY SANITATION DISTRICT | PRIVATE DISPOSAL APPROVAL RECEIPT NO. | AMOUNT DUE | |
| STATEMENT OF PROPOSED USE | | APPLICATION APPROVAL | |
| <u>To repair damage, caused by fire</u> | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | |
| <u>To Nurse's Home.</u> | | By: <u>AB</u> | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | Date: <u>1/28/60</u> | |
| SIGNATURE OF OWNER or AGENT <u>Ted F. Merrill</u> | | INSPECTION DEPARTMENT | |
| ADDRESS | | CITY OF SAN DIEGO | |
| EVIDENCE OF AGENCY NOTED <u>970</u> | | INSPECTOR | |
| PLOT PLAN CHECK & APPROVED | | FORM NO. 226 | |
| HEALTH DEPT. APPROVAL | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 35 of 123

A.4 Building Permits – 12/11/1963

| Building Permit Application | | | APPLICANT FHL INSIDE HEAVY LINES | PLAN FILE NUMBER 13132A | BUILDING PERMIT NUMBER A71591 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|------------------------------|---|---|---|--|--|---------------|-----------|-----------|----------------------|---|-------|--------|-----------------------|---|-----|-----|-----------------------|---|------|------|--------------------|--|--|--------|------------------|--|--|--|------------------|--|--|--|------------------------|--|--|---------|
| OWNER | NAME (OR NAME OF BUSINESS) MERCY HOSPITAL. | | | JOB ADDRESS 4099 Hillcrest Dr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MAILING ADDRESS HILLCREST DR. | | | SIDE YARD 4 | SET BACK 15 ft Ave | REAR YARD 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCHITECT | CITY SAN DIEGO. | TELEPHONE NUMBER 648-3911 | | USE ZONE RA | MAP NUMBER 212-1719 | VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | NAME FRANK L. HOPE & ASSOCIATES | | | B.L.S. CODE 27 | ECONOMIC LOCATION | CENSUS TRACT B4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONTRACTOR | ADDRESS 1475 6 th AVE. | | | BUILDING AREA 5615.3 | LOT AREA | VARIANCE NUMBER C-5816 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | CITY SAN DIEGO. | TELEPHONE NUMBER BE 27626 | | ENCROACHMENT PERMIT REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | PERMIT NUMBER | STREET GRADE CHECK OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JOB DESCRIPTION | NAME | | | METER SIZE | SERVICE SIZE | CLEARANCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ADDRESS | | | REMARKS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JOB DESCRIPTION | CITY | | | TYPE CONNECTION | BOOK | PAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | STATE LICENSE NUMBER | | | CITY LICENSE NUMBER | VERIFIED BY MCS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JOB DESCRIPTION | LOT | BLOCK | TRACT | FIRE ZONE 3 | TYPE OF CONSTRUCTION L | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SEE ATTACHED. | | | SPECIAL INSPECTOR REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | OCCUPANCY GROUP D-2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WORK TO BE DONE ADDITION TO MERCY HOSPITAL | | | PLAN CHECKED BY M. | | PLAN CHECK RECEIPT NUMBER 2511-17480 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> ALTER <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> REPAIR <input type="checkbox"/> NON-RESIDENTIAL | | | NUMBER OF STORIES 11 | <table border="1"> <thead> <tr> <th></th> <th>NO. OF BLDGS.</th> <th>PER/BLDG.</th> <th>TOTAL FEE</th> </tr> </thead> <tbody> <tr> <td>1 BUILDING VALUATION</td> <td>5</td> <td>44190</td> <td>220950</td> </tr> <tr> <td>2 BUILDING PERMIT FEE</td> <td>5</td> <td>144</td> <td>720</td> </tr> <tr> <td>3 LESS PLAN CHECK FEE</td> <td>1</td> <td>1928</td> <td>1928</td> </tr> <tr> <td>4 SUB-TOTAL OF 2-3</td> <td></td> <td></td> <td>425.00</td> </tr> <tr> <td>5 PLUS SEWER FEE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6 PLUS WATER FEE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7 AMOUNT DUE 4 & 5 & 6</td> <td></td> <td></td> <td>4778.00</td> </tr> </tbody> </table> | | | | NO. OF BLDGS. | PER/BLDG. | TOTAL FEE | 1 BUILDING VALUATION | 5 | 44190 | 220950 | 2 BUILDING PERMIT FEE | 5 | 144 | 720 | 3 LESS PLAN CHECK FEE | 1 | 1928 | 1928 | 4 SUB-TOTAL OF 2-3 | | | 425.00 | 5 PLUS SEWER FEE | | | | 6 PLUS WATER FEE | | | | 7 AMOUNT DUE 4 & 5 & 6 | | | 4778.00 |
| | NO. OF BLDGS. | PER/BLDG. | TOTAL FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 BUILDING VALUATION | 5 | 44190 | 220950 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 BUILDING PERMIT FEE | 5 | 144 | 720 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 LESS PLAN CHECK FEE | 1 | 1928 | 1928 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 SUB-TOTAL OF 2-3 | | | 425.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 PLUS SEWER FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 PLUS WATER FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 AMOUNT DUE 4 & 5 & 6 | | | 4778.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROPOSED USE GENERAL HOSPITAL. | | | <p>I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SIGNATURE (OWNER OR AGENT) Admond Claver | | | DATE SIGNED 9/9/63. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADDRESS 1475-6 th AVE. | | | <p>ATTENTION</p> <p>THIS PERMIT AUTHORIZES ONLY THE WORK NOTED</p> <p>INSPECTION DEPARTMENT</p>  <p>CITY OF</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | | | PRIVATE DISPOSAL APPROVAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLOT PLAN CHECK & APPROVED | | | <p>APPLICATION APPROVAL</p> <p>THIS APPLICATION IS NOT A PERMIT UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEALTH DEPT. APPROVAL | | | <p>DIRECTOR'S SIGNATURE C. Corval</p> <p>DATE 12/11/63</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 36 of 123

A.4 Building Permits – 03/26/1965

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | | DISTRICT | PLAN FILE NUMBER | PERMIT NUMBER | | |
|---|-------------------|--------------------------------------|----------------------------|---|---|---|--|---|--------------------------|--|
| NAME (OR NAME OF BUSINESS) MERCY HOSPITAL | | | | JOB ADDRESS 4099 Hillcrest Dr. | | A B C | 15064A | A03390 | | |
| MAILING ADDRESS (NUMBER) (STREET) 4099 HILLCREST DRIVE | | | | SIDE YARD (INT.) 4 | SIDE YARD (ST.) 15' | SET BACK 15' 0" | AV. OF BLK. 15 | REAR YARD | | |
| CITY SAN DIEGO | 3 | TELEPHONE NUMBER CY 8-3911 | USE ZONE (R-4) C | MAP NUMBER 212-1719 | VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | | PLANNING | | |
| NAME FRANK L HOPE & ASSOCIATES | | | B.L.S. CODE 027 | CENSUS TRACT B-4 | VARIANCE NUMBER C-4984 | | | | | |
| ADDRESS (NUMBER) (STREET) 1475 SIXTH AVE. SAN DIEGO | | | | LOT AREA — | SQ. FT. | ALLOWED LOT COVERAGE 50% | TOTAL LOT AREA COVERED — | SQ. FT. | | |
| CITY SAN DIEGO | | | | TELEPHONE NUMBER 232-7626 | ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | PERMIT NUMBER | STREET IMPROVED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | GRAPED CHECK CP | | |
| NAME FLY YOUNG CONSTRUCTION CO. | | | | METER SIZE | | SERVICE SIZE | CLEARANCE | CHECKED BY MD | | |
| ADDRESS (NUMBER) (STREET) 2141 MAIN STREET | | | | REMARKS | | | | | WATER | |
| CITY SAN DIEGO | | | | NO. OF ADDITIONAL CONNECTIONS REQUIRED NO | | | | | | |
| STATE LICENSE NUMBER 105330 | | | | CLASS. NO. B-11.5-A | CITY LICENSE NUMBER 11690 | TYPE CONNECTION | | | VERIFIED BY NO | |
| LOT 2 | BLOCK — | SUBDIVISION MERCY SUB | UNIT | REMARKS | | | | | SEWER | |
| JOB ADDRESS 4099 HILLCREST DRIVE | | | | FIRE ZONE 2 E 3 | TYPE OF CONST. 1 | OCCUP. GROUP D-2 | TOTAL FLOOR AREA | | | |
| CONDITION OF SOIL AT JOB SITE <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | SPECIAL INSPECTOR REQ'D. FOR <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY | | BUILDING AREA | | PLAN CHECKED BY Geo. Morante | | |
| WORK TO BE DONE CONSTRUCT CONCRETE BUILDING | | | | <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING | | PLAN CHECK RECEIPT NO. 45021 | | | | |
| PROPOSED USE BUILDING OVER LAUNDRY, MEDICAL RESID. | | | | <input type="checkbox"/> OTHER | | | | | | |
| <input type="checkbox"/> NEW <input type="checkbox"/> MOVE <input checked="" type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL | | | | NUMBER OF STORIES TWO | NO. OF BLDGS. | | PER/BLDG. | TOTAL | | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | BUILDING VALUATION 850,000 | | BUILDING PERMIT FEE 1212.00 | | LESS PLAN CHECK FEE 367.00 | | |
| SIGNATURE (OWNER OR AGENT) Frank L. Hope | | | | DATE SIGNED 3-1-65 | | SUB-TOTAL OF 1-2 845.00 | | PLUS SEWER FEE — | | |
| AGENT FOR FRANK L. HOPE AND ASSOCIATES | | | | ADDRESS 1475 SIXTH AVE S.D. | | PLUS WATER FEE — | | TOTAL FEES DUE 3 & 4 & 5 845.00 | | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | | | | PRIVATE DISPOSAL APPROVAL | | ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED | | APPLICATION APPROVAL | | |
| HEALTH DEPT. APPROVAL | | | | CITY PLANNING CHECK & APPROVED INSPECTOR | | INSPECTION DEPARTMENT | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | |
| | | | | CITY OF SAN DIEGO | | SIGNATURE OF DEPT. OF INSP. DEPUTY J. Reed | | DATE 3/26/65 | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 37 of 123

A.4 Building Permits – 04/02/1965

| Building Permit Application | | APPLICANT FILL INSIDE HEAVY LINES | PLAN FILE NUMBER 14487A | PERMIT NUMBER A03674 |
|---|----------------------------------|--|--|--|
| OWNER'S NAME MERCY HOSPITAL | | JOB ADDRESS 4099 HILLCREST DRIVE | | |
| MAIL ADDRESS HILLCREST DRIVE | | SIDE YARD 4 | SET BACK 15' or 15' 0" Avg. Blk. | REAR YARD 15' |
| CITY SAN DIEGO | TEL. NO. CY-83911 | USE ZONE R 4 | MAP NO. 212-1719 | VACANT SITE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| ARCHITECT or ENGINEER FRANK L. HOPE & ASSOC. | | BLS CODE 015 | ECONOMIC LOCATION EA. — LBD. — TAX | CENSUS TRACT B-4 |
| STREET ADDRESS 1475 6th AVENUE | | BUILDING AREA | LOT AREA | VARIANCE NO. |
| STATE LICENSE NO. B-1612 | TEL. NO. BE-27626 | Encroachment Yes <input type="checkbox"/> Permit Req'd No <input type="checkbox"/> | PERMIT NUMBER | ST. GRADE CHECK |
| BUILDING CONTRACTOR F.E. YOUNG CONST. CO. | | METER SIZE | CLEARANCE | CHECKED BY: |
| STREET ADDRESS 2141 MAIN STREET | | REQUESTED METER LOCATION EXISTING <input type="checkbox"/> CENTER LINE <input type="checkbox"/> OTHER OF PROPERTY | | |
| CITY SAN DIEGO | TEL. NO. BE 41841 | TYPE OF CONNECTION | BOOK PAGE | VERIFIED BY |
| STATE LICENSE NO. 105330 | Joc 297-0360 297-1360 | FIRE ZONE 1 2 3 | Type of Construction I II III IV V | STREET IMPROVED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| JOB DESCRIPTION | | | | |
| LEGAL DESCRIPTION: (Attach Metes & Bounds if Necessary) | | | | |
| LOT | BLOCK | TRACT | | |
| BUILDING ADDRESS H REST DRIVE | | | | |
| NEW <input checked="" type="checkbox"/> | ALTERED <input type="checkbox"/> | DEMOLISH <input type="checkbox"/> | | |
| ADD <input type="checkbox"/> | REPAIR <input type="checkbox"/> | MOVE <input type="checkbox"/> | | |
| RESIDENTIAL <input type="checkbox"/> | NUMBER OF STORIES | NUMBER OF DWELLING UNITS | | |
| NON-RESIDENTIAL <input type="checkbox"/> | | | | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | PRIVATE DISPOSAL APPROVAL | | | |
| STATEMENT OF PROPOSED USE PHYSICAL MEDICINE DEPARTMENT OF NEW HOSPITAL UNDER CONST. | | | | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | |
| SIGNATURE OF OWNER or AGENT FRANK L. HOPE, Assoc. 7/30/64 | | INSPECTION DEPARTMENT | | |
| ADDRESS 1475 6th AVE. SAN DIEGO. | | AMOUNT DUE 271. | | |
| EVIDENCE OF AGENCY NOTED | | ATTENTION: THIS PERMIT AUTHORIZES ONLY THE WORK NOTED THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. By: <i>Conrad</i> Date: <i>4/2/65.</i> INSPECTOR | | |
| PLOT PLAN CHECK & APPROVED | | | | |
| HEALTH DEPT. APPROVAL | | | | |
| CITY OF SAN DIEGO | | FORM NO. 17-258 (7-60) | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 38 of 123

A.4 Building Permits - 04/02/1965

| Building Permit Application | | APPLICANT FILL INSIDE HEAVY LINES | PLAN FILE NUMBER 14823A | BUILDING PERMIT NUMBER |
|---|---|---|---|--|
| OWNER'S NAME MERCY HOSPITAL | | JOB ADDRESS 4099 HILLCREST DRIVE | | |
| MAIL ADDRESS HILLCREST DRIVE | | SIDE YARD 3' | SET BACK 15' 0" AVG | REAR YARD 15' |
| CITY SAN DIEGO | TEL. NO. CY 83911 | USE ZONE R-4 | MAP 212-1719 NO. 214-1719 | VACANT YES <input type="checkbox"/> SITE NO <input checked="" type="checkbox"/> |
| ARCHITECT OF ENGINEER FRANK L HOPE & ASSOCIATES | | SLS CODE 027 | ECONOMIC LOCATION EA. --- LBD. --- TAX --- | CENSUS TRACT B-4 |
| STREET ADDRESS 1475 Cth AVE | | BUILDING AREA no add | LOT AREA 5270 | VARIANCE NO. |
| STATE LICENSE NO. B 1612 | TEL. NO. BE 27626 | Encroachment Yes <input type="checkbox"/> Permit Req'd No <input type="checkbox"/> | PERMIT NUMBER 1 | ST. GRADE CHECK |
| BUILDING CONTRACTOR F.E. YOUNG CONST. CO. | | METER SIZE | CLEARANCE | CHECKED BY: |
| STREET ADDRESS 2141 MAIN ST. | | REQUESTED METER LOCATION | EXISTING <input type="checkbox"/> | CENTER LINE <input type="checkbox"/> |
| CITY SAN DIEGO | TEL. NO. BE 41841 | OTHER OF PROPERTY | | |
| STATE LICENSE NO. 105330 | TYPE OF CONNECTION | | BOOK PAGE | VERIFIED BY |
| JOB DESCRIPTION | | FIRE ZONE I 2 3 3 | Type of Construction II III IV V | STREET IMPROVED YES <input type="checkbox"/> NO <input type="checkbox"/> |
| LEGAL DESCRIPTION: (Attach Maps & Bounds if Necessary) | | SPECIAL INSPECTOR REQ'D. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | OCCUPANCY GROUP 2 A B C D E F G H I J | |
| LOT 8 C 7 E BLOCK 2 TRACT HILLCREST | | PLAN CHECKED BY Spec. Warrant | | PLAN CHECK RECEIPT NO. 42074 |
| BUILDING ADDRESS 4099 HILLCREST | | BUILDING VALUATION 98,000⁰⁰ | | BUILDING PERMIT FEE 258⁻ |
| NEW ADD <input checked="" type="checkbox"/> | ALTER REPAIR <input type="checkbox"/> | DEMOLISH MOVE <input type="checkbox"/> | LESS PLAN-CHECK FEE 83⁰⁰ | |
| RESIDENTIAL NON-RESIDENTIAL <input type="checkbox"/> | NUMBER OF STORIES <input checked="" type="checkbox"/> | NUMBER OF DWELLING UNITS | SEWER FEE | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | PRIVATE DISPOSAL APPROVAL | | AMOUNT DUE 175⁻ | |
| STATEMENT OF PROPOSED USE INTENSIVE CARE DEPARTMENT FOR NEW MERCY HOSPITAL NOW UNDER CONSTRUCTION | | ATTENTION: | | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | THIS PERMIT AUTHORIZES ONLY THE WORK NOTED | | |
| SIGNATURE OF OWNER or AGENT [Signature] | INSPECTION DEPARTMENT | | | |
| ADDRESS 1475 Cth AVE SAN DIEGO | APPLICATION APPROVAL | | | |
| EVIDENCE OF AGENCY NOTED | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | | |
| PLOT PLAN CHECK & APPROVED [Signature] | By: [Signature] | | | |
| HEALTH DEPT. APPROVAL | Date: 4/2/65 | | | |
| | INSPECTOR | | | |
| | CITY OF SAN DIEGO | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 39 of 123

A.4 Building Permits – 04/02/1965

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | | DISTRICT ABC | PLAN FILE NUMBER 14671A | PERMIT NUMBER A03673 | |
|---|--|--|--|--------------------------------------|--|---|---|------------------------------------|--|
| OWNER | NAME (OR NAME OF BUSINESS) NEWBY HOSPITAL | | | | | JOB ADDRESS 4099 HILLCREST DRIVE | | | |
| | MAILING ADDRESS (NUMBER) (STREET) HILLCREST DRIVE | | | | | SIDE YARD (INT.) 3' | SIDE YARD (ST.) 10' ON EAST SIDE OF LEVEL | SET BACK 15' OR | AV. REAR YARD OF BLK. 15' |
| ARCHITECT | CITY SAN DIEGO | | | | | TELEPHONE NUMBER 442-2911 | USE ZONE R-4 | MAP NUMBER 214-1719 213-1719 | VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| | NAME FRANK L. WIFE & ASSOCIATES | | | | | ADDRESS (NUMBER) (STREET) 1475 SIXTH AVE | B.L.S. CODE 015 | CENSUS TRACT B-4 | VARIANCE NUMBER - |
| CONTRACTOR | CITY SAN DIEGO | | | | | TELEPHONE NUMBER 282-7426 | LOT AREA SQ. FT. | ALLOWED LOT COVERAGE % | TOTAL LOT AREA COVERED SQ. FT. |
| | NAME F. E. YOUNG | | | | | ADDRESS (NUMBER) (STREET) 1441 MAIN | ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | PERMIT NUMBER | STREET IMPROVED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| JOB LOCATION | CITY SAN DIEGO | | | | | TELEPHONE NUMBER 282-1241 | METER SIZE | SERVICE SIZE | CLEARANCE |
| | STATE LICENSE NUMBER 103430 | | | | | CLASS. NO. | CITY LICENSE NUMBER | CHECKED BY | |
| PROPOSED WORK | LOT BLOCK SUBDIVISION UNIT | | | | | REMARKS | | | |
| | JOB ADDRESS HILLCREST DRIVE | | | | | NO. OF ADDITIONAL CONNECTIONS REQUIRED | | | |
| INSPECTION | CONDITION OF SOIL AT JOB SITE <input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | | TYPE CONNECTION | | | |
| | WORK TO BE DONE REVISIONS TO PLANNING DEPT. | | | | | VERIFIED BY | | | |
| ATTENTION | PROPOSED USE NEW HOSPITAL | | | | | FIRE ZONE | | | |
| | <input checked="" type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER <input type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR | | | | | TYPE OF CONST. CONCRETE | | | |
| CITY OF SAN DIEGO | <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL | | | | | OCCUPANCY HOSPITAL | | | |
| | NUMBER OF STORIES 13 DWELLING UNITS | | | | | TOTAL FLOOR AREA | | | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | | SPECIAL INSPECTOR REQ'D. FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> OTHER | | | | |
| SIGNATURE (OWNER OR AGENT) SIDNEY STEEL (owner) | | | | | BUILDING AREA PLAN CHECK RECEIPT NO. 41926 | | | | |
| DATE SIGNED 4/2/65 | | | | | BUILDING VALUATION | | | | |
| AGENT FOR WIFE & ASSOCIATES | | | | | NO. OF BLDGS. 10048 | | | | |
| ADDRESS 1475 SIXTH AVE | | | | | BUILDING PERMIT FEE | | | | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | | | | | LESS PLAN CHECK FEE | | | | |
| PRIVATE DISPOSAL APPROVAL | | | | | SUB-TOTAL OF 1-2 | | | | |
| HEALTH DEPT. APPROVAL | | | | | PLUS SEWER FEE | | | | |
| PLOT PLAN CHECK & APPROVED INSPECTOR | | | | | PLUS WATER FEE | | | | |
| | | | | | TOTAL FEES DUE 31 | | | | |
| | | | | | APPLICATION APPROVAL THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | | | |
| | | | | | SIGNATURE OF DEPT. OF INSP. DEPT. Coryal | | | | |
| | | | | | DATE 4/2/65 | | | | |
| | | | | | FORM IN-258 (2-64) P. 1 | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 40 of 123

A.4 Building Permits - 07/22/1965


| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | | DISTRICT | PLAN FILE NUMBER | PERMIT NUMBER |
|---|--|--------------------------------------|------------------------------------|---|---|---|-------------------------------|-------------------------------------|
| NAME (OR NAME OF BUSINESS) MERCY HOSPITAL | | | | JOB ADDRESS 4099 Hillcrest Dr | | A B C | 9144-C | A07293 |
| OWNER | MAILING ADDRESS (NUMBER) (STREET) 4099 HILLCREST DRIVE | | | SIDE YARD (INF.) | SIDE YARD (ST.) | SET BACK | AV. OF BLK. | REAR YARD |
| | CITY SAN DIEGO | TELEPHONE NUMBER 2983911 | | USE ZONE C | MAP NUMBER 212-1719 | VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| ARCHITECT | NAME FRANK L. HOPE & ASSOC. | | | B.L.S. CODE 015 | CENSUS TRACT B-4 | VARIANCE NUMBER | | |
| | ADDRESS (NUMBER) (STREET) 1475 6TH AVE | | | LOT AREA | SQ. FT. | ALLOWED LOT COVERAGE | TOTAL LOT AREA COVERED | SQ. FT. |
| CONTRACTOR | NAME W. DANIEL LARSEN | | | ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | PERMIT NUMBER | STREET IMPROVED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | GRADE CHECK | |
| | ADDRESS (NUMBER) (STREET) 3491 KURTZ ST. | | | METER SIZE EXIST. | SERVICE SIZE EXIST. | CLEARANCE | CHECKED BY Jm. | |
| JOB LOCATION | CITY SAN DIEGO | | | NO. OF ADDITIONAL CONNECTIONS REQUIRED | | TYPE CONNECTION | VERIFIED BY | |
| | STATE LICENSE NUMBER 191355 | CLASS. NO. A-1 | CITY LICENSE NUMBER 8615 | REMARKS | | | | |
| PROPOSED WORK | LOT | BLOCK | SUBDIVISION | UNIT | FIRE ZONE 2 | TYPE OF CONST. I | OCCUP. GROUP D-1 | TOTAL FLOOR AREA |
| | JOB ADDRESS 4099 HILLCREST DRIVE | | | | SPECIAL INSPECTOR REQ'D. FOR <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY | | BUILDING AREA 20050 | PLAN CHECKED BY 87 Walker |
| CONDITION OF SOIL AT JOB SITE <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING | | PLAN CHECK RECEIPT NO. 45850 | | |
| WORK TO BE DONE BD BED PSYCHIATRIC UNIT ADD | | | | NO. OF BLDGS. | | PER/BLDG. | TOTAL | |
| PROPOSED USE TO EXISTING CLINIC PSYCHIATRIC HOSPITAL | | | | BUILDING VALUATION | | | | |
| <input type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER | | | | 1 BUILDING PERMIT FEE | | | | |
| <input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR | | | | 2 PLAN CHECK FEE | | | | |
| NUMBER OF STORIES 1 | | | | 3 SUB-TOTAL OF 1-2 | | | | |
| <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL | | | | 4 PLUS SEWER FEE | | | | |
| DWELLING UNITS | | | | 5 PLUS WATER FEE | | | | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | ATTENTION | | TOTAL FEES DUE 34485 675.50 | | |
| SIGNATURE, OWNER OR AGENT Charles Dehn | | | | THIS PERMIT AUTHORIZES ONLY THE WORK NOTED | | APPLICATION APPROVAL | | |
| AGENT FOR Mercy Hospital | | | | INSPECTION DEPARTMENT | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | |
| ADDRESS 1475 6th Ave | | | | CITY OF SAN DIEGO | | SIGNATURE OF DEPT. OF INSP. DEPUTY Walker | | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | | PRIVATE DISPOSAL APPROVAL | | DATE 7/22/65 | | FORM IN-258 (2-64) 9 | | |
| HEALTH DEPT. APPROVAL | | PLOT PLAN CHECK & APPROVED INSPECTOR | | | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 41 of 123

A.4 Building Permits – 07/18/1966

| Building Permit Application | | APPLICANT FILL INSIDE HEAVY LINES | | PARCEL NO. | PLAN FILE NUMBER | PERMIT NUMBER |
|---|-------------------------------------|--|-------------------------------|--|---|---------------------------------------|
| NAME (OR NAME OF BUSINESS) MERCY HOSPITAL | | JOB ADDRESS 4099 Hillcrest Dr | | | 4559-D | A41518 |
| MAILING ADDRESS (NUMBER) (STREET) 4099 HILLCREST DRIVE | | SIDE YARD (INT.) 4' | SIDE YARD (ST.) 10' | SET BACK | AV. REAR YARD OF BLK. # 15 | |
| CITY SAN DIEGO | TELEPHONE NUMBER 298-4141 | USE ZONE R-4 | MAP NUMBER 819-1719 | VACANT SITE <input type="checkbox"/> YES <input type="checkbox"/> NO | | |
| NAME FRANK L. HOPE & ASSOC. | | LOT AREA | SQ. FT. | ALLOWED LOT COVERAGE 56% | TOTAL LOT AREA COVERED | SQ. FT. |
| ADDRESS (NUMBER) (STREET) 1475 6TH AVENUE | | B.L.S. CODE 036 | CENSUS TRACT B-4 | VARIANCE NUMBER 05814 | CURB TO P.L. | |
| CITY SAN DIEGO | TELEPHONE NUMBER 232-7626 | ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input type="checkbox"/> NO | PERMIT NUMBER | STREET IMPROVED <input type="checkbox"/> YES <input type="checkbox"/> NO | GRADE CHECK | |
| NAME F. E. YOUNG CONSTRUCTION CO., INC. | | METER SIZE | SERVICE SIZE | CLEARANCE | CHECKED BY | |
| ADDRESS (NUMBER) (STREET) 2141 MAIN STREET | | REMARKS | | | | |
| CITY SAN DIEGO | TELEPHONE NUMBER 234-1841 | NO. OF ADDITIONAL CONNECTIONS REQUIRED | | TYPE CONNECTION | VERIFIED BY | |
| STATE LICENSE NUMBER | CLASS. NO. | CITY LICENSE NUMBER | | REMARKS | | |
| LOT | BLOCK | SUBDIVISION | UNIT | FIRE ZONE 3 | TYPE OF CONST. | OCCUP. GROUP |
| JOB ADDRESS | | | | SPECIAL INSPECTOR REQ'D. FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING <input type="checkbox"/> FILE DRIVING <input type="checkbox"/> OTHER | BUILDING AREA | PLAN CHECKED BY <i>Stillicante</i> |
| CONDITION OF SOIL AT JOB SITE <input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | NUMBER OF STORIES 0 | PLAN CHECK RECEIPT NO. 7629/39.09 | |
| WORK TO BE DONE EXTERIOR SITE WORK. RETAINING WALLS, CURBS, SIDEWALK, PAVING. | | | | BUILDING VALUATION NA | NO. OF BLOSS. NA | PER/BLDG. NA |
| PROPOSED USE PARKING | | | | BUILDING PERMIT FEE | FUND & ACCOUNT | TOTAL 39.00 |
| <input checked="" type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER <input type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR | | | | PLAN CHECK FEE | | 19.59 |
| <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL | | | | SUB-TOTAL | | 19.50 |
| NUMBER OF DWELLING UNITS | | | | SEWER PERMIT FEE | 2.50 | NA |
| I hereby acknowledge that I have read this application; that the information given is correct and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | SEWER FEE | | NA |
| | | | | WATER FEE | | NA |
| | | | | TOTAL FEES DUE 39.09 | | |
| SIGNATURE (OWNER OR AGENT) <i>Frank L. Hope</i> | | | | ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED | | |
| DATE SIGNED 6/13/66 | | | | INSPECTION DEPARTMENT | | |
| AGENT FOR FRANK L. HOPE & ASSOC. | | | |  CITY OF SAN DIEGO 1355 S. ST. (PAID) 7/18/66 | | |
| ADDRESS 1475 6TH AVENUE | | | | | | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | | PRIVATE DISPOSAL APPROVAL | | APPLICATION APPROVAL | | |
| HEALTH DEPT. APPROVAL | | PLOT PLAN CHECK & APPRV | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | |
| LOT SPLIT DATE | | | | SIGNATURE OF DEPT. OF INSP. DEPUTY <i>Glenn</i> | | |
| | | | | DATE 7/18/66 | | |
| | | | | FORM IN-288 (4-66) | | |
| | | | | INSPECTOR | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 42 of 123

A.4 Building Permits – 02/02/1967

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | | PARCEL NO. | PLAN FILE NUMBER | PERMIT NUMBER |
|---|---|---------------------------|-------------------------------------|--|---------------------|---|--------------------------|---------------------------|
| NAME (OR NAME OF BUSINESS) MERCY HOSPITAL | | | | JOB ADDRESS 4077 5th Hillcrest | | | 6797-D | A59952 |
| OWNER | MAILING ADDRESS (NUMBER) STREET 345 Dickinson St. | | | SIDE YARD (INT.) | SIDE YARD (ST.) | SET BACK | AV. REAR YARD OF BLK. | |
| | CITY | TELEPHONE NUMBER | | USE ZONE | MAP NUMBER | VACANT SITE | | |
| ARCHITECT | NAME FRANK L. HOPE & ASSOC. | | | LOT AREA | SQ. FT. | ALLOWED LOT COVERAGE | TOTAL LOT AREA COVERED | SQ. FT. |
| | ADDRESS (NUMBER) (STREET) 1475 6th Avenue | | | B.L.S. CODE | CENSUS TRACT | VARIANCE NUMBER | CURB TO P.L. | |
| CONTRACTOR | CITY SAN DIEGO | | | ENCROACHMENT PERMIT REQ'D. | PERMIT NUMBER | STREET IMPROVED | GRADE CHECK | |
| | NAME MERCY HOSPITAL | | | METER SIZE | SERVICE SIZE | CLEARANCE | CHECKED BY JLB | |
| ADDRESS (NUMBER) (STREET) 345 Dickinson St | | | REMARKS | | | | | |
| CITY SAN DIEGO | | | TELEPHONE NUMBER 298-4141 | NO. OF ADDITIONAL CONNECTIONS REQUIRED | | TYPE CONNECTION | | VERIFIED BY JLB |
| STATE LICENSE NUMBER | | | CLASS. NO. | CITY LICENSE NUMBER | | REMARKS | | |
| JOB LOCATION | LOT | BLOCK | SUBDIVISION | UNIT | FIRE ZONE | TYPE OF CONST. | OCCUP. GROUP | TOTAL FLOOR AREA |
| | JOB ADDRESS 345 Dickinson St. 4077 5th | | | | 3 | I | D-2 | NC |
| CONDITION OF SOIL AT JOB SITE | | | | SPECIAL INSPECTOR REQ'D. FOR | | BUILDING AREA | PLAN CHECKED BY | |
| <input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY | | NC | MLB | |
| | | | | <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING | | NUMBER OF STORIES | PLAN CHECK RECEIPT NO. | |
| | | | | <input type="checkbox"/> OTHER | | 22444-72 | | |
| PROPOSED WORK | WORK TO BE DONE TO COMPLETE 10th AND 11th FLOORS. | | | | BUILDING VALUATION | NO. OF BLDGS. | PER/BLDG. | TOTAL |
| | FLOORS ARE COMPLETE EXCEPT AS PER LETTER | | | | 8000 | | 8000 | |
| | PROPOSED USE ATTACHED TO PLANS. | | | | BUILDING PERMIT FEE | FUND & ACCOUNT | 185 | 185 50 |
| | <input type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER | | | | LESS PLAN CHECK FEE | | 92 | 92 25 |
| <input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR | | | | SUB-TOTAL | | 100 | 185 | |
| <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL | | | | SEWER PERMIT FEE | | 100 | | |
| NUMBER OF DWELLING UNITS | | | | SEWER FEE | | 7348 | | |
| | | | | SEWER FEE | | 506 | | |
| | | | | WATER FEE | | 7743 | | |
| | | | | WATER FEE | | 500 | | |
| | | | | | | 7996 | | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | ATTENTION | | TOTAL FEES DUE 185 | | |
| SIGNATURE (OWNER OR AGENT) Sally Stahl | | | | THIS PERMIT AUTHORIZES ONLY THE WORK NOTED | | APPLICATION APPROVAL | | |
| DATE SIGNED 1-19-67 | | | | INSPECTION DEPARTMENT | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OR BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | |
| AGENT FOR Frank L. Hope & Assoc. | | | | CITY OF SAN DIEGO | | SIGNATURE OF DEPT. OF INSP. DEPUTY J. Meed | | |
| ADDRESS 1475 6th Avenue San Diego. | | | | | | DATE 2/2/67 | | |
| COUNTY SANITATION DISTRICT RECEIPT NO. | | PRIVATE DISPOSAL APPROVAL | | | | FORM IN-288 (4-68) | | |
| HEALTH DEPT. APPROVAL | | PLOT PLAN CHECK & APPRV | | LOT SPLIT DATE | | INSPECTOR | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 43 of 123

A.4 Building Permits – 06/13/1967

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | PARCEL NO. | PLAN FILE NUMBER | PERMIT NUMBER |
|---|--|--|--|--|------------|------------------|---------------|
| OWNER NAME (OR NAME OF BUSINESS) MERCY HOSPITAL MAILING ADDRESS (NUMBER) (STREET) 4077 FIFTH AVE. SAN DIEGO. CITY SAN DIEGO TELEPHONE NUMBER 298-4141 | | | | JOB ADDRESS 4077 5th Avenue SIDE YARD (INT.) 4 SIDE YARD (ST.) - SET BACK 15 REAR YARD 15 | | | |
| ARCHITECT NAME FRANK L. HOPE & ASSOC ADDRESS (NUMBER) (STREET) 1475 6th AVENUE CITY SAN DIEGO. TELEPHONE NUMBER 232-7626 | | | | USE ZONE R-4 MAP NUMBER 212-1719 VACANT SITE <input type="checkbox"/> YES <input type="checkbox"/> NO LOT AREA SQ. FT. ALLOWED LOT COVERAGE 60% TOTAL LOT AREA COVERED SQ. FT. | | | |
| CONTRACTOR NAME ADDRESS (NUMBER) (STREET) CITY TELEPHONE NUMBER NO. OF ADDITIONAL CONNECTIONS REQUIRED TYPE CONNECTION VERIFIED BY | | | | B.L.S. CODE 020 CENSUS TRACT B-34 VARIANCE NUMBER - CURB TO P.L. F. 7.5 ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input type="checkbox"/> NO PERMIT NUMBER STREET IMPROVED <input type="checkbox"/> YES <input type="checkbox"/> NO GRADE CHECK CHECKED BY | | | |
| JOB LOCATION LOT BLOCK SUBDIVISION UNIT FIRE ZONE 3 TYPE OF CONST. - OCCUP. GROUP Ped Bridge TOTAL FLOOR AREA - JOB ADDRESS 4077 FIFTH AVE. SAN DIEGO SPECIAL INSPECTOR REQ'D. FOR <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING <input checked="" type="checkbox"/> OTHER <i>RETENSIÓN C/BAJO</i> | | | | PLAN CHECKED BY Cheo Morale PLAN CHECK RECEIPT NO. 27847104 BUILDING VALUATION NO. OF BLDGS. 1 PER/BLDG. 95000 TOTAL 95000 BUILDING PERMIT FEE 208 LESS PLAN CHECK FEE 104.00 SUB-TOTAL 100 7342 SEWER PERMIT FEE 100 7348 SEWER FEE 506 7743 WATER FEE 500 7908 | | | |
| PROPOSED WORK WORK TO BE DONE BRIDGE OVER 6th AVE AND PARKING LOT. EAST OF 6th AVE. PROPOSED USE <input checked="" type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER <input type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL NUMBER OF DWELLING UNITS - | | | | ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED INSPECTION DEPARTMENT CITY OF SAN DIEGO TOTAL FEES DUE 208.00 APPLICATION APPROVAL THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. SIGNATURE OF DEPT. OF INSP. DEPUTY J. Reed DATE 6/13/67 FORM IN-255 (4-65) INSPECTOR | | | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. SIGNATURE (OWNER OR AGENT) Sidney Seale DATE SIGNED 4-3-67 AGENT FOR: FRANK L. HOPE & ASSOC. ADDRESS 1475 6th AVE. SAN DIEGO. COUNTY SANITATION DISTRICT PRIVATE DISPOSAL APPROVAL HEALTH DEPT. APPROVAL PLOT PLAN CHECK & APPROV LOT SPLIT DATE | | | | PLAN CHECKED BY Cheo Morale PLAN CHECK RECEIPT NO. 27847104 BUILDING VALUATION NO. OF BLDGS. 1 PER/BLDG. 95000 TOTAL 95000 BUILDING PERMIT FEE 208 LESS PLAN CHECK FEE 104.00 SUB-TOTAL 100 7342 SEWER PERMIT FEE 100 7348 SEWER FEE 506 7743 WATER FEE 500 7908 | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 44 of 123

A.4 Building Permits – 10/10/1968

| Building Permit Application | | APPLICANT FILL INSIDE HEAVY LINES | JOB ADDRESS 4077 - 5TH AVENUE | | |
|-----------------------------|--|---|---|---|--------------------------|
| OWNER | NAME (OR NAME OF BUSINESS) | Mailing Address (NUMBER) (STREET) | | | COORD. INDEX |
| | Mercy Hospital | | 4077 Fifth Avenue | | 212-1719 |
| | CITY | TELEPHONE NUMBER | PLAN FILE NO. | PERMIT NO. | 145280 E21885 |
| | San Diego | 298-4141 | USE ZONE | SETBACK FRONT YARD | R-4 15 |
| DESIGNER | NAME | Address (NUMBER) (STREET) | | | REAR YD. |
| | Frank L. Hope & Associates | | 1475 Sixth Avenue | | 15 |
| | CITY | TELEPHONE NUMBER | B.C. CODE | SIDE YD. (INT) | 022 - |
| | San Diego | 232-7626 | VARIANCE NO. | SIDE YD. (STR) | |
| BUILDER | NAME | Address (NUMBER) (STREET) | | | LOT AREA |
| | Owner | | 4077 Fifth Ave., San Diego | | ALLOW. COVERAGE 60% |
| | CITY | TELEPHONE NUMBER | VALUATION OF WORK | NO. UNITS | PER UNIT |
| | San Diego | | 67500 | 1 | 67500 |
| JOB LOCATION | STATE LICENSE NUMBER | CLASS. NO. | CITY LICENSE NUMBER | NO. UNITS | PER UNIT |
| | LOT BLOCK SUBDIVISION UNIT | | | NO. UNITS | PER UNIT |
| | 36 thru 55 88 thru 91 B1 Williams subdiv. map No. 855 | | | NO. UNITS | PER UNIT |
| | JOB ADDRESS | | | NO. UNITS | PER UNIT |
| PROPOSED WORK | CONDITION OF SOIL AT JOB SITE | | | NO. UNITS | PER UNIT |
| | <input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | NO. UNITS | PER UNIT |
| | NO. OF EXISTING BUILDINGS ON LOT AND USE | | | NO. UNITS | PER UNIT |
| | Hospital | | | NO. UNITS | PER UNIT |
| PROPOSED WORK | WORK TO BE DONE | NEW | ALTER | MOVE | DEMOLISH |
| | Describe | <input checked="" type="checkbox"/> ADD | <input type="checkbox"/> REPAIR | <input type="checkbox"/> | <input type="checkbox"/> |
| | Sitework, new tunnel and entrance to Chapel | | | | |
| | EXISTING USE OF BUILDING OR PROPERTY: Hospital | | | | |
| PROPOSED WORK | PROPOSED USE OF BUILDING OR PROPERTY | | | TOTAL FEES DUE | |
| | Hospital | | | 167.50 | |
| | <input type="checkbox"/> NON-RESIDENTIAL <input type="checkbox"/> RESIDENTIAL NUMBER OF DWELLING UNITS | | | SPECIAL INSPECTOR REQ'D. FOR: | |
| | | | | CONCRETE <input checked="" type="checkbox"/> MASONRY <input type="checkbox"/> WELDING, H.S. BOLTS <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> OTHER <input type="checkbox"/> | |
| PROPOSED WORK | I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation laws. | | | FIRE ZONE 3 TYPE OF CONST. OCCUP. GRP. 4 | |
| | SIGNATURE (OWNER OR AGENT) | | | BLDG. AREA NO. STORIES TOT. FLR. AREA | |
| | DATE SIGNED | | | PLAN CHK. RECPT. NO. & AMT. DATE | |
| | 8/20/68 | | | 89251 9325 8-21-68 | |
| PROPOSED WORK | AGENT FOR: | | | PLANS CHECKED DATE | |
| | Mercy Hospital | | | PLANS APPROVED DATE | |
| | Address | | | PLOT PLAN CHECKED & APPROVED DATE | |
| | 4077 Fifth Ave., San Diego | | | APPLICATION APPROVAL | |
| PROPOSED WORK | COUNTY SANITATION DISTRICT RECEIPT NO. | | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | |
| | PRIVATE DISPOSAL APPROVAL | | | SIGNATURE OF DIRECTOR OR DEPUTY | |
| | HEALTH DEPT. APPROVAL: SPRINKLERS REQ'D FOR: | | | CITY OF SAN DIEGO | |
| | | | | INSPECTOR | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 45 of 123

A.4 Building Permits – 05/20/1969

| Building Permit Application | | APPLICANT FILL INSIDE HEAVY LINES | | JOB ADDRESS | |
|---|--|--|--|------------------------------|--|
| NAME (OR NAME OF BUSINESS) <i>Merced Hospital</i> | | COORD. INDEX <i>212-1719</i> | | PLAN FILE NO. | |
| MAILING ADDRESS (NUMBER) (STREET) <i>4077 7th Ave</i> | | USE ZONE <i>R-4</i> | | PERMIT NO. <i>E54868</i> | |
| CITY <i>S.D.</i> | | SETBACK FRONT YARD <i>15</i> | | LOT AREA | |
| TELEPHONE NUMBER <i>298-4141</i> | | REAR YD. <i>15</i> | | ALLOW. COVERAGE <i>50</i> | |
| NAME | | CENSUS TRACT <i>B-4</i> | | TOTAL AREA COVERED | |
| ADDRESS (NUMBER) (STREET) | | B.C. CODE <i>22</i> | | SQ. FT. | |
| CITY | | SIDE YD. (INT.) <i>3</i> | | LOT SPLIT DATE | |
| TELEPHONE NUMBER | | VARIANCE NO. | | SIDE YD. (STR.) | |
| NAME | | CURB TO P.I. | | STREET IMPROV'D | |
| ADDRESS (NUMBER) (STREET) | | ENC. PERMIT | | CHECKED BY | |
| CITY | | F. S. YES NO | | METER SIZE | |
| TELEPHONE NUMBER | | SERVICE SIZE | | CLEARANCE | |
| NAME | | REMARKS | | CHECKED BY | |
| ADDRESS (NUMBER) (STREET) | | NO. ADDITIONAL CONNECTIONS REQ'D. | | TYPE CONN. | |
| CITY | | REMARKS | | CHECKED BY | |
| TELEPHONE NUMBER | | VALUATION OF WORK | | NO. UNITS | |
| NAME <i>Building Repairs Inc</i> | | PER UNIT | | TOTAL | |
| ADDRESS (NUMBER) (STREET) <i>4895 Savannah St</i> | | FUND & ACC'T. | | PLAN CHECK FEE | |
| CITY <i>SD</i> | | SUPPLEMENTAL PLAN CHK. FEE | | BUILDING PERMIT FEE | |
| TELEPHONE NUMBER <i>276-2539</i> | | SUB-TOTAL | | SEWER FEE | |
| STATE LICENSE NUMBER <i>235-201</i> | | 506 797.50 | | WATER FEE | |
| CLASS. NO. <i>B1</i> | | 500 79081 | | TOTAL FEES DUE | |
| CITY LICENSE NUMBER <i>297-47</i> | | TOTAL | | FIRE ZONE | |
| LOT BLOCK SUBDIVISION UNIT | | NO. UNITS | | TYPE OF CONST. | |
| JOB ADDRESS <i>4077 5th Ave</i> | | PER UNIT | | OCCUP. GRP. | |
| CONDITION OF SOIL AT JOB SITE | | TOTAL | | BLDG. AREA | |
| <input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | 4050 | | NO. STORIES | |
| NO. OF EXISTING BUILDINGS ON LOT AND USE | | 4050 | | TOT. FIR. AREA | |
| WORK TO BE DONE | | TOTAL FEES DUE | | PLAN CHK. RECPT. NO. & AMT. | |
| <input type="checkbox"/> NEW ADD <input checked="" type="checkbox"/> ALTER REPAIR <input type="checkbox"/> MOVE DEMOLISH | | 90.00 | | DATE | |
| DESCRIBE | | SPECIAL INSPECTOR REQ'D. FOR | | DATE | |
| <i>Replace integrated ceiling compound</i> | | <input type="checkbox"/> CONCRETE | | DATE | |
| <i>Life fixtures & wires on laundry Bldg</i> | | <input type="checkbox"/> MASONRY | | DATE | |
| <i>Laundry Bldg for Hospital (No. 500) damage</i> | | <input type="checkbox"/> WELDING, H.S. BOLTS | | DATE | |
| EXISTING USE OF BUILDING OR PROPERTY | | <input type="checkbox"/> PILE DRIVING | | DATE | |
| PROPOSED USE OF BUILDING OR PROPERTY | | <input type="checkbox"/> OTHER | | DATE | |
| NON RESIDENTIAL | | TOTAL FEES DUE | | DATE | |
| RESIDENTIAL | | 90.00 | | DATE | |
| NUMBER OF DWELLING UNITS | | FIRE ZONE | | DATE | |
| I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | APPLICATION APPROVAL | | DATE | |
| SIGNATURE (OWNER OR AGENT) <i>Mons. J. Lopez</i> | | THIS PERMIT DOES NOT BECOME VALID UNLESS SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | DATE | |
| AGENT FOR <i>Building Repairs Inc</i> | | INSPECTION DEPARTMENT | | DATE | |
| ADDRESS <i>4895 Savannah St.</i> | | CITY OF SAN DIEGO | | DATE | |
| COUNTY SANITATION DISTRICT | | INSPECTION DEPARTMENT | | DATE | |
| PRIVATE DISPOSAL APPROVAL RECEIPT NO. | | CITY OF SAN DIEGO | | DATE | |
| HEALTH DEPT. APPROVAL: | | INSPECTION DEPARTMENT | | DATE | |
| SPRINKLERS REQ'D FOR: | | CITY OF SAN DIEGO | | DATE | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 46 of 123

A.4 Building Permits – 10/30/1970

| Building Permit Application | | APPLICANT FILL INSIDE HEAVY LINES | JOB ADDRESS |
|------------------------------|--|--------------------------------------|--|
| OWNER | NAME (OR NAME OF BUSINESS) | | 4077 - 5TH AVE |
| | MAILING ADDRESS (NUMBER) (STREET) | | COORD. INDEX 314-1719 |
| | CITY | TELEPHONE NUMBER | PLAN FILE NO. PERMIT NO. 620305 |
| DESIGNER | NAME | | USE ZONE R-4 |
| | ADDRESS (NUMBER) (STREET) | | SETBACK FRONT YARD |
| | CITY | TELEPHONE NUMBER | REAR YD. |
| BUILDER | NAME | | CENSUS TRACT 4.00 |
| | ADDRESS (NUMBER) (STREET) | | B.C. CODE Demolish |
| | CITY | TELEPHONE NUMBER | VARIANCE NO. SIDE YD. (STRE.) |
| JOB LOCATION | NAME | | ENCUR. PERMIT CHECKED BY |
| | ADDRESS (NUMBER) (STREET) | | F. STREET IMPROV'D YES NO |
| | CITY | TELEPHONE NUMBER | METER SERV. SIZE CLEARANCE CHECKED BY |
| PROPOSED WORK | NAME | | REMARKS BOND |
| | ADDRESS (NUMBER) (STREET) | | NO. ADDITIONAL CONNECTIONS REQ'D. TYPE CONN. CHECKED BY |
| | CITY | TELEPHONE NUMBER | REMARKS |
| VALUATION OF WORK | STATE LICENSE NUMBER | CLASS. NO. | NO. UNITS |
| | LOT | BLOCK | PER UNIT |
| | NO. OF EXISTING BUILDINGS ON LOT AND USE | | TOTAL |
| SPECIAL INSPECTOR REQ'D. FOR | CITY LICENSE NUMBER | | PLAN CHECK FEE |
| | NON RESIDENTIAL | RESIDENTIAL | SUPPLEMENTAL PLAN CHK. FEE |
| | | | BUILDING PERMIT FEE |
| ATTENTION | WORK TO BE DONE | | SEWER FEE |
| | DESCRIBE | | WATER FEE |
| | EXISTING USE OF BUILDING OR PROPERTY | | TOTAL FEES DUE 2500 |
| CITY OF SAN DIEGO | PROPOSED USE OF BUILDING OR PROPERTY | | PLANS CHECKED DATE |
| | | | PLANS APPROVED DATE |
| | | | PLOT PLAN CHK'D & APPR'D DATE |
| APPLICATION APPROVAL | SIGNATURE (OWNER OR AGENT) | DATE SIGNED | THIS PERMIT DOES NOT BECOME VALID UNLESS SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. |
| | AGENT FOR | | SIGNATURE OF DEPT. OF INSP. DEPT. |
| | ADDRESS | | DATE 10/30/70 INSPECTOR |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 47 of 123

A.4 Building Permits – 11/05/1971

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | | | |
|---|--|------------|---------------------|---|---|---|---------------------|
| OWNER | NAME (OR NAME OF BUSINESS) | | | CENSUS TRACT NUMBER | PERMIT NUMBER | | |
| | MERCY HOSPITAL AND MEDICAL CENTER | | | 400 | 70503 | | |
| OWNER | MAILING ADDRESS (NUMBER) (STREET) | | | USE ZONE | COORD. INDEX | PLAN FILE NO. | |
| | 4077 FIFTH AVE | | | D-4 | 212-1119 | 3194-D | |
| OWNER | CITY | | | LOT AREA | ALLOW COVERAGE | TOTAL AREA COVERED | |
| | SAN DIEGO, CALIF. | | | | 60% | 3717/ SO. FT. | |
| DESIGNER | NAME | | | SETBACK FRONT YARD | REAR YD. | (INT.) | (STR.) |
| | FRANK L. HOPE & ASSOCIATES | | | 15 | 15 | 4 | |
| DESIGNER | ADDRESS (NUMBER) (STREET) | | | VARIANCE NO. | LOT SPLIT DATE | | |
| | 1475 SIXTH AVE | | | CUP 5216 | | | |
| DESIGNER | CITY | | | LD. PRMT. REQ'D | ST. IMP. PRMT. REQ'D | ENCR. PRMT. REQ'D | CHECKED BY |
| | SAN DIEGO | | | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | |
| BUILDER | NAME | | | CURB TO P.L. | WORK TO BE DONE | | B.C. CODE |
| | NIELSEN CONST. CO | | | | SIGN MOVE | | 014 |
| BUILDER | ADDRESS (NUMBER) (STREET) | | | PLAN CHK. RECPT. NO. | ALTER | DEMOLISH | NO. BEDROOMS |
| | P.O. Box 10767 | | | 80414 | REI. R | NON RESID | |
| BUILDER | CITY | | | PLAN CHY RECPT. AMT. | REI. ADD | RESIDENTIAL | DWELLING UNITS |
| | S.D. | | | \$310.75 | | | |
| BUILDER | STATE LICENSE NUMBER | CLASS. NO. | CITY LICENSE NUMBER | VALUATION OF WORK | NO. UNITS | PER UNIT | TOTAL |
| | 156587 | B-1 | 1745 | 495,233 | | | 495,233 |
| JOB LOCATION | LOT NO. | BLOCK | SUBDIVISION | FUND & ACC'T. | PLAN CHECK FEE | SUPPLEMENTAL PLAN CHK. FEE | BUILDING PERMIT FEE |
| | 1-23 | 2 | St. Alban | 506 | | | |
| JOB LOCATION | JOB ADDRESS | | | 7342 | | | |
| | 4077 5th AVE | | | 500 | | | |
| JOB LOCATION | CONDITION OF SOIL AT JOB SITE | | | 79750 | SEWER FEE | | |
| | <input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | 500 | WATER FEE | | |
| JOB LOCATION | NO. OF EXISTING BUILDINGS ON LOT AND USE | | | 79080 | | | |
| | 6 - HOSPITAL | | | | | | |
| PROPOSED WORK | DESCRIBE WORK TO BE DONE | | | TOTAL FEES DUE | | | |
| | EXISTING BUILDING | | | 621.50 | | | |
| PROPOSED WORK | EXISTING USE OF BUILDING OR PROPERTY | | | FIRE ZONE | | | |
| | HOSPITAL | | | 3 | | | |
| PROPOSED WORK | PROPOSED USE OF BUILDING OR PROPERTY | | | TYPE OF CONST. | | | |
| | HOSPITAL | | | I | | | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | | TOTAL FEES DUE | | | |
| SIGNATURE (OWNER OR AGENT) | | | | FIRE ZONE | | | |
| Henry B. Blas | | | | 3 | | | |
| DATE SIGNED | | | | TYPE OF CONST. | | | |
| 6-16-71 | | | | I | | | |
| AGENT FOR | | | | NO. STORIES | | | |
| FRANK L. HOPE & ASSOCIATES | | | | 0-2 | | | |
| ADDRESS | | | | BLDG. AREA | | | |
| 1475 6th AVENUE | | | | 3717/ | | | |
| | | | | NO. STORIES | | | |
| | | | | 3 | | | |
| | | | | TOT. FLR. AREA | | | |
| | | | | 13903/ | | | |
| | | | | SPRINKLERS REQ'D FOR: | | | |
| | | | | 0 OCCUPANCY | | | |
| | | | | PLANS CHECKED | | | |
| | | | | DATE | | | |
| | | | | 7/16/71 | | | |
| | | | | PLANS APPROVED | | | |
| | | | | DATE | | | |
| | | | | 7/17/71 | | | |
| | | | | PLN. PLAN CHK'D & APPR'D | | | |
| | | | | DATE | | | |
| | | | | Per Planning | | | |
| | | | | APPLICATION APPROVAL | | | |
| | | | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | | |
| | | | | SIGNATURE OF DEPT. CH. INSPECTION | | | |
| | | | | Blas | | | |
| | | | | DATE | | | |
| | | | | 11-5-71 | | | |
| | | | | INSPECTOR | | | |
| | | | | CITY OF SAN DIEGO | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 48 of 123

A.4 Building Permits – 11/05/1971

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | |
|--|-----------------------------------|--|--|--|--|
| OWNER | NAME (OR NAME OF BUSINESS) | | | JOB ADDRESS | |
| | MEDICAL HOSPITAL & MEDICAL CENTER | | | 4077 5th Ave. | |
| DESIGNER | MAILING ADDRESS (NUMBER) (STREET) | | | CENSUS TRACT NUMBER | PERMIT NUMBER |
| | 4077 FIFTH AVE | | | 4.00 | 67958 |
| BUILDER | CITY | | | USE ZONE | COORD. INDEX |
| | SAN DIEGO, CALIF | | | R-4 | 212-1719 |
| JOB LOCATION | TELEPHONE NUMBER | | | PLAN FILE NO. | PLANNING |
| | 238-4141 | | | 31794-D | |
| PROPOSED WORK | NAME | | | LOT AREA | ALLOW COVERAGE |
| | FRANK L. HOPE & ASSOCIATES | | | | 60% |
| WATER | ADDRESS (NUMBER) (STREET) | | | SETBACK FRONT YARD | REAR YD. (INT.) (STR.) |
| | 1475 6th AVE | | | 15 | 15 4 |
| SEWER | CITY | | | VARIANCE NO. | LOT SPLIT DATE |
| | SAN DIEGO | | | CWP 5816 | |
| METER SIZE | TELEPHONE NUMBER | | | I.D. PRMT REQ'D | ST IMP. PRMT REQ'D |
| | 233-5251 | | | <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| ENCN PRMT REQ'D | | | CHECKED BY | | |
| <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | | |
| CURB TO P.L. | | | WORK TO BE DONE | | |
| F. | | | SIGN <input type="checkbox"/> MOVE <input type="checkbox"/> B.C. CODE | | |
| PLAN CHK. RECPT. NO. | | | ALTER <input type="checkbox"/> DEMOLISH <input type="checkbox"/> NO. BEDROOMS | | |
| 80416 | | | REPAIR <input checked="" type="checkbox"/> NON-RESID <input type="checkbox"/> DWELLING UNITS | | |
| PLAN CHK. RECPT. AMT. \$31.00 | | | NEW <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> DWELLING UNITS | | |
| VALUATION OF WORK | | | NO. UNITS | | |
| | | | 7700 | | |
| | | | 15200 | | |
| FUND & ACC'T. | | | PLAN CHECK FEE | | |
| | | | 31.00 | | |
| | | | SUPPLEMENTAL PLAN CHK. FEE | | |
| | | | BUILDING PERMIT FEE | | |
| | | | 62.- | | |
| | | | SUB-TOTAL | | |
| | | | 62.- | | |
| | | | SEWER FEE | | |
| | | | WATER FEE | | |
| SPECIAL INSPECTION REQUIRED FOR | | | TOTAL FEES DUE | | |
| <input type="checkbox"/> CONCRETE | | | 62.- | | |
| <input type="checkbox"/> MASONRY | | | FIRE ZONE 3 | | |
| <input checked="" type="checkbox"/> WELDING, H.S. BOLTS | | | TYPE OF CONST. T | | |
| <input type="checkbox"/> PILE DRIVING | | | BIDG. AREA NO. STORIES 7 | | |
| <input type="checkbox"/> OTHER (IDENTIFY) | | | TOT. FLR. AREA | | |
| | | | SPRINKLERS REQ'D FOR: | | |
| SIGNATURE (OWNER OR AGENT) | | | DATE | | |
| Harry A. Snow | | | 11/14/71 | | |
| AGENT FOR | | | DATE | | |
| FRANK L. HOPE & ASSOCIATES | | | 11/21/71 | | |
| ADDRESS | | | DATE | | |
| 1475 6th AVE - S.D. | | | 11/5/71 | | |
| METER SIZE | | | SERVICE SIZE | | |
| | | | CREDIT | | |
| | | | CHECKED BY | | |
| REMARKS | | | SIGNATURE OF DIR. OF INSP. EMPLOY | | |
| | | | Sheed | | |
| NO. ADDITIONAL CONNECTIONS REQ'D. | | | DATE | | |
| | | | 11/5/71 | | |
| REMARKS | | | INSPECTOR | | |
| | | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 49 of 123

A.4 Building Permits – 11/05/1971

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES. | | | | |
|----------------------------------|---|--------------|---------------------|---|----------------------|----------------------------|---------------|--|
| OWNER | NAME (OR NAME OF BUSINESS) | | | JOB ADDRESS | | | PERMIT NUMBER | |
| | MERCY HOSPITAL & MEDICAL CENTER | | | 4077 5th Ave | | | 67050 | |
| DESIGNER | MAILING ADDRESS (NUMBER) (STREET) | | | USE ZONE | COORD INDEX | PLAN FILE NO | | |
| | 4077 FIFTH AVE | | | R-4 | 212-1719 | 31994-D | | |
| BUILDER | CITY | | | LOT AREA | ALLOW COVERAGE | TOTAL AREA COVERED SQ. FT. | | |
| | SAN DIEGO | | | | 60 | 6601 | | |
| JOB LOCATION | NAME | | | SETBACK FRONT YARD | REAR YD. | (INT.) | (STR.) | |
| | FRANK L. HOPE & ASSOCIATES | | | 15 | 15 | 4 | | |
| PROPOSED WORK | ADDRESS (NUMBER) (STREET) | | | VARIANCE NO. | HEALTH DEPT APPROVAL | | | |
| | 1475 6th AVE | | | C.P. 5816 | | | | |
| METER SIZE | CITY | | | L.D. PRMT REQ'D | ST. IMP. PRMT. REQ'D | ENCR PRMT REQ'D | CHECKED BY | |
| | SAN DIEGO | | | YES | NO | YES | NO | |
| REMARKS | NAME | | | CURB TO P.L. | WORK TO BE DONE | | | |
| | NIELSEN CONST. CO | | | E. S. | SIGN | MOVE | | |
| NO. ADDITIONAL CONNECTIONS REC'D | ADDRESS (NUMBER) (STREET) | | | PLAN CHK. REC'D NO. | ALTER | DEMOLISH | | |
| | P.O. Box 10767 | | | 80414 | REPAIR | NON-RESID | | |
| TYPE CONN | CITY | | | PLAN CHK. REC'D AMT. | NEW | RESIDENTIAL | | |
| | S.D. | | | \$ 1450 | ADD | DWELLING UNITS | | |
| CHECKED BY | STATE LICENSE NUMBER | CLASS. NO. | CITY LICENSE NUMBER | VALUATION OF WORK | NO. UNITS | PER UNIT | TOTAL | |
| | 156587 | B-1 | 1745 | | | 4.500 | 4500 | |
| CHECKED BY | LOT | BLOCK | SUBDIVISION | FUND & ACC'T. | PLAN CHECK FEE | TOTAL FEES DUE | | |
| | 1-23 | 2 | 544 | | 14.50 | 29 | | |
| CHECKED BY | JOB ADDRESS | | | 100 7342 | SUB-TOTAL | 29 | | |
| | 4077 5th AVE | | | 506 79750 | SEWER FEE | | | |
| CHECKED BY | CONDITION OF SOIL AT JOB SITE | | | 500 79080 | WATER FEE | | | |
| | <input checked="" type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | | | | |
| CHECKED BY | NO. OF EXISTING BUILDINGS ON LOT AND USE | | | SPECIAL INSPECTION REQUIRED FOR | | | | |
| | 6 - HOSPITAL | | | <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING, H.S. BOLTS <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> OTHER (IDENTIFY) | | | | |
| CHECKED BY | DESCRIBE WORK TO BE DONE | | | TOTAL FEES DUE | | | | |
| | CANOPY | | | 29 | | | | |
| CHECKED BY | EXISTING USE OF BUILDING OR PROPERTY | | | FIRE ZONE | | | | |
| | HOSPITAL | | | 3 | | | | |
| CHECKED BY | PROPOSED USE OF BUILDING OR PROPERTY | | | TYPE OF CONST. | | | | |
| | HOSPITAL | | | I | | | | |
| CHECKED BY | I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | BLDG. AREA | | | | |
| | | | | 6601 | | | | |
| CHECKED BY | SIGNATURE (OWNER OR AGENT) | | | NO. STORIES | | | | |
| | Henry B. Snow | | | 1 | | | | |
| CHECKED BY | DATE SIGNED | | | TOT. FLR. AREA | | | | |
| | 6. Nov 71 | | | 6601 | | | | |
| CHECKED BY | AGENT FOR | | | SPRINKLERS REQ'D FOR: | | | | |
| | FRANK L. HOPE & ASSOCIATES | | | | | | | |
| CHECKED BY | ADDRESS | | | ATTENTION | | | | |
| | 1475 6th AVE - SAN DIEGO | | | THIS PERMIT AUTHORIZES ONLY THE WORK NOTED | | | | |
| CHECKED BY | METER SIZE | SERVICE SIZE | CREDIT | INSPECTION DEPARTMENT | | | | |
| | | | | CITY OF SAN DIEGO | | | | |
| CHECKED BY | REMARKS | | | PLANS CHECKED | | | | |
| | | | | DATE | | | | |
| CHECKED BY | NO. ADDITIONAL CONNECTIONS REC'D | | | PLANS APPROVED | | | | |
| | | | | DATE | | | | |
| CHECKED BY | REMARKS | | | PLOT PLAN CHECKED & APPROVED | | | | |
| | | | | DATE | | | | |
| CHECKED BY | | | | APPLICATION APPROVAL | | | | |
| | | | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | | | |
| CHECKED BY | | | | SIGNATURE OF DEPT. OF BUILDING INSPECTION | | | | |
| | | | | DATE | | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 50 of 123

A.4 Building Permits – 09/22/1977

| | | | | | |
|---|--|---|--|---|--|
| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | | JOB ADDRESS 4077 5TH AVE | |
| SIGN OWNER | | NAME OR NAME OF BUSINESS MEYER HOSPITAL | | PERMITS NUMBER 304872 | |
| MAILING ADDRESS (NUMBER) (STREET) 4077 5TH AVE | | CITY SAN DIEGO | | ZIP 92121 | |
| SIGN USER | | NAME SAME | | ADDRESS (NUMBER) (STREET) 11080 ROSSELL | |
| CITY SAN DIEGO | | CITY SAN DIEGO | | STATE LICENSE NO. 306154 | |
| TEL. NUMBER | | TEL. NUMBER 533-0591 | | CLASS. NO. C4 | |
| SIGN INSTALLER | | NAME LUMINITE | | CITY LICENSE NO. 29967 | |
| ADDRESS (NUMBER) (STREET) 11080 ROSSELL | | CITY SAN DIEGO | | LOT 1 | |
| CITY SAN DIEGO | | CITY SAN DIEGO | | BLOCK 14 | |
| TEL. NUMBER | | TEL. NUMBER 533-0591 | | EUN. / UN. UNIT | |
| SITE | | JOB ADDRESS 4077 5TH AVE | | MAPS 252 | |
| LIST EACH EXISTING SIGN GIVE TYPE AND AREA | | PLANNING DEPT. APP. BY Subcommittee | | DATE 9/22/77 | |
| SIGN TYPE | | AREA | | DATE | |
| WALL NON-ELEC. | | \$28.65 | | \$31.65 | |
| WALL ELECTRIC | | \$34.65 | | \$37.65 | |
| GRD. ROOF PROJ. | | \$52.65 | | \$55.65 | |
| SPECIAL INSR. FEE | | EST. HRS. | | \$10.00 PER HR. | |
| OTHER | | | | | |
| WORDING OF SIGN COPY D) EMERGENCY BASIC EMERGENCY MEDICAL SERVICE PHYSICIAN AND STAFF | | IS AN EXISTING SIGN BEING REPLACED? NO | | FUND # 100/73402 | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the building or property owner, or the duly authorized agent of the building or property owner. I agree to comply with city and state laws regulating construction. In doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | SIGNATURE (OWNER OR AGENT) William E. Cooper | | DATE SIGNED 9-22-77 | |
| AGENT FOR: LUMINITE SIGN CO. | | ADDRESS 11080 ROSSELL S.D. | | SUB-TOTAL 18.05 | |
| SIGN FILE NO. 89854-D | | PLANNING DEPT. APPROVED [Signature] | | PENALTY 73609 | |
| | | | | STATE FEE 9680 | |
| | | | | TOTAL 18.55 | |
| | | | | APPROVAL This permit does not become valid until signed by the Director of Building Inspection, or his Deputy; fees paid, and receipt is acknowledged in space provided. | |
| | | | | SIGNATURE OF BLDG. INSR. DEPT. DEPUTY [Signature] | |
| | | | | DATE 9-22-77 | |
| | | | | FILE | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 52 of 123

A.4 Building Permits – 09/22/1977

| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | |
|---|-----|--|--------------------------------|
| NAME OF NAME OF BUSINESS MEROY HOSPITAL | | JOB ADDRESS 4077-5TH AVE | |
| MAILING ADDRESS (NUMBER) (STREET) 4077 5TH AVE | | GEN. TRACT NUMBER 304571 | |
| CITY SAN DIEGO | ZIP | TEL. NUMBER | TYPE OF NEW SIGN |
| NAME SAME | | <input type="checkbox"/> OFF-PREMISE <input type="checkbox"/> GROUND <input checked="" type="checkbox"/> WALL (DIA.) <input type="checkbox"/> PROJECTING <input type="checkbox"/> ROOF <input type="checkbox"/> PRVY. DR. <input type="checkbox"/> PLINKING <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> TURNING <input checked="" type="checkbox"/> NOT VIS. H.W. | |
| ADDRESS (NUMBER) (STREET) 11080 ROSOLLE | | MAIN CERT. EXP. DATE 9-30-79 | |
| CITY SAN DIEGO | ZIP | TEL. NUMBER | MAIN CERT. NO. 00181 |
| STATE LICENSE NO. (CLASS NO.) CITY LICENSE NO. 306154 (C45) 23967 | | VAR. NO. | |
| LOT BLOCK SUBDIVISION UNIT MEROY SUB MAP 212 | | U.I.R. NO. CURSEL | |
| JOB ADDRESS 4077 5TH AVE | | SPECIAL DIST./C.S.P. | |
| LIST EACH EXISTING SIGN GIVING TYRE AND AREA | | SIGN AREA 10P | |
| SIGN TYPE | | SIGN HGT. | |
| AREA | | ZONE | |
| WORDING OF SIGN COPY (7) EMERGENCY | | COMM. CODE LAND USE | |
| IS AN EXISTING SIGN BEING REPLACED? NO | | PROJ. OVER RT. OF WAY | |
| I hereby acknowledge that I have read this application, that the information given is correct; and that I am the building or property owner, or the duly authorized agent of the building or property owner. I agree to comply with city and state laws regulating construction. In doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | MAX. HT. ALLOW. | |
| SIGNATURE (OWNER OR AGENT) Allan S. Cooper | | MAX. AREA ALLOW. | |
| DATE SIGNED 9-22-77 | | COORD. INDEX | |
| AGENT FOR LUMINITE SIGN CO. | | R/W WIDTH | |
| ADDRESS 11080 ROSOLLE, S.D. | | SPEED ZONE | |
| PLAN TICKET NO. 89954-D | | FRONTAGE | |
| PLAN APPROVED [Signature] | | CUB. YD. P.L. | |
| DATE 9/22/77 | | PLANNING DEPT. APP. BY S. S. [Signature] | |
| FILE | | DATE 9/22/77 | |
| FUND & ACC'T | | SUB TOTAL | |
| PENALTY | | FUND 100 | |
| TOTAL | | STATE FEE | |
| APPROVAL | | TOTAL 18 05 | |
| SIGNATURE OF BLDG. INSPECTION DEPT. DEPUTY [Signature] | | APPROVAL | |
| DATE 9-22-77 | | This permit does not become valid until signed by the Director of Building Inspection, or his Deputy; fees paid, and receipt is acknowledged in place provided. | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 54 of 123

A.4 Building Permits – 09/22/1977

| BUILDING PERMIT - SIGN | | APPLICANT/FILL INSIDE HEAVY LINES | |
|---|--|---|----------------------------------|
| SIGN OWNER | NAME OR NAME OF BUSINESS MERCY HOSPITAL | | |
| | MAILING ADDRESS (NUMBER) (STREET) 4077 5TH AVE | | |
| | CITY SAN DIEGO | ZIP | TEL. NUMBER |
| SIGN USER | NAME SAUE | | |
| | ADDRESS (NUMBER) (STREET) | | |
| | CITY | ZIP | TEL. NUMBER |
| SIGN INSTALLER | NAME LUMINITE SIGN CO. | | |
| | ADDRESS (NUMBER) (STREET) 11080 ROSALE | | |
| | CITY SAN DIEGO | ZIP 92121 | TEL. NUMBER AC-0591 |
| | STATE LICENSE NO. 306154 | CLASS. NO. CAS | CITY LICENSE NO. 29967 |
| SITE | LOT BLOCK SUBDIVISION UNITS MERCY SUB MAP 5252 | | |
| | JOB ADDRESS 4077 5TH AVE | | |
| LIST EACH EXISTING SIGN GIVING TYPE AND AREA | | | |
| SIGN TYPE | | AREA | |
| WORDING OF SIGN COPY (3) VISITOR PARKING | | | |
| IS AN EXISTING SIGN BEING REPLACED? NO | | | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the building or property owner, or the duly authorized agent of the building or property owner. I agree to comply with city and state laws regulating construction. In doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | |
| SIGNATURE (OWNER OR AGENT) William S. Cooper | | DATE SIGNED 9-22-77 | |
| AGENT FOR: LUMINITE SIGN CO. | | | |
| ADDRESS 11080 ROSALE S.D. | | | |
| FILE NO. 8995 9-D | PLAN APPROVED [Signature] | DATE 9/22/77 | |
| JOB ADDRESS 4077 5TH AVE | | | |
| LICENSEE (NUMBER) | | BUILDING PERMIT NUMBER 504895 | |
| TYPE OF NEW SIGN <input type="checkbox"/> OFF-PREMISE <input checked="" type="checkbox"/> GROUND (OR) <input type="checkbox"/> WALL <input type="checkbox"/> PROJECTING <input type="checkbox"/> ROOF <input type="checkbox"/> FRAY OR <input type="checkbox"/> BLINKING <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> TURNING <input type="checkbox"/> NOT VIS. R.W. | | MOINCENT EXP. DATE 9-30-79 | MAINT. CERT. NO. 00479 |
| COMM. CODE | | LAND USE | PROJ. OVER RT. OF WAY |
| COORD. INDEX | | R/W WIDTH | SPEED ZONE |
| FRONT YARD SETBACK | | REAR YARD SETBACK | (INT.) (STRI) CURB TO F.L. |
| PLANNING DEPT. APP. BY [Signature] | | DATE 9/22/77 | |
| SIGN TYPE | | 49 S.F. OR LESS | 50-99 SQ. FT. |
| WALL, NON-ELEC. | | \$28.65 | \$31.65 |
| WALL, ELECTRIC | | \$34.65 | \$37.65 |
| GRD. ROOF, PROJ. | | \$52.65 | \$58.65 |
| SPECIAL INSP. REQ. | | EST. HRS. | \$10.00 PER HR. |
| OTHER | | | |
| FUND & ACCT 100/73602 | | SUB TOTAL 52.65 | |
| PENALTY 73609 | | FUND 100 | |
| 320 | STATE FEE | .50 | |
| TOTAL | | 53.15 | |
| APPROVAL This permit does not become valid until signed by the Director of Building Inspection, or his Deputy, fees paid, and receipt is acknowledged in space provided. | | | |
| SIGNATURE OF BLDG. INSP. DEPT. DEPUTY B. Mefford | | | |
| DATE 9-22-77 FILE | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 55 of 123

A.4 Building Permits – 09/22/1977

| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | | JOB ADDRESS | |
|---|--|--|--|---|--|
| NAME OR NAME OF BUSINESS MERCY HOSPITAL | | JOB ADDRESS 4077-5TH AVE | | BUSINESS PERMIT NUMBER S04677 | |
| MAILING ADDRESS (NUMBER) (STREET) 4077 5TH AVE | | TYPE OF NEW SIGN | | MAIN CERT. EXP. DATE 9-30-79 | |
| CITY SAN DIEGO | | <input type="checkbox"/> OFF-PREMISES <input type="checkbox"/> GROUND <input checked="" type="checkbox"/> WALL (DIR) <input type="checkbox"/> PROJECTING <input type="checkbox"/> ROOF <input type="checkbox"/> FRVY. OR <input type="checkbox"/> BLINKING <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> TURNING <input checked="" type="checkbox"/> NOT VIS. R-W | | MAIN CERT. NO. 00478 | |
| NAME SAME | | C.U.P. NO. COPSELL | | EXP. DATE | |
| ADDRESS (NUMBER) (STREET) | | SPECIAL DIST./C.S.P. | | EXP. DATE | |
| CITY | | SIGN AREA 10P | | SIGN HGT. | |
| TEL. NUMBER | | ZONE | | MAX. AREA ALLOW. | |
| NAME LUMINITE SIGN CO. | | COMM. CODE | | LAND USE | |
| ADDRESS (NUMBER) (STREET) 11080 ROSELLE | | PROJ. OVER RT. OF WAY | | MAX. HT. ALLOW. | |
| CITY SAN DIEGO | | COORD. INDEK | | R/W WIDTH | |
| ZIP 92211 | | SPEED ZONE | | FRONTAGE | |
| TEL. NUMBER 453-0591 | | FRONT LAND BACK | | REG. ACT | |
| STATE LICENSE NO. 306154 | | REAR YD. | | (INT.) (STR.) CURB TO P/L | |
| CLASS. NO. C45 | | CITY LICENSE NO. 29967 | | PLANNING DEPT. APP. BY S Woodhouse | |
| LOT | | BLOCK | | DATE 9/22/77 | |
| SUBDIVISION MORLEY SUB. MAP 5252 | | UNIT | | SIGN TYPE | |
| JOB ADDRESS 4077 5TH AVE. | | LIST EACH EXISTING SIGN GIVING TYPE AND AREA | | 49 S.F. OR LESS | |
| SIGN TYPE | | AREA | | 50-99 SQ. FT. | |
| 1) GROUND & WALL | | | | 100 S.F. OR MORE | |
| | | | | FEE | |
| | | | | 18 05 | |
| | | | | GRD. ROOF. PROJ. | |
| | | | | SPECIAL INSP. REQ. | |
| | | | | EST. HRE. \$10.00 PER HR. | |
| | | | | OTHER | |
| WORDING OF SIGN COPY (2) PATIENT DISCHARGE | | IS AN EXISTING SIGN BEING REPLACED? NO | | FUND & ACCT. | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the building or property owner, or the duly authorized agent of the building or property owner. I agree to comply with city and state laws regulating construction; in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | SIGNATURE (OWNER OR AGENT) William G. Cooper | | SUB TOTAL 18 05 | |
| DATE SIGNED 9-22-77 | | AGENT FOR LUMINITE SIGN CO. | | PENALTY 73809 FUND:100 | |
| ADDRESS 11080 ROSELLE, S.D. | | CITY OF SAN DIEGO | | STATE FEE 50 | |
| | | | | TOTAL 18 55 | |
| | | | | APPROVAL | |
| | | | | This permit does not become valid until signed by the Director of Building Inspection, or his Deputy; fees paid, and receipt is acknowledged in space provided. | |
| | | | | SIGNATURE OF BLDG. INSP. DEPT. DEPUTY S. Mafford | |
| | | | | DATE 9-22-77 | |
| | | | | FILE | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 56 of 123

A.4 Building Permits – 09/22/1977

| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | | JOB ADDRESS 4077-5th AVE | |
|--|--|---|---------------------------------|--|------------|
| SIGN OWNER | NAME OR NAME OF BUSINESS MERCY HOSPITAL | | BUILDING PERMIT NUMBER 04874 | | PLANNING |
| | MAILING ADDRESS (NUMBER) (STREET) 4077 5th AVE. | | TYPE OF NEW SIGN | | |
| | CITY SAN DIEGO | ZIP | TEL. NUMBER | <input type="checkbox"/> OFF-PREMISE <input checked="" type="checkbox"/> GROUND (G.P.) <input type="checkbox"/> WALL <input type="checkbox"/> PROJECTING <input type="checkbox"/> ROOF <input type="checkbox"/> FRON. C.A. <input type="checkbox"/> BLINDING <input type="checkbox"/> ELECTRIC NO. <input type="checkbox"/> TURNING <input checked="" type="checkbox"/> NOT VIB. R.W. | |
| SIGN USER | NAME SAME | | MAIN CERT. EXP. DATE 9-30-77 | | INSPECTION |
| | ADDRESS (NUMBER) (STREET) | | MAIN CERT. NO. 00416 | | |
| | CITY | ZIP | TEL. NUMBER | VAR. NO. G.I.P. NO. EXP. DATE SPECIAL DIST./C.S.P. EXP. DATE | |
| SIGN INSTALLER | NAME LUMINITE SIGNS CO. | | SIGN AREA 104 | | INSPECTION |
| | ADDRESS (NUMBER) (STREET) 11080 ROSALE | | SIGN HGT. ZONE | | |
| | CITY SAN DIEGO | ZIP 92121 | TEL. NUMBER 453-0591 | COMM. CODE LAND USE PROJ. OVER RT. OF WAY MAX. HT. ALLOW. MAX. AREA ALLOW. | |
| SITE | STATE LICENSE NO. 306154 | | CLASS. NO. 045 | | INSPECTION |
| | CITY LICENSE NO. 23967 | | COORD. INDEX | | |
| | LOT BLOCK SUBDIVISION UNIT MERCY SUB. MAR 5252 | | R/W WIDTH | | |
| JOB ADDRESS 4077 5th AVE | | PLANNING DEPT. APP. BY Subcellhouse | | DATE 9/22/77 | |
| LIST EACH EXISTING SIGN GIVING TYPE AND AREA | | SIGN TYPE | | AREA | |
| | | WALL NON-ELEC. | | \$24.55 \$21.65 \$34.65 12 05 | |
| | | WALL, ELECTRIC | | \$24.55 \$27.65 \$40.65 | |
| | | GRD. ROOF PROJ. | | \$52.55 \$55.65 \$58.65 | |
| | | SPECIAL IN.P. REG. | | EST. HRS. \$10.00 PER HR. | |
| | | OTHER | | | |
| WORKING OF SIGN COPY (6) SHIPPING & RECEIVING PRIVATE ROAD NO THRU TRAFFIC | | IS AN EXISTING SIGN BEING REPLACED? NO | | FUND & ACCT 100/73802 | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the building or property owner, or the duly authorized agent of the building or property owner. I agree to comply with city and state laws regulating construction. In doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | SIGNATURE (OWNER OR AGENT) William S. Cooper | | DATE SIGNED 9-22-77 | |
| AGENT FOR: LUMINITE SIGNS CO. ADDRESS 11080 ROSALE S.D. | | BUILDING INSPECTION DEPARTMENT CITY OF SAN DIEGO | | SUB TOTAL 12 05 | |
| PLAN FILE NO. 90454 | | PLAN APPROVED [Signature] | | PENALTY 73800 FUND 100 | |
| | | | | STATE FEE 50 | |
| | | | | TOTAL 12 55 | |
| | | | | APPROVAL This permit does not become valid until signed by the Director of Building Inspection, or his Deputy (fee paid, and receipt is acknowledged in space provided). | |
| | | | | SIGNATURE OF BLDG. INSP. DEPT. DEPUTY [Signature] | |
| | | | | DATE 9-22-77 | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 57 of 123

A.4 Building Permits – 09/22/1977

| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | |
|---|--|--|----------------------------------|
| JOB ADDRESS 4077 5TH AVE | | BUILDING PERMIT NUMBER SD4873 | |
| SIGN OWNER | NAME OR NAME OF BUSINESS MERCY HOSPITAL | | |
| | MAILING ADDRESS (NUMBER) (STREET) 4077 5TH AVE | | |
| | CITY SAN DIEGO | ZIP | TEL. NUMBER |
| SIGN USER | NAME SALES | | |
| | ADDRESS (NUMBER) (STREET) | | |
| | CITY | ZIP | TEL. NUMBER |
| SIGN INSTALLER | NAME LUMINITE SIGN CO. | | |
| | ADDRESS (NUMBER) (STREET) 11080 ROSSELL | | |
| | CITY SAN DIEGO | ZIP 92121 | TEL. NUMBER 453-0591 |
| SITE | STATE LICENSE NO. 306154 | CLASS. NO. CAS | CITY LICENSE NO. 29967 |
| | LOT | BLOCK MERCY SUB. | SUBDIVISION MAP 5252 |
| | JOB ADDRESS 4077 5TH AVE. | | |
| LIST EACH EXISTING SIGN GIVING TYPE AND AREA | | | |
| SIGN TYPE | | AREA | |
| WORDING OF SIGN COPY (JA) EMERGENCY | | | |
| IS AN EXISTING SIGN BEING REPLACED? NO | | | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the building or property owner, or the duly authorized agent of the building or property owner. I agree to comply with city and state laws regulating construction; in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | |
| SIGNATURE OWNER OR AGENT William G. Cooper | | DATE SIGNED 9-22-77 | |
| AGENCY FOR: LUMINITE SIGN CO. | | | |
| ADDRESS 11080 ROSSELL, S.D. | | | |
| PLAN FILE NO. 87954-D | | PLAN APPROVED [Signature] DATE 9/22/77 | |
| TYPE OF NEW SIGN | | MAIN CERT. EXP. DATE 9-30-79 | MAIN CERT. NO. 60977 |
| <input type="checkbox"/> OFF-PREMISE <input type="checkbox"/> GROUND <input checked="" type="checkbox"/> WALL (DIA.) <input type="checkbox"/> PROJECTING <input type="checkbox"/> ROOF <input type="checkbox"/> FRWY. OR <input type="checkbox"/> BLINKING <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> TURNING <input checked="" type="checkbox"/> NOT VIS. R.W. | | VAR. NO. | EXP. DATE |
| COMM. CODE | | C.U.P. NO. CUP 5816 | EXP. DATE |
| LAND USE | | SPECIAL DIST./C.S.P. | EXP. DATE |
| PHO. OVER RT. OR W.A.? | | SIGN AREA 10A | SIGN HGT. |
| MAX. HT. ALLOW. | | ZONE | PLANNING |
| MAX. AREA ALLOW. | | COORD. INDEX | R/W WIDTH |
| SPEED ZONE | | FRONTAGE | |
| PRINT. AND BACK | REQ. ACT. | FEAR NO. | (INT.) (STR.) CURB TO E.L. |
| PLANNING DEPT. APP. BY [Signature] DATE 9/22/77 | | | |
| SIGN TYPE | | 49 S.F. OR LESS | 50 '98 SQ. FT. OR MORE |
| WALL, NON-ELEC. | | \$28.65 | \$31.65 |
| WALL, ELECTRIC | | \$34.65 | \$37.65 |
| GRD. ROOF, PROJ. | | \$52.65 | \$55.65 |
| SPECIAL INSP. REQ. | | EST. HRK. | \$10.00 PER HR. |
| OTHER | | | |
| FUND & ACC.Y | | SUB TOTAL | |
| | | 100/73502 | 18 05 |
| PENALTY | | 72809 | |
| 320 | | STATE FEE | 50 |
| 9650 | | TOTAL | 18 55 |
| APPROVAL This permit does not become valid until signed by the Director of Building Inspection, or his Deputy; fee paid and receipt is acknowledged in space provided. | | | |
| SIGNATURE OF BLDG. INSP. DEPT. DEPUTY [Signature] DATE 9-22-77 FILE | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 58 of 123

A.4 Building Permits – 09/22/1977

| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | |
|---|---|--------------------------------------|--------------------|
| SIGN OWNER | NAME (NAME OF BUSINESS) | 4077 5TH AVE | |
| | MAILING ADDRESS (NUMBER) (STREET) | 4077 5TH AVE | |
| SIGN USER | CITY | ZIP | TEL. NUMBER |
| | SAN DIEGO | | |
| SIGN INSTALLER | NAME | LUMINITE SIGN CO. | |
| | ADDRESS (NUMBER) (STREET) | 4077 5TH AVE. | |
| SITE | CITY | ZIP | TEL. NUMBER |
| | SAN DIEGO | 92121 | 453-0531 |
| JOB ADDRESS | STATE LICENSE NO. | CLASS. NO. | CITY LICENSE NO. |
| | 30615 F | 045 | 29967 |
| LIST EACH EXIST'G SIGN GIVING TYPE AND AREA | LOT | BLOCK | SUBDIVISION UNIT |
| | | | MERCY SUB MAP 5252 |
| WORDING OF SIGN COPY | MERCY HOSPITAL MEDICAL CENTER | | |
| | EMERGENCY PACIC EMERGENCY MEDICAL SURFACE PHYSICIAN ON DUTY | | |
| SIGNATURE (OWNER OR AGENT) | DATE SIGNED | | |
| | 9-22-77 | | |
| APPROVAL | SIGNATURE OF BLDG. INSP. DEPT. DEPUTY | | |
| | DATE 9-25-77 | | |

| JOB ADDRESS | | GEN. TRACT NUMBER | |
|--|--------------------|-----------------------|------------------|
| 4077 5TH AVE | | 5010 | |
| TYPE OF NEW SIGN | | MAIN CERT. EXP. DATE | MAIN CERT. NO. |
| <input type="checkbox"/> OFF-PREMISE <input checked="" type="checkbox"/> GROUND (DIR.) <input type="checkbox"/> WALL <input type="checkbox"/> PROJECTING <input type="checkbox"/> ROOF <input type="checkbox"/> FRWY. OR <input type="checkbox"/> BLINKING <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> TURNING <input type="checkbox"/> NOT VIS. R.W. | | 9-30-79 | 00474 |
| COMM. CODE | LAND USE | PROJ. OVER FT. OF WAY | MAX. HT. ALLOW. |
| | | | |
| COORD. INDEX | R/W WIDTH | SPEED ZONE | FRONTAGE |
| | | | |
| FRNT. YARD SET BACK | REAR YARD SET BACK | NEAR TO | PLANNING |
| | | | |
| PLANNING DEPT. APP. BY | | DATE | |
| S. H. H. H. H. H. | | 9/22/77 | |
| SIGN TYPE | 48 S.F. OR LESS | 50-99 SQ. FT. | 100 S.F. OR MORE |
| WALL NON-ELEC. | \$28.65 | \$31.65 | \$34.65 |
| WALL ELECTRIC | \$28.65 | \$37.65 | \$40.65 |
| GRD. ROOF PROJ. | \$32.65 | \$55.65 | \$58.65 |
| SPECIAL INSP. REQ. | EST. HRS. | \$70.00 PER HR. | |
| OTHER | | | |
| FUND & ACC'T | SUB TOTAL | | |
| | 100/Y3602 | | 34.65 |
| PENALTY | FUND 100 | | |
| 320 | STATE FEE | | .50 |
| 9660 | TOTAL | | 35.15 |
| APPROVAL | | | |
| This permit does not become valid until signed by the Director of Building Inspection, or his Deputy; fees paid, and receipt is acknowledged in space provided. | | | |
| SIGNATURE OF BLDG. INSP. DEPT. DEPUTY | | | |
| DATE 9-25-77 | | | |

| PLAN FILE NO. | PLAN APPROVED | DATE |
|---------------|---------------|---------|
| 87754-D | | 9/22/77 |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 59 of 123

A.4 Building Permits – 02/21/1979

| Building Permit Application | | | | APPLICANT FILL INSIDE HEAVY LINES | |
|---|--|--|--|---|--|
| JOB ADDRESS 4077 5th Ave | | | | CENSUS TRACT NUMBER 4.00 | |
| NAME (OR NAME OF BUSINESS) MERCY HOSPITAL & MEDICAL CENTER | | | | PERMIT NUMBER MA98862 | |
| MAILING ADDRESS (NUMBER) (STREET) (CITY) (STATE) (ZIP) 4077 5TH AVENUE SAN DIEGO 92103 294-8111 | | | | USE ZONE R-4 | |
| OWNER NAME FRANK L. HOPE & ASSOCIATES | | | | COORD. INDEX 213-1720 | |
| DESIGNER ADDRESS (NUMBER) (STREET) (CITY) (STATE) (ZIP) TELEPHONE NUMBER 1475 6TH AVENUE SAN DIEGO 92101 233-5251 | | | | PLAN FILE NO. EG8063 | |
| BUILDER NAME KITCHELL CONTRACTORS INC. | | | | SETBACK FRONT YARD REAR YARD (INT) (STR) NAME OF STREET | |
| BUILDER ADDRESS (NUMBER) (STREET) (CITY) (STATE) (ZIP) TELEPHONE NUMBER 1101 DUNE ST SUITE 155 NEWPORT BEACH CA 92660 298-1486 | | | | ALLOWABLE COVERAGE FLOOR AREA RATIO ALLOWED MAX. ALLOWABLE HEIGHT (FT.) VARIANCE NO. | |
| STATE LICENSE NUMBER CLASS NO. CITY LICENSE NUMBER 33470 82660 | | | | LOT SPLIT DATE AGREEMENT NO.1 NO. OF BAR SINKS CURB TO P.L. | |
| LOT THROUGH BLOCK SUBDIVISION UNIT 1 THROUGH 24 4 FIFTH STREET ADDITION MAP No 577 | | | | DATE PLANS SUBMITTED: 8/2/78 WORK TO BE DONE SIGN MOVE ALTER REPAIR NEW | |
| JOB ADDRESS 4077 5TH AVE SAN DIEGO | | | | PLAN CHECK REC'D NO. 87546 NM DEMOLISH NON-RESO RESIDENTIAL | |
| CONDITION OF SOIL AT JOB SITE <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | PLAN CHECK REC'D AMT. 5738 25X | |
| NO. OF EXISTING BUILDINGS ON LOT AND USE VACANT LOT | | | | FUND AGCT. VALUATION OF WORK NO. UNITS PER UNIT TOTAL 3350,000 4,270,000 | |
| DESCRIBE WORK TO BE DONE NEW OPEN PARKING GARAGE | | | | 100 73421 PLAN CHECK FEE 1788 25 | |
| EXISTING USE OF BUILDING OR PROPERTY VACANT LOT | | | | 100 73422 BUILDING PERMIT FEE 4396 50 | |
| PROPOSED USE OF BUILDING OR PROPERTY OPEN PARKING GARAGE | | | | 320 9830 STATE FEE 298 40 | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction. In the event I do not comply with the Workman's Compensation law, this permit shall be deemed revoked. | | | | 500 19750 SEWER FEE | |
| SIGNATURE OF OWNER OR AGENT William H. Hoffman | | | | 500 79080 WATER FEE | |
| AGENT FOR FRANK L. HOPE & ASSOCIATES | | | | 73423 PARK FEE | |
| ADDRESS 1475 6TH AVE SAN DIEGO 92101 | | | | SPECIAL INSPECTION REQUIRED FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING, K.S. BOLTS <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> SOILS <input type="checkbox"/> OTHER (IDENTIFY) | |
| METER SIZE SERVICE SIZE CREDIT CHECKED BY | | | | TOTAL FEES DUE 5155 40 | |
| REMARKS | | | | FIRE ZONE 3 TYPE OF CONST. I OCCUP. GRP. F-3 | |
| NO. ADDITIONAL CONNECTIONS REQ'D TYPE CONN. CHECKED BY | | | | BIDG AREA 50,800 NO. STORIES 4 LOT FIR. AREA 200,000 | |
| REMARKS | | | | SPRINKLERS REQ'D FOR HGT. IN FT. | |
| SIGNATURE OF BUILD. INSP. DEPT. DEPUTY D. Schwartz | | | | PLANS CHECKED BY D. Haysheke | |
| DATE 2/21/79 | | | | DATE 2/20/79 | |
| FILE | | | | DATE 2/21/79 | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 60 of 123

A.4 Building Permits – 12/28/1979

| Building Permit Application | | | | APPLICANT/FILL INSIDE HEAVY LINES | | | |
|---|--|--|--|--|--|--|--|
| NAME (IF NAME OF BUSINESS) Mercy Hospital Medical Center | | | | CENSUS TRACT NUMBER 4400 | | | |
| MAILING ADDRESS 4077 FIFTH AVE | | | | USE ZONE R-4 | | | |
| CITY SAN DIEGO | | | | COORD. INDEX 212-1719 | | | |
| ZIP TELEPHONE NUMBER 92103 294-8111 | | | | PLAN FILE NO. E87782 | | | |
| NAME Francis L. Moore of Associates | | | | SETBACK FRONT YARD 15 | | | |
| ADDRESS (NUMBER) STREET 175 SIXTH AVE | | | | REAR YD. SIDE (INT.) (STR.) IN ARE. OF STREET | | | |
| CITY SAN DIEGO | | | | ALLOWABLE FLOOR AREA RATIO ALLOWED | | | |
| ZIP TELEPHONE NUMBER 92101 232-2251 | | | | MAX. ALLOWABLE HEIGHT (FT.) 58.0 PC | | | |
| NAME M.H. GOLDEN CO. | | | | DATE PLANS SUBMITTED 9/12/79 | | | |
| ADDRESS (NUMBER) STREET 123 CAMINO DELA REINA | | | | WORK TO BE DONE SIGN MOVE ALTER DEMOLISH REPAIR NON-RES. PLAN CHECK RECPT. AMT \$ 41.50 NEW RESIDENTIAL | | | |
| CITY SAN DIEGO | | | | NO. OF BAR SINKS | | | |
| ZIP TELEPHONE NUMBER 92111 271-8181 | | | | CURB TO P.L. | | | |
| STATE LICENSE NUMBER CLASS NO 174A H B | | | | C.C. CODE DWELL UNITS 220 | | | |
| CITY LICENSE NUMBER 10262 | | | | NO. OF BAR SINKS | | | |
| LOT BLOCK SUBDIVISION UNIT | | | | TOTAL | | | |
| JOB ADDRESS 4077 FIFTH AVE SAN DIEGO | | | | VALUATION OF WORK 22,900 | | | |
| CONDITION OF SOIL AT JOB SITE A. CEMENT PAVING B. ORIGINAL C. COMPACTED FILL D. LOOSE FILL | | | | PLAN CHECK FEE 41.50 | | | |
| NO. OF EXISTING BUILDINGS ON LOT AND USE | | | | SUPPLEMENTAL PLAN L.A.W. FEE | | | |
| DESCRIBE WORK TO BE DONE (SEE PLAN SHEETS FOR DETAILS) HOSPITAL REPAIRS | | | | BUILDING PERMIT FEE 8320 | | | |
| EXISTING USE OF BUILDING OR PREVIOUS | | | | STATE FEE 161 | | | |
| PROPOSED USE OF BUILDING (IF DIFFERENT) | | | | SEWER FEE | | | |
| I hereby acknowledge that I understand the obligations that the information given is correct, and that I, as the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regarding construction, in the event the city cannot verify the information's compliance, the city permit shall be deemed void. | | | | WATER FEE | | | |
| SIGNATURE (OWNER OR AGENT) D. H. Golden | | | | TOTAL FEES DUE 8441 | | | |
| DATE SIGNED 7-12-79 | | | | SPECIAL INSPECTION REQUIRED FOR MASONRY WELDING (IF APPLICABLE) PILE DRIVING OTHER (IDENTIFY) | | | |
| AGENT FOR Mercy Hospital Medical Center | | | | FIRE ZONE 3 | | | |
| ADDRESS 175 SIXTH AVE SAN DIEGO | | | | TYPE OF CONST. I E R F - 3/1/2 | | | |
| METER SIZE SERVICE SIZE CREDIT CHECKED BY | | | | NO. STORIES 3 | | | |
| REMARKS | | | | LOT FIRE AREA N/C | | | |
| NO ADDITIONAL CONNECTIONS REQ'D. REMARKS | | | | HGT. IN FT. | | | |
| | | | | PLANS CHECKED D. H. Golden | | | |
| | | | | DATE 12-27-79 | | | |
| | | | | PLANS APPROVED J. H. ... | | | |
| | | | | DATE 12-28-79 | | | |
| | | | | PLOT PLAN ENCL. APPROVED N/A | | | |
| | | | | APPLICATION APPROVAL | | | |
| | | | | THIS PERMIT DOES NOT BECOME VALID UNTIL SHOWN BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | | | |
| | | | | SIGNATURE OF BUILD. INSP. DEPT. DEPUTY J. H. ... | | | |
| | | | | DATE 12-28-79 | | | |
| | | | | FILE | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 61 of 123

A.4 Building Permits – 02/27/1980

| Building Permit Application | | | | APPLICANT FILL IN INSIDE HEAVY LINES | |
|---|--|--|--|--|---|
| NAME OR NAME OF BUSINESS MERCY HOSPITAL & MEDICAL CENTER | | | | USE ZONE K-4 | COORD. INDEX 215-1770 |
| ADDRESS 4177 5TH AVENUE | | | | PLAN SET NO. BR9556 | |
| CITY SAN DIEGO | | | | SETBACK FRONT YARD | REAR YD |
| DESIGNER FRANK W. HAYES & ASSOCIATES | | | | ALLOWABLE FLOOR AREA RATIO % ALLOWED | MAX. ALLOWABLE HEIGHT (FEET) |
| ADDRESS 1475 6TH AVENUE | | | | LOT SPLIT DATE | AGREEMENT NO. |
| CITY SAN DIEGO | | | | DATE PLANS SUBMITTED 11/13/79 | WORK TO BE DONE SIGN <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR <input checked="" type="checkbox"/> NON-RESO <input type="checkbox"/> NEW <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> ADD <input type="checkbox"/> |
| OWNER M.H. GOLDENCO | | | | PLAN CHECK NO. 107998045 | B.C. COORD. DWELL. UNITS 200 |
| ADDRESS 123 CAMINO DE LA REINA | | | | PLAN CHECK REPT AMI 5/12/80 | BEDROOMS 5 1 2 3 4 5 |
| CITY SAN DIEGO | | | | PLIND. & ACCT. | VALUATION OF WORK 120,000 |
| STATE LICENSE NUMBER 1744 | | | | CLASS. NO. A | CITY LICENSE NUMBER 10762 |
| JOB ADDRESS 4077 5TH AVE SAN DIEGO | | | | 100 PLAN CHECK FEE | 193.25 |
| CONDITION OF SOIL AT JOB SITE <input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL | | | | 73421 SUPPLEMENTAL PLAN CHECK FEE | |
| NO. OF EXISTING BUILDINGS ON LOT AND USE | | | | 100 BUILDING PERMIT FEE | 246.50 |
| DESCRIBE WORK TO BE DONE | | | | 03010 STATE FEE | 840 |
| EXISTING USE OF BUILDING OR PROPERTY | | | | 41500 SEWER FEE | |
| PROPOSED USE OF BUILDING OR PROPERTY | | | | 41500 WATER FEE | |
| I hereby acknowledge that I have read this application, that the information given is correct and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regarding construction. In the event I do not comply with the Workmen's Compensation law, this permit shall be deemed revoked. | | | | 73423 PARK FEE | |
| SIGNATURE OF OWNER OR AGENT Frank W. Hayes | | | | SPECIAL INSPECTION REQUIRED FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING, N.S. BOLTS <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> SOILS <input type="checkbox"/> LEATHER IDENTIFY | TOTAL FEES DUE 254.90 |
| DATE SIGNED 11/12/79 | | | | FIRE TONE 3 | TYPE OF CONST. I |
| AGENT FOR Frank W. Hayes | | | | BLDG. AREA 627 | NO. STORIES 2 |
| ADDRESS 1475 6TH AVE SAN DIEGO, CA | | | | SPRINKLERS REQ. FOR | HGT. IN FT. 12.54 |
| METER SIZE EV 8" | | | | PLANS CHECKED HAYES | DATE 1-27-80 |
| SERVICE SIZE | | | | PLANS APPROVED Frederick | DATE 2-27-80 |
| CREW | | | | PLC (FOR APPROVAL) 1/15/80 | DATE 11-30-79 |
| CHECKED BY me | | | | APPLICATION APPROVAL | |
| NO ADDITIONAL CONNECTIONS REQ'D | | | | THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID. AND RECEIPT IS ACKNOWLEDGED. | |
| REMARKS | | | | SIGNATURE Frederick | |
| | | | | DATE 2-27-80 | |
| | | | | FILE | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 62 of 123

A.4 Building Permits – 02/27/1980

| BUILDING PERMIT APPLICATION | | APPLICANT'S INSIDE HEAVY DUTY | |
|--|--|--|---|
| OWNER NAME (OR NAME OF BUSINESS) MERCY HOSPITAL & MEDICAL CENTER | | MAILING ADDRESS (CITY) 4077 5th Ave | |
| ADDRESS (CITY) San Diego | | ZIP TELEPHONE NUMBER 92102 294 8111 | USE CLASS R-4 |
| DESIGNER NAME Frank L. Hays & Associates | | FLOOR AREA RATIO 213-1720 | |
| ADDRESS (NUMBER) (STREET) 1475 6th Ave | | MAX. ALLOWABLE HEIGHT (FT.) 60/138 | |
| CITY San Diego, CA 92101 | | DATE PLANS SUBMITTED 12-4-79 | NO. OF SHEETS 197 |
| ZIP TELEPHONE NUMBER 713-5251 | | NO. OF FLOORS 3 | NO. OF CHECKS 1 |
| BUILDER NAME M.H. GORDON CO | | DATE PLANS RECEIVED 1/25/80 | NO. OF CHECKS 3 |
| ADDRESS (NUMBER) (STREET) 123 Camino de la Reina | | NO. OF UNITS 123 | TOTAL 129,000 |
| CITY San Diego, CA 92108 | | STATE LICENSE NUMBER 174-A | CLASS NO. A |
| FIR TELEPHONE NUMBER 291-8181 | | CITY LICENSE NUMBER 10762 | UNIT SEE ATTACHED DESCRIPTION |
| JOB LOCATION JOB ADDRESS 4077 5th Ave, San Diego | | NO. OF EXISTING BUILDINGS ON LOT AND USE HOSPITAL | |
| EXPIRATION DATE SEE ATTACHED DESCRIPTION | | DESCRIBE WORK TO BE DONE FOUNDATION PERMIT ONLY, INCLUDES REINFORCEMENT AND REBAR OF OVERHEAD STRUCTURES | |
| PROPOSED WORK EXISTING USE OF BUILDING OR PROPERTY HOSPITAL | | PROPOSED USE OF BUILDING OR PROPERTY HOSPITAL | |
| I hereby acknowledge that I have read this application and the information given is correct, and that I, as the owner, or the duly authorized agent of the owner, agree to comply with city and state laws regulating construction. In the event I do not comply with the Workman's Compensation laws, this permit shall be immediately revoked. | | SPECIAL INSPECTION REQUIRED FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING H.S. BOLTS <input type="checkbox"/> TRAILER DRIVING <input type="checkbox"/> CRANES <input type="checkbox"/> OTHER (IDENTIFY) | |
| SIGNATURE (OWNER OR AGENT) [Signature] | | DATE SIGNED 12/1/79 | |
| AGENCY FOR Mercy Hospital of Medical Center | | TOTAL FEES DUE 259.10 | |
| ADDRESS 1475 6th Ave, San Diego CA | | FIRE ZONE 3 | |
| MATER SIZE CV, BT 8" | | TYPE OF CONSL FE | |
| REMARKS M.H. Gordon Co. | | OCCUP GRP FE | |
| NO. ADDITIONAL CONNECTIONS REQ'D 1 | | BLDG. AREA 213,172 | |
| REMARKS See PS Copy 1 - 80 | | NO. STORES 3 | |
| | | LOT AREA 129,000 | |
| | | SPRINKLERS REQ'D FOR FE | |
| | | HGT. IN FT. 60/138 | |
| | | PLANS CHECKED HAYES | |
| | | DATE 12/1/79 | |
| | | PLANS APPROVED SPK | |
| | | DATE 1/27/80 | |
| | | PLOT PLAN CHECKED & APPROVED PLAUNWA | |
| | | DATE 2-25-80 | |
| | | APPLICATION APPROVAL | |
| | | THIS PERMIT DOES NOT BECOME VALID UNTIL SHOWED BY THE DIRECTOR OF BUILDING IN- SPECTION OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. | |
| | | SIGNATURE OF BLDG. INSP. DEPT. DEPUTY SPK | |
| | | DATE 2-27-80 | |
| | | FILE | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 63 of 123

A.4 Building Permits – 03/06/1980

| | | | |
|---|---|--|---|
| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | |
| NAME OR NAME OF BUSINESS MERCY HOSPITAL PARKING GARAGE | | JOB ADDRESS 4077 5TH AVE | |
| MAILING ADDRESS (NUMBER) (STREET) 4077 5TH AVE. | | CENSUS TRACT NUMBER 400 | BUILDING HEIGHT NUMBER 508491 |
| SIGN OWNER | CITY SAN DIEGO | ZIP | TEL. NUMBER |
| | NAME SAME | | |
| SIGN USER | ADDRESS (NUMBER) (STREET) | | |
| | CITY | | |
| SIGN INSTALLER | NAME S.D. QRS SIGN CO. | | |
| | ADDRESS (NUMBER) (STREET) 452 B ST AVE. | | |
| SITE | CITY S.D. | | |
| | STATE LICENSE NO. CLASS. NO. CITY LICENSE NO. 358620 C-45 72907 | | |
| LOT 1-34 | | BLOCK 4 | SUBDIVISION 5TH ST ADD. |
| JOB ADDRESS 4077 5TH AVE | | | |
| LIST EACH EXISTING SIGN GIVING TYPE AND AREA | | | |
| SIGN TYPE | | AREA | |
| NONE | | | |
| WORDING OF SIGN COPY SIGN @: MERCY HOSPITAL & MEDICAL CENTER PUBLIC PARKING → | | | |
| IS AN EXISTING SIGN BEING RE-LECTED? NO | | | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the building or property owner or the duly authorized agent of the building or property owner. I agree to comply with city and state laws regulating construction, in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | | |
| SIGNATURE (OWNER OR AGENT) Richard A. Mancoske | | DATE SIGNED 3-6-80 | |
| AGENT FOR S.D. QRS SIGN CO. | | | |
| ADDRESS 452 B ST AVE. S.D. | | | |
| PLAN FILE NO. 53413D | PLAN APPROVED (Signature) | DATE 3/6/80 | |
| TYPE OF NEW SIGN | | MAIN CERT. EXP. DATE 9-30-81 | MAIN CERT. NO. 29072 |
| <input type="checkbox"/> OFF-PREMISE | | VAR. NO. | EXP. DATE |
| <input type="checkbox"/> GROUND | | C.U.P. NO. 5817 MIB | EXP. DATE |
| <input type="checkbox"/> WALL | | SPECIAL DIST. C.S.R. | EXP. DATE |
| <input type="checkbox"/> PROJECTING | | SIGN AREA | SIGN HGT. |
| <input type="checkbox"/> ROOF | | 10 | 4'6" |
| <input type="checkbox"/> FRWY. OR | | ZONE 1-4 | |
| <input type="checkbox"/> BLINKING | | PROJ. OVER HT. OF WAY | MAX. HT. ALLOW. |
| <input checked="" type="checkbox"/> ELECTRIC | | | MAX. AREA ALLOW. |
| <input type="checkbox"/> TUNNING | | COMM. CODE | LAND USE |
| <input type="checkbox"/> NOT VIS. R.W. | | COORD. INDEX 214-1720 | R/W WIDTH |
| | | SPEED ZONE | FRONTAGE BUILDING STREET |
| | | CURB TO P.L. 10' | |
| PLANNING DEPT. APP. BY (Signature) DATE 3/6/80 | | | |
| SIGN TYPE | | 19 SQ. FT. OR LESS | 20-99 SQ. FT. |
| WALL NON-ELEC. | | \$28.65 | \$31.65 |
| WALL ELECTRIC | | \$34.65 | \$37.65 |
| GRD. ROOF PROJ. | | \$52.65 | \$55.65 |
| SPECIAL INSP. REG. | | LET. HRS. | \$10.00 PER HR. |
| OTHER SPEC. Small Grid | | | 18 50 |
| FUND & ACC'T | | SUB TOTAL | |
| | | 100/73811 | |
| PENALTY | | 73816 | |
| 83010 | | FUND. 100 | |
| 9022 | | STATE FEE | .50 |
| | | TOTAL 18 50 | |
| APPROVAL This permit does not become valid until signed by the Director of Building Inspection, or his Deputy, fees paid, and receipt is acknowledged in space provided. | | | |
| SIGNATURE OF BLDG. INSP. DEPT. DEPUTY (Signature) | | | |
| DATE 3-6-80 FILE | | | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 64 of 123

A.4 Building Permits – 03/07/1980

2008308

PARCEL NO

| | | | | | |
|---|--|---|--|---|--|
| ELECTRICAL Permit Application | | SEPARATE APPLICATION REQUIRED FOR EACH PERMIT | | JOB ADDRESS 4077 ⁵⁰ Avenue | |
| NAME (TO NAME OF BUSINESS) Mercy Hospital | | CENSUS TRACT NUMBER 4.00 | | PERMIT NUMBER N08699 | |
| M.A. NO. (OWNER'S NUMBER) 4077 Fifth Avenue | | STREET | | METER SHEET NO. | |
| CITY San Diego | | TELEPHONE NUMBER | | UNIT NUMBERS: | |
| NAME Bergelectric Corporation | | ADDRESS NUMBER 650 Upper Street | | NEW | |
| CITY Escondido | | STATE LICENSE NO. 85046 | | REBILT | |
| ZIP 92025 | | CLASSIFICATION C-10 | | TEMP METER | |
| TELEPHONE NUMBER 746-1003 | | DATE LICENSE NUMBER 06320 | | TEMP POLE | |
| JOB ADDRESS 4077 Fifth Avenue | | | | PERM | |
| | | | | RES COM | |
| | | | | A | |

| | | | | | | | |
|--|--|------------------------|--|----------------------|--|------------------------------------|--|
| TYPE OF STREET | | NEED FOR PANELS | | OTHER | | Fees | |
| A | | B | | C | | D | |
| For New Residential Construction Only | | 10 | | No Amps | | x \$20 | |
| For each ampere of service type or breaker size | | 30 | | x \$45 | | | |
| 30 | | 0-20A In 100 (10) | | 115-200V 120-200V | | Voltage 277-480 Over 600V | |
| 2 | | 0-20A More than 100 | | 75 | | 1.50 | |
| 1 | | 25-35A | | 1.00 | | 6.00 | |
| 1 | | 40-45A | | 8.00 | | 6.00 | |
| 1 | | 50-99A | | 8.00 | | 16.00 | |
| 1 | | 100-199A | | 10.00 | | 20.00 | |
| | | 200-399A | | 6.00 | | 12.00 | |
| | | 400-799A | | 7.00 | | 14.00 | |
| | | 800-999A | | 8.00 | | 16.00 | |
| | | 1000A & Larger | | 10.00 | | 20.00 | |
| TEMPORARY SERVICE | | 0-200 Amperes | | Fee - \$5.00 | | | |
| TEMPORARY POLE CONST | | Over 200A | | Fee - \$25.00 | | | |
| L-200C Permit | | 7.50 | | 7.50 | | | |

| | | | |
|--|--|---|--|
| SIGNATURE OF OWNER OR AGENT <i>Alfonso S. Strathorn</i> | | DATE 3-3-80 | |
| AGENT FIRM Bergelectric Corporation | | ADDRESS 650 Upper Street, Escondido | |
| NOTE: CONTRACTORS ARE AUTHORIZED TO CONSTRUCT ONLY WORK RECOGNIZED BY THE STATE CONTRACTORS LICENSE BOARD AS BEING WITHIN THEIR CLASSIFICATION. CALL 236-6256 FOR INSPECTION. | | | |
| APPLICATION APPROVAL | | DATE | |
| THIS PERMIT DOES NOT BECOME VALID UNLESS SIGNED BY THE DIRECTOR OF BUILDING INSPECTION OR HIS DEPUTY AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED | | 3-7-80 | |
| SIGNATURE OF BLDG INSP. DEPUTY <i>S. S. S.</i> | | BID-259 (REV. 3-78) | |

| | | | |
|--|--|-------------------------|--|
| ATTENTION Have permit application ready to file | | CITY OF SAN DIEGO | |
| Min. Fee \$5.00 NOT REFUNDABLE | | SUB-TOTAL (SINGLE UNIT) | |
| | | 8750 | |
| NO. OF UNITS | | SINGLE UNIT FEE | |
| FUND 100 | | REVENUE ACCT 7341 | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 65 of 123

A.4 Building Permits – 03/06/1980

| BUILDING PERMIT - SIGN | | APPLICANT FILL INSIDE HEAVY LINES | |
|---|--|--|--|
| JOB ADDRESS: 4077-5th Ave | | | |
| NAME OR NAME OF BUSINESS MERCY HOSPITAL PARKING GARAGE | | GEN. TRAC. NUMBER 400 | |
| MAILING ADDRESS (NUMBER) (STREET) 4077 5th AVE | | BUILDING NUMBER 100070 | |
| CITY SAN DIEGO | | MAIN CERT. NO. 9-30-81 129071 | |
| NAME SAME | | TYPE OF NEW SIGN | |
| ADDRESS (NUMBER) (STREET) SAME | | <input type="checkbox"/> OFF-PREMISE <input checked="" type="checkbox"/> GROUND <input type="checkbox"/> WALL <input type="checkbox"/> PROJECTING <input type="checkbox"/> ROOF <input type="checkbox"/> PRVY. OR. <input type="checkbox"/> BLINKING <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> TURNING <input type="checkbox"/> NOT VIS. R.W. | |
| CITY SAN DIEGO | | VAR. NO. | |
| ZIP 92161 | | C.U.P. NO. 5811 1418 | |
| TEL. NUMBER | | SPECIAL DISTRICT | |
| SIGN INSTALLER | | SIGN AREA 20' | |
| NAME S.D. QRS SIGN CO. | | SIGN HGT. 46' | |
| ADDRESS (NUMBER) (STREET) 452 8th AVE. | | ZONE 2-4 | |
| CITY S.D. | | PROJ. OVER RT. OF WAY | |
| ZIP 92101 | | MAX. WT. ALLOW. | |
| TEL. NUMBER 234-7201 | | MAX. AREA ALLOW. | |
| STATE LICENSE NO. 358620 | | COMM. CODE | |
| CLASS. NO. C45 | | LAND USE | |
| CITY LICENSE NO. 72907 | | COORD. INDEX | |
| LOT 1-24 | | R/W WIDTH | |
| BLOCK 4 | | SPEED ZONE | |
| SUBDIVISION 5th AVE. ADD. | | FRONTAGE BUILDING STREET | |
| UNIT 452 5th AVE. | | CURB TO FL. | |
| JOB ADDRESS 4077 5th AVE. | | PLANNING DEPT. APPROVAL <i>[Signature]</i> | |
| LIST EACH EXISTING SIGN GIVING TYPE AND AREA | | PRNT. REQ. REAR TO. INT'L. (STR.) CURB TO FL. | |
| NONE | | DATE 3/6/80 | |
| WORDING OF SIGN COPY SIGN (D) EMPLOYEE PARKING CLEARANCE 6'10" → | | SIGN TYPE | |
| IS AN EXISTING SIGN BEING REPLACED? NO | | 45' F. OR LESS | |
| I hereby acknowledge that I have read this application, that the information given is correct, and that I am the building or property owner, or the duly authorized agent of the building or property owner, and agree to comply with city and state laws regulating construction. In doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. | | 50-99 SQ. FT. | |
| SIGNATURE (OWNER OR AGENT) <i>[Signature]</i> | | 100 SQ. FT. OR MORE | |
| DATE SIGNED 3-6-80 | | FEE | |
| AGENT FOR S.D. QRS SIGN CO. | | WALL, NON-ELEC. \$28.68 | |
| ADDRESS 452 8th AVE. (S.D.) | | WALL ELECTRIC \$34.45 | |
| PLAN FILE NO. 53413D | | GRG. HOOF. PROJ. \$52.48 | |
| PLAN APPROVED <i>[Signature]</i> | | SPECIAL INSH. REQ. EST. HRS \$10.00 PER HR. | |
| DATE 3/6/80 | | OTHER | |
| FILE | | FUND & ACC. T. | |
| FILE | | GUS TOTAL | |
| FILE | | 10073811 | |
| FILE | | PENALTY | |
| FILE | | 73816 | |
| FILE | | FUND 100 | |
| FILE | | 83010 STATE FEE | |
| FILE | | 9022 .50 | |
| FILE | | TOTAL \$3.15 | |
| FILE | | APPROVAL | |
| FILE | | This permit does not become valid until signed by the Director of Building Inspection, or his Deputy, fees paid, and receipt is acknowledged in space provided. | |
| FILE | | SIGNATURE OF BLDG. INSP. DEPT. DEPUTY <i>[Signature]</i> | |
| FILE | | DATE 3-6-80 | |
| FILE | | FILE | |

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 66 of 123

A.4 Building Permits – 05/25/1980

Building Permit Application APPLICANT/FBI INSIDE HEAVY LINES

4077 5th Ave

CENSUS TRACT NUMBER 4.00 PERMIT NUMBER 21580

OWNER: NAME (OR NAME OF BUSINESS) **MERCY HOSPITAL & MEDICAL CENTER**
 MAILING ADDRESS (NUMBER) (STREET) **4077 5TH AVE.**
 CITY **SAN DIEGO 92107** ZIP TELEPHONE NUMBER **294.8111**

DESIGNER: NAME **FRANK L. HORE & ASSOCIATES**
 ADDRESS (NUMBER) (STREET) **1475 6TH AVE.**
 CITY **SAN DIEGO 92101** ZIP TELEPHONE NUMBER **293 5251**

BUILDER: NAME **M.H. FORDAN CO.**
 ADDRESS (NUMBER) (STREET) **123 CAMINO DE LA REINA**
 CITY **SAN DIEGO 92138** ZIP TELEPHONE NUMBER **291-7181**

STATE LICENSE NUMBER **174-A** CLASS. NO. **A** CITY LICENSE NUMBER **10762**

JOB LOCATION: LOT **17** MOOR **324** SECTION **5** ADDN **UNIT**
 SEE ATTACHED DESCRIPTION
4077 5TH AVE. SAN DIEGO

CONDITION OF SOIL AT JOB SITE FOUNDATIONS IN:
 ORIGINAL COMPACTED FILL LOOSE FILL

NO. OF EXISTING BUILDINGS ON LOT AND USE **HOSPITAL**
CORPORATE & SUPPORT BUILDINGS

PROPOSED WORK: DESCRIBE WORK TO BE DONE
ADDITION OF DIAGNOSTIC AND BUSINESS AREAS, AND ELEVATOR TOWER

EXISTING USE OF BUILDING OR PROPERTY **HOSPITAL**
 PROPOSED USE OF BUILDING OR PROPERTY **HOSPITAL**

I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction. In the event I do not comply with the Workman's Compensation law, this permit shall be deemed revoked.

SIGNATURE (OWNER OR AGENT) **V. Lopez** DATE SIGNED **1/29/80**
 AGENT FOR **MERCY HOSPITAL & MEDICAL CENTER**
 ADDRESS **FRANK L. HORE & ASSOCIATES**
1475 6TH AVE SAN DIEGO CA

METER SIZE **EV** SERVICE SIZE **8** CREDIT **1/2** CHECKED BY **TH**

REMARKS **max PR**

NO. ADDITIONAL CONNECTIONS **RIOD** TYPE CONN **F** CHECKED BY **TH**

REMARKS **precip on PFE90138 1-2-80**

USE ZONE **R-4** COORD. INDEX **213-1720 E 91338**

ALLOWABLE FLOOR AREA RATIO **1.5** MAX. ALLOWABLE HEIGHT (FT.) **45.5816**

LOT SPLIT DATE **1-31-80** AGREEMENT NO. **72665** NO. OF SAN SINKS **2** CURB TO P.L. **5**

DATE PLANS SUBMITTED **1-31-80** WORK TO BE DONE: MOVE ALTER DEMOLISH REPAIR NEW ADD

PLANNING REC'D. NO. **72665** REC'D. AMT. \$ **8063.25**

| FUND & ACCT. | VALUATION OF WORK | PER UNIT | TOTAL |
|--------------|---------------------------|----------|---------|
| 100 73421 | PLAN CHECK FEE | 8063.25 | 3655.25 |
| 100 73422 | SUPPLEMENTAL PLAN CH. FEE | | 8063.25 |
| 100 73422 | BUILDING PERMIT FEE | | 5623.00 |
| 100 8000 | STATE FEE | | 366.50 |
| 500 79750 | SEWER FEE | | |
| 500 79800 | WATER FEE | | |
| 73423 | FARE FEE | | |

SPECIAL INSPECTION REQUIRED FOR:
 CONCRETE MASONRY WELDING PILE DR. SOILS OTHER (IDENTIFY)

TOTAL FEES DUE **1582.01**

PLANS CHECKED **M. Hayes** DATE **2-26-80**
 PLANS APPROVED **SP Kal** DATE **6-25-80**
 PLO. PLAN CH. D & APP'D **PLANNING** DATE **2-13-80**

APPLICATION APPROVAL
 THIS PERMIT DOES NOT BECOME VALID UNTIL ISSUED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

SIGNATURE OF BLDG. DEPT. DEPUTY: **SP Kal**
 DATE **6-25-80** INSPECTOR

CITY OF SAN DIEGO

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 68 of 123

A.4 Building Permits - 10/21/1980

BUILDING PERMIT APPLICATION

JOB ADDRESS: 4077-5th Av.

APPLICANT NAME: VM ZAMPA, F.L. HOPE & ASSOC.
ADDRESS: 1475, 6TH AVE, S.D. ZIP CODE 92101

CENSUS TRACT NUMBER: 4.00
PERMIT NUMBER: 1036080
PLAN FILE NO.: E95064

LEGAL DESCH: SEE ATTACHED
CONDITION OF SOIL AT JOB SITE: ORIGINAL OR COMPACTED FILL HOUSE FILL

OWNER: MERCY HOSPITAL
ADDRESS: 4077 5TH AVE
CITY: SAN DIEGO CA ZIP CODE 92161
PHONE: 294-8111

CONTRACTOR: M.H. GOODE & CO.
ADDRESS: 123 Camino Del Rio N
CITY: SAN DIEGO, CA ZIP CODE 92108
PHONE: 291-5181

DESIGNER: F.L. HOPE & ASSOC.
ADDRESS: 1475 6TH AVE
CITY: SAN DIEGO CA ZIP CODE 92101

EXISTING USE OF BUILDING OR PROPERTY: HOSPITAL
PROPOSED USE OF BUILDING OR PROPERTY: HOSPITAL
DESCRIBE WORK TO BE DONE: TOWER, CANOPY 60x20

AGREEMENT NO.: VARIANCE NO.:

| FUND ACCT | DESCR | AMOUNT | PERCENT | TOTAL |
|-----------------------|---------------------|--------|---------|-------------|
| 100 73421 | PLAN CHECK FEE | 39 | - | |
| 110 73422 | BUILDING PERMIT FEE | 6000 | | 6000 |
| 13010 9022 | STATE FEE | | | 8 |
| 13006 9206 | SEWER FEE | | | |
| 13100 7753n | WATER FEE | | | |
| 71423 | PAINT FEE | | | |
| TOTAL FEES DUE | | | | 6084 |

WORKERS COMPENSATION DECLARATION: I hereby certify that I have a certificate of coverage to the extent of the construction activities. Compensation insurance of a contractor is required by the Building Inspection Department (Code 9000, 14012).

CERTIFICATE OF EXEMPTION FROM WORKERS COMPENSATION INSURANCE: I certify that in the course of the work for which this permit is issued, I shall not employ any contract labor, other than as to become subject to the Workers Compensation laws of California.

CONSTRUCTION LENDING AGENCY: I hereby certify that I am a construction lending agency for the purpose of the work for which this permit is issued (Sec. 1871, 1874).

APPLICANT'S SIGNATURE: [Signature]
DATE: 7/8/80

OWNER'S SIGNATURE: [Signature]
DATE: 10/21/80

APPROVAL: [Signature]
DATE: 10/21/80

FILE

IN 268 (REV. 6-80)

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 69 of 123

A.4 Building Permits – 10/21/1980

BUILDING PERMIT APPLICATION

APPLICANT NAME: V.M. Zamea, F.L. Hore & Assoc.
ADDRESS: 1475 6TH AVE, S.D. CA 92101
JOB ADDRESS: 4077 5TH AVE, S.D., 92103
LEGAL DESCR: SEE ATTACHED

CONTRACTOR: M.H. GOLDEN CO
ADDRESS: 123 Camino De Lalla
CITY: SAN DIEGO
STATE: CA
ZIP: 92108
TEL: 291-8181
CONTRACTOR LICENSE NO.: C 3496

OWNER: F.L. Hore & Assoc.
ADDRESS: 1475 6TH AVE
CITY: S.D. CALIF 92101

JOB ADDRESS: 4077-5TH AV
GENSUS TRACT NUMBER: 4.00
PERMIT NUMBER: 128081
PLAN FILE NO.: E95064
COORD INDEX: 213-172D

EXISTING USE OF BUILDING OR PROPERTY: HOSPITAL
PROPOSED USE OF BUILDING OR PROPERTY: HOSPITAL
DESCRIBE WORK TO BE DONE: TUNNEL

CITY OF SAN DIEGO BUILDING DEPARTMENT
CITY TREASURER VALIDATION

SERV. SIZE: MET. R-4
SEWER CONN.: SEE A.T. RECPT.

COASTAL L. YES/NO: NO
HILLSIDE REVIEW: YES
PLANNED DISTRICT: XING

AGREEMENT NO.: 11,000
VARIANCE NO.: 3670

| FUND | NO. UNITS | PER UNIT | TOTAL |
|-----------------------|------------------------|----------|-------------|
| 100-73421 | PLAN CHECK FEE | | |
| 100-73421 | SUPPLEMENTAL CHECK FEE | 3670 | 3670 |
| 100-73421 | BUILDING PERMIT FEE | | 5600 |
| 100-73421 | STATE FEE | | 77 |
| 100-73421 | SEWER FEE | | |
| 100-73421 | WATER FEE | | |
| 100-73421 | PARK FEE | | |
| TOTAL FEES DUE | | | 5677 |

WORKERS' COMPENSATION DECLARATION: I hereby certify that I am licensed under the provisions of Chapter 3 of the Labor Code of California...
WORKER'S COMPENSATION INSURANCE: I certify that I have obtained...
CONSTRUCTION LICENSE AGENCY: I hereby certify that I am a construction building agency...
APPLICANT'S SIGNATURE: Victor M. Zamea
OWNER AGENT FOR: MERCY HOSPITAL
DATE: 10/21/80

WORK TO BE DONE: MOVE, OCC. CHG., DEMOLISH, NON RESID., RESIDENTIAL
DATE PLANS SUBMITTED: 7/8/80
PLAN CHECK RECEIVED: 10/31/80
DATE: 10/21/80

APPROVALS: ENGINEER & DEV. APPROVAL, HEALTH DEPT. APPROVAL

IN 758 (Rev. 6-80) FILE

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 74 of 123

A.4 Building Permits - 07/27/1981

BUILDING PERMIT APPLICATION

PROJECT ADDRESS: 4077 - 5th Avenue, San Diego, CA 92103

OWNER: Mercy Hospital & Medical Center, 4077 - 5th Avenue, San Diego, CA 92103, 294-8490

CONTRACTOR: M. H. GOLDEN COMPANY, 121 Camino de la Reina, San Diego, CA 92108, 291-8181

DESIGNER: Frank L. Hone & Assoc., 174 A, San Diego, CA 92101, 213-5251

PERMIT NUMBER: 400

PERMIT FEE: \$1455

EXEMPTION: HOSPITAL

PROPOSED USE: Same

REASON FOR NO.: 503/79

CGC INDEX: 213-1720

DESCRIPTION OF WORK: Block wall for arway

CITY TREASURER VALIDATION: [Signature]

| NO. | DESCRIPTION | AMOUNT | TOTAL |
|-----------------------|-------------|--------------|--------|
| 1 | PERMIT FEE | 100 | 100 |
| 2 | INSURANCE | 154 | 254 |
| 3 | OTHER | 22,000 | 22,254 |
| 4 | ... | 65 | 22,319 |
| 5 | ... | 100 | 22,419 |
| 6 | ... | 154 | 22,573 |
| TOTAL FEES DUE | | 16654 | |

APPLICANT: MERCY HOSPITAL & MEDICAL CENTER, 4077 Fifth Avenue, San Diego, CA 92103

DATE: 6-25-81

SIGNATURE: [Signature]

APPROVAL: [Signature] 7/27/81

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 75 of 123

A.4 Building Permits – 08/24/1981

| BUILDING PERMIT APPLICATION | | | | | PROJECT ADDRESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------|---------------------|---------|--|---|--|--|--|--|------|----------|----------|-------|-----|-------|------------|--------|-----|-------|---------------------|--------|-------|------|-----------|--------|-------|-------|-----------|--------|-------|-------|-----------|--------|-------|--|----------|--------|----------------|--|--|---------|
| ADDRESS: 4077 - 5th AV LOT: _____ BLOCK: _____ SUBDIVISION NAME: Mercy UNIT NO: _____ | | | | | PROJECT ADDRESS: 4077 - 5th AV DENSITY TRACT NUMBER: 4.00 PERMIT NUMBER: S14333 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NAME: Mercy Hospital & Medical Center ADDRESS: 4077 Fifth Avenue TEL NO: _____ CITY: San Diego, CA ZIP CODE: 92103 | | | | | CONDITION OF ROLL AT JOBSITE: <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILE <input type="checkbox"/> LOOSE FILE PLAN FILE NO: F04160 EXISTING USE OF BUILDING OR PROPERTY: Hospital COORD INDEX: 213-11720 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NAME: M. H. Golden Company ADDRESS: 123 Camino De La Reina TEL NO: _____ CITY: San Diego ZIP CODE: 92108 | | | | | PROPOSED USE OF BUILDING OR PROPERTY: Hospital DESCRIBE WORK TO BE DONE: Construction of fence and canopy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NAME: Frank L. Hope & Assoc. LIC NO: C3496 ADDRESS: 1475 Sixth Avenue TEL NO: _____ CITY: San Diego, CA ZIP CODE: 92107 | | | | | CITY TREASURER VALIDATION: 08/24/81 5:00 P.M. ATTENTION: 08/24/81 5:00 P.M. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 2 of the Business and Professions Code, and my license is in full force and effect. | | | | | SEWER: <input type="checkbox"/> SEE ATT. RECP. <input type="checkbox"/> METER SIZE: _____ CREDIT: _____ WATER: _____ SEWER: _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OWNER'S DECLARATION: I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 2 of the Business and Professions Code, and my license is in full force and effect. | | | | | USE ZONE: R-4 COASTAL DISTRICT DEV PERMIT: _____ HILLSIDE DISTRICT REVIEW: <input type="checkbox"/> PLANNED DISTRICT: _____ AGREEMENT NO: _____ VARIANCE NO: NO3P5814 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OWNER'S SIGNATURE: _____ | | | | | <table border="1"> <thead> <tr> <th>FUND</th> <th>NO UNITS</th> <th>PER UNIT</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>100</td> <td>7.147</td> <td>PLAN CHECK</td> <td>600.00</td> </tr> <tr> <td>100</td> <td>7.147</td> <td>BUILDING PERMIT FEE</td> <td>600.00</td> </tr> <tr> <td>11010</td> <td>3022</td> <td>STATE FEE</td> <td>180.00</td> </tr> <tr> <td>41500</td> <td>77500</td> <td>SEWER FEE</td> <td>180.00</td> </tr> <tr> <td>21500</td> <td>77500</td> <td>WATER FEE</td> <td>180.00</td> </tr> <tr> <td>72423</td> <td></td> <td>PARK FEE</td> <td>180.00</td> </tr> <tr> <td colspan="3">TOTAL FEES DUE</td> <td>1800.00</td> </tr> </tbody> </table> | | | | | FUND | NO UNITS | PER UNIT | TOTAL | 100 | 7.147 | PLAN CHECK | 600.00 | 100 | 7.147 | BUILDING PERMIT FEE | 600.00 | 11010 | 3022 | STATE FEE | 180.00 | 41500 | 77500 | SEWER FEE | 180.00 | 21500 | 77500 | WATER FEE | 180.00 | 72423 | | PARK FEE | 180.00 | TOTAL FEES DUE | | | 1800.00 |
| FUND | NO UNITS | PER UNIT | TOTAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100 | 7.147 | PLAN CHECK | 600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100 | 7.147 | BUILDING PERMIT FEE | 600.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11010 | 3022 | STATE FEE | 180.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 41500 | 77500 | SEWER FEE | 180.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21500 | 77500 | WATER FEE | 180.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 72423 | | PARK FEE | 180.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL FEES DUE | | | 1800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AGENT'S SIGNATURE: _____ | | | | | SPECIAL OCCUPANCY: _____ <input type="checkbox"/> CHURCH <input type="checkbox"/> MASONRY <input type="checkbox"/> WOOD SHED <input type="checkbox"/> ELEC. DRIVING <input type="checkbox"/> OTHER: _____ TOTAL FEES DUE: 1800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I have a certificate of consent to perform, or a certificate of temporary Commission Insurance, of a certified copy thereof filed with the Building Inspection Department (Sec. 2007, Lic. C). | | | | | WORK TO BE DONE: <input type="checkbox"/> MAINT. <input type="checkbox"/> REPAIR <input type="checkbox"/> ALTER. <input type="checkbox"/> ADD. <input type="checkbox"/> RECON. <input type="checkbox"/> DEMO. <input type="checkbox"/> OTHER: _____ PLANS CHECKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE PLANS SUBMITTED: _____ TITLE: C. L. McCullagh PLAN CHECK RECEIPT NUMBER: _____ DATE: 8/24/81 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CERTIFICATE OF EMPLOYMENT FROM EMPLOYERS' COMPENSATION INSURANCE: I certify that the performance of the work for which this permit is issued, shall not employ any person in any manner so as to be in violation of the Unemployment Compensation Law of California. | | | | | SPRINKLER REQUIRED FOR: _____ SEWER AND PREPARED BY: _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2007, Ch. C). | | | | | NAME: Mercy Hospital & Medical Center ADDRESS: 4077 Fifth Avenue CITY: San Diego, CA ZIP CODE: 92103 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I certify that I have read the application and state that the above information is correct, and that I am the owner of the property and the agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize the City of San Diego to enter upon the above-described property for inspection purposes. If after meeting the Certificate of Completion, from the Director's Commission, I shall become subject to such provisions, I will forthwith comply in the event I do not comply with the provisions of the Commission, the permit shall be deemed voided. | | | | | DATE: 8/24/81 <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OWNER <input type="checkbox"/> AGENT FOR CONTRACTOR <input type="checkbox"/> AGENT FOR OWNER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |


APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 76 of 123

A.4 Building Permits – 01/22/2000

1/22



**City of San Diego
Planning and Development Review**
1222 First Ave. • MS-301
San Diego, CA 92101-4154
(619) 446-5000

Permit Application

B-200246 01

| | | | |
|---|----------------------|---|--|
| 1. Permit Type: <input type="checkbox"/> Building <input checked="" type="checkbox"/> Addition Home <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing & Gas <input type="checkbox"/> Mechanical <input type="checkbox"/> Demolition/Relocation/Remove Building <input type="checkbox"/> Sign | | | |
| 2. Project Address: Include Building or Suite No. 4077 5TH AVE, SAN DIEGO, CA | | | Plan File No. For City Use Only A113200-99 |
| Lot No. | Block No. | Subdivision Name | Unit No. Map No. |
| Parcel No. | PORTION OF PARCEL 1 | | Parcel Map No. 8543 Assessor's Parcel No. 444-710-24 |
| Existing Use: RESIDENTIAL Condition of Soil at Site: <input checked="" type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill | | | |
| Description of Work: REHABILITATION OF EXISTING BLDG FOR 23 UNITS OF AFFORDABLE HOUSING FOR PERSONS WITH AIDS | | | Total Floor Area: 22,458 SF |
| 3. Designer name: PEOPLES HOUSING, INC. Address: _____ | | | |
| City: SANTA MONICA | State: CA | Zip Code: 90405 | Telephone: 310-450-8357 License Number: CS646 |
| 4. Applicant Name: DPR CONSTRUCTION, INC. <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Agent for Contractor <input type="checkbox"/> Owner <input type="checkbox"/> Agent for Owner | | | |
| Address: 6333 GREENWICH DR. STE 170 SAN DIEGO CA 92122 Telephone: (651) 597-7070 | | | |
| 5. Property Owner/Lessee/Tenant Name: MERCY CHARITIES II, INC. CALIFORNIA <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee or Tenant | | | |
| Address: 1028 HOWARD ST UNIT A SAN FRANCISCO CA 94103 Telephone: 415-553-6378 | | | |
| 6. Contractor Name: DPR CONSTRUCTION, INC. | | | |
| Address: 6333 GREENWICH DR 170 SAN DIEGO CA 92122 Telephone: (651) 597-7070 | | | |
| State License No. 599846 | License Class | City Business Tax No. | |
| Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. | | | |
| Signature: <i>[Signature]</i> | Title: TIRG | Date: 1-22-00 | |
| 7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury that I am the following: | | | |
| <input type="checkbox"/> a. I have and will maintain a certificate of liability to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. | | | |
| <input type="checkbox"/> b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____ | | | |
| <input checked="" type="checkbox"/> c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person so as to become subject to the Workers' Compensation Laws of California, and agree that I shall be liable to the workers' compensation provisions of Section 3700 of the Labor Code. I shall not comply with those provisions. | | | |
| Signature: <i>[Signature]</i> | Date: 1-22-00 | Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees. | |
| 8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason: [Sec. 7031.4 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is exempt pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subject to the applicant to a civil penalty of not more than five hundred dollars (\$500).] | | | |
| <input checked="" type="checkbox"/> I, as owner of the property, or my employee with respect to this self-completion, all of the work and the structure is not mandated or referred to under Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to a permit of property who builds or improves property, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the contractor shall have the burden of proving that he did not build or improve for the purpose of sale. | | | |
| <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project [Sec. 7044, Business and Professions Code]. The Contractor's License Law does not apply to an owner of property who builds or improves the property and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law. | | | |
| <input type="checkbox"/> I am exempt under Section _____ B & P.C. for the reason: _____ | | | |
| Signature: _____ Date: _____ | | | |
| 9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which the permit is issued [Sec. 3081, Civ. Code]. | | | |
| Lender's Name: N/A | | Lender's Address: _____ | |
| 10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. I also authorize the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, and to comply, in the event I do not comply with the Workers' Compensation Law, the permit shall be deemed revoked. | | | |
| Signature: <i>[Signature]</i> | | Date: 1-22-00 | |

This information is available in alternative formats for persons with disabilities. To request this information in alternative format, call (619) 446-5444 or (800) 735-2323 (TDD).

DS-9032 (11-99)

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 77 of 123

A.5. San Diego County Assessor Lot Block Book Page

Lot Block Book Page not available
after for properties developed
after 1949.

APPENDIX A

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 78 of 123

A.6. Previous Survey Forms

There are no previously completed survey forms available for this property.

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 79 of 123

APPENDIX B

Ownership and Occupant Information

B.1 Chain of Title

B.2 Directory Listing of Occupants

B.3 Deed from Date of Construction

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 80 of 123

B.1 Chain of Title Page 1 of 3

California Lot Book, Inc.
dba California Title Search Co.
P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797 Fax (858) 278-8393
WWW.LOTBOOK.COM

Chain of Title Report

Nexus Planning & Research
427 C Street, Suite 212
San Diego, CA 92101
Attn: Jennifer Ayala

CTS Reference No.: 0819063

Title Search Through: July 26, 2019
Property Address: 4077 Fifth Avenue
San Diego, CA 92103
Assessor's Parcel No.: 444-710-25-00
Assessed Value: \$139,726,182
Exemption: Welfare

Property Characteristics

Use: Hospital

Legal Description

PARCEL 1 OF PARCEL MAP NO. 18598, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SANDIEGO COUNTY, CALIFORNIA ON DECEMBER 8, 2000, AS FILE NO. 2000-0669213

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 81 of 123

B.1 Chain of Title Page 2 of 3

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0819063

Chain of Title
(January 5, 1918 through July 26, 2019)

1. Grant Deed

Grantor: Julia Perry Stephens
Grantee: St. Joseph's Hospital and Sanatorium of the Sisters of Mercy
of the City of San Diego
Recorded: January 5, 1918, #454, Deed Book 746, Page 384

2. Grant Deed

Grantor: Hillcrest Company
Grantee: W. W. Whitson
Recorded: December 31, 1918, #22236, Deed Book 769, Page 79

3. Grant Deed

Grantor: W. W. Whitson
Grantee: Ruth C. Smith and Robert D. Whitson
Recorded: January 3, 1939, #162, Official Records Book 848, Page 465

4. Grant Deed

Grantor: Ruth C. Smith, Robert D. Whitson and Helen C. Whitson
Grantee: The Whitson Company
Recorded: January 3, 1939, #171, Official Records Book 856, Page 353

5. Grant Deed

Grantor: Ruth C. Smith, Robert D. Whitson and Helen C. Whitson
Grantee: The Whitson Company
Recorded: January 3, 1939, #172, Official Records Book 850, Page 489

6. Grant Deed

Grantor: The Whitson Company
Grantee: Mercy Hospital, San Diego
Recorded: November 25, 1959, #243762, Official Records Book 8011,
Page 192

**Please be advised that this is not Title Insurance. The information provided herein
reflects matters of public record which impart constructive notice in accordance
with California Insurance Code 12340.10**

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 82 of 123

B.1 Chain of Title Page 3 of 3

7. Notice of Completion

Recorded: October 13, 1961, Recorders File No. 177954
Note: We are unable to determine if this is for the original construction

8. Memorandum of Ground Lease

Landlord: Mercy Hospital and Medical Center
Tenant: Mercy Magnetic Imaging Center, Ltd.
Recorded: April 7, 1987, Recorders File No. 87-183009

9. Corporation Grant Deed

Grantor: Mercy Hospital and Medical Center San Diego, which acquired title as St. Joseph's Hospital and Sanitarium of the Sisters of Mercy, as Mercy Hospital San Diego and as Mercy Hospital Medical Center San Diego
Grantee: Mercy Healthcare San Diego
Recorded: August 11, 1995, Recorders File No. 1995-0350759

10. Quitclaim Deed

Grantor: Mercy Healthcare San Diego
Grantee: Scripps Health
Recorded: November 12, 1999, Recorders File No. 1999-0752726
Note: The legal description on this document shows an underlying description

11. Recorded Parcel Map

Map Number: 18598
Recorded: December 8, 2000, Recorders File No. 2000-0669213

– End of Report –

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 83 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

| 4099 Hillcrest Drive | |
|-----------------------------|----------------|
| 1960 | Mercy Hospital |
| 1961 | Mercy Hospital |
| 1962 | Mercy Hospital |
| 1963 | Mercy Hospital |
| 1964 | Mercy Hospital |
| 1965 | Mercy Hospital |
| 1966 | Mercy Hospital |
| 1967 | Vacant |
| 1968 – Today | No Listing |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 84 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

| 4123 Fifth Avenue (Mercy Manor) Building G | |
|---|---|
| 1966 | Howlett Ralph, Mayo John, Wagner Richd |
| 1967 | Howlett Ralph |
| 1968 | Mercy Manor Apartments |
| 1969 | Mercy Manor Apartments |
| 1970 | Mercy Manor Apartments |
| 1971 | Mercy Manor Apartments |
| 1972 | Mercy Manor Apartments |
| 1973 | Mercy Manor Apartments |
| 1974 | Mercy Manor Apartments |
| 1975 | Mercy Manor Apartments |
| 1976 | Mercy Manor Apartments |
| 1977 | Mercy Manor Apartments |
| 1978 | Mercy Hospital |
| 1979 | Mercy Hospital |
| 1980 | Mercy Hospital |
| 1981 | Mercy Hospital |
| 1982 | Mercy Hospital |
| 1983 | Mercy Hospital |
| 1984 | Mercy Hospital |
| 1985-2015 | No listings |
| 2016 | Lay Cecile |
| 2017 | Lay Cecile |
| 2018 | Lay Cecile, Ramirez Mary, McGrath Rosanne |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 85 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

| | |
|-----------|---|
| 1926-1987 | No Listing |
| 1988 | Building |
| | <ul style="list-style-type: none"> • Eye Bank of SD • Gross Steven A MD • In Control Int Inc • Mazur John H MD • Mercy Clinic • Mercy Heart Inst • Mercy HSP Admttng • Mercy HSP Ambulatr • Mercy HSP Appts • Mercy HSP Bllng • Mercy HSP Cardiolgy • Mercy HSP Cjampuscr • Mercy HSP Childbrth • Mercy HSP Chldbrth • Mercy HSP Dental • Mercy HSP Emrgncy • Mercy HSP Eye Bank • Mercy HSP Eye Ctr • Mercy HSP Fmly Brth • Mercy HSP Foundation • Mercy HSP HM Health • Mercy HSP Hrt Inst • Mercy HSP Human • Mercy HSP Info • Mercy HSP Job Line • Mercy HSP Laser Ctr • Mercy HSP Mercy 50 • Mercy HSP Mntl Hlth • Mercy HSP Mntl Out • Mercy HSP Nrsng Adm • Mercy HSP Osteoprs • Mercy HSP Payroll • Mercy HSP Pblc Rltn • Mercy HSP Prchsng • Mercy HSP Prep • Mercy HSP Ptnt Info • Mercy HSP Refferral • Mercy HSP Scl Work • Mercy HSP Sr Med |

| | |
|------|--|
| 1988 | Building cont... |
| | <ul style="list-style-type: none"> • Mercy HSP Surgi Ct • Mercy HSP Uro Care • Mercy HSP Womens Ct • Mercy HSP 65 Plus • Pitt William A MD • Radiology Mdcl Grp • SD Eye Bank • SD Microsurgical Ct • Thum Lawrence C |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 86 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

1926-
1987

No Listing

1989

Building

- Eye Bank of SD
- Gross Steven A MD
- In Control Int Inc
- Mazur John H MD
- Mercy Clinic
- Mercy Heart Inst
- Mercy HSP Admttng
- Mercy HSP Ambulatr
- Mercy HSP Appts
- Mercy HSP Bllng
- Mercy HSP Cardiolgy
- Mercy HSP Cjampuscr
- Mercy HSP Childbrth
- Mercy HSP Chldbrth
- Mercy HSP Dental
- Mercy HSP Emrgncy
- Mercy HSP Eye Bank
- Mercy HSP Eye Ctr
- Mercy HSP Fmly Brth
- Mercy HSP Foundation
- Mercy HSP HM Health
- Mercy HSP Hrt Inst
- Mercy HSP Human
- Mercy HSP Info
- Mercy HSP Job Line
- Mercy HSP Laser Ctr
- Mercy HSP Mercy 50
- Mercy HSP Mntl Hlth
- Mercy HSP Mntl Out
- Mercy HSP Nrsng Adm
- Mercy HSP Osteoprs
- Mercy HSP Payroll
- Mercy HSP Pblc Rltn
- Mercy HSP Prchsng
- Mercy HSP Prep
- Mercy HSP Ptnt Info
- Mercy HSP Refferral
- Mercy HSP Scl Work
- Mercy HSP Sr Med

1989

Building cont...

- Mercy HSP Surgi Ct
- Mercy HSP Uro Care
- Mercy HSP Womens Ct
- Mercy HSP 65 Plus
- Pitt William A MD
- Radiology Mdcl Grp
- SD Eye Bank
- SD Microsurgical Ct
- Thum Lawrence C
- **Virgilio Richard MD**

Text Key – Included in Directory

Text Key– ~~Loss from previous year~~

Text Key– **New entry from previous year**

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 87 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

| 1926-1987 | No Listing | 1990-1994 | Building cont... |
|-----------|--|---|------------------|
| 1990-1994 | Building | 1990-1994 | Building cont... |
| | <ul style="list-style-type: none"> • Engle J Co • Eye Bank of SD • Gross Steven A MD • In Control Int Inc • Mazur John H MD • Mercy Carepoint • Mercy Clinic • Mercy Heart Inst • Mercy HSP Admtng • Mercy HSP Ambulatr • Mercy HSP Appts • Mercy HSP Bllng • Mercy HSP Cardiolgy • Mercy HSP Cjampuscr • Mercy HSP Childbrth • Mercy HSP Chldbrth • Mercy HSP Dental • Mercy HSP Emrgncy • Mercy HSP Eye Bank • Mercy HSP Eye Ctr • Mercy HSP Fmly Brth • Mercy HSP Foundation • Mercy HSP HM Health • Mercy HSP Hrt Inst • Mercy HSP Human • Mercy HSP Info • Mercy HSP Job Line • Mercy HSP Laser Ctr • Mercy HSP Mercy 50 • Mercy HSP Mntl Hlth • Mercy HSP Mntl Out • Mercy HSP Nrsng Adm • Mercy HSP Osteoprs • Mercy HSP Payroll • Mercy HSP Pblc Rltn • Mercy HSP Prchsng • Mercy HSP Prep • Mercy HSP Ptnt Info • Mercy HSP Refferral • Mercy HSP Scl Work • Mercy HSP Sr Med | <ul style="list-style-type: none"> • Mercy HSP Surgi Ct • Mercy HSP Uro Care • Mercy HSP Womens Ct • Mercy HSP 65 Plus • Pitt William A MD • Radiology Mdcl Grp • SD Eye Bank • SD Microsurgical Ct • Thum Lawrence C • Virgilio Richard MD • Trauma Resrch Fndtn <p>Text Key – Included in Directory Text Key– Loss from previous year Text Key– New entry from previous year</p> | |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 88 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

| | | | |
|-----------|---|-----------|--|
| 1926-1987 | No Listing | 1990-1994 | Building cont... |
| 1995-1996 | Building | | <ul style="list-style-type: none"> • Mercy HSP Surgi Ct • Mercy HSP Uro Care • Mercy HSP Pac Brtrc • Mercy HSP Pblc Rltn • Mercy HSP Physcn SV • Mercy HSP Ptnt Fncl • Mercy HSP Ptnt Fncl • Mercy HSP Ptnt Rltn • Mercy HSP Sleep Ctr • Mercy HSP Womens Ct • Mercy HSP 65 Plus • Pitt William A MD • Mercy HSP Physcn Rfrl • PAC Bariatric • Radiology Mdcl Grp • SD Eye Bank • SD Microsurgical Ct • Thum Lawrence C • Virgilio Richard MD • Trauma Resrch Fndtn <p>Text Key – Included in Directory Text Key– Loss from previous year Text Key– New entry from previous year</p> |
| | <ul style="list-style-type: none"> • EDS Exclusive of SD • Eye Bank of SD • Gross Steven A MD • Mazur John H MD • Mercy Carepoint • Mercy Clinic • Mercy Heart Inst • Mercy HSP Admtng • Mercy HSP Ambulatr • Mercy HSP Appts • Mercy HSP Billing • Mercy HSP Cardiology • Mercy HSP Cjampuser • Mercy HSP Childbrth • Mercy HSP Chldbrth • Mercy HSP Dental • Mercy HSP Emrgncy • Mercy HSP Eye Bank • Mercy HSP Eye Ctr • Mercy HSP Fmly Brth • Mercy HSP Foundation • Mercy HSP HM Health • Mercy HSP Hrt Inst • Mercy HSP Human • Mercy HSP Info • Mercy HSP Job Line • Mercy HSP Laser Ctr • Mercy HSP Mercy 50 • Mercy HSP Mntl Hlth • Mercy HSP Mntl Out • Mercy HSP Nrsng Adm • Mercy HSP Osteopr • Mercy HSP Payroll • Mercy HSP Pblc Rltn • Mercy HSP Prchsng • Mercy HSP Prep • Mercy HSP Ptnt Info • Mercy HSP Refferral • Mercy HSP Scl Work • Mercy HSP Sr Med | | |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 89 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

1926-1987 No Listing

1997-1998 Building

- Charles Fraley
- EDS Exclusive of SD
- Mazur John H MD
- Mercy Clinic
- Mercy Hosp Mercy Go Around BTQ
- Mercy Hosp Patient Information
- Mercy Hosp urgent Care
- ~~Mercy Heart Inst~~
- ~~Mercy HSP Admtng~~
- ~~Mercy HSP Ambulatr~~
- Mercy HSP Emer Dept
- ~~Mercy HSP Fmly Brth~~
- ~~Mercy HSP Foundation~~
- ~~Mercy HSP Human~~
- Mercy HSP Info
- ~~Mercy HSP Job Line~~
- ~~Mercy HSP Pac Bariatric~~
- ~~Mercy HSP Pblc Rltn~~
- ~~Mercy HSP Physcn SV~~
- ~~Mercy HSP Ptnt Fncl~~
- ~~Mercy HSP Ptnt Fncl~~
- ~~Mercy HSP Ptnt Rltn~~
- ~~Mercy HSP Sleep Ctr~~
- ~~Mercy HSP Womens Ct~~
- ~~Mercy HSP Physcn Rfrl~~
- ~~PAC Bariatric~~
- ~~Radiology Mdcl Grp~~
- Priority Options
- Radiology Medical Group LTD
- Scripps Hosp Mercy Admitting
- Scripps Hosp Mercy Ambltry Ctr
- Scripps Hosp Mercy Fmly Birth
- Scripps Hosp Mercy Fncl Serv
- Scripps Hosp Mercy Hosp Fndtn
- Scripps Hosp Mercy Pac Bartric
- Scripps Hosp Mercy Pntnt Rltns
- Scripps Hosp Mercy Sleep Dsrdr
- Scripps Hosp Mercy WIC Program
- Scripps Hosp Mercy Wmn's Imgng

1997-1998 Building cont...

- Scripps MRL Hsp Mercy
 - ~~Mercy HSP Pac Brtre~~
 - ~~Mercy HSP Pblc Rltn~~
 - ~~Mercy HSP Physcn SV~~
 - ~~Mercy HSP Ptnt Fncl~~
 - ~~Mercy HSP Ptnt Fncl~~
 - ~~Mercy HSP Ptnt Rltn~~
 - ~~Mercy HSP Sleep Ctr~~
 - ~~Mercy HSP Womens Ct~~
 - ~~Mercy HSP Physcn Rfrl~~
 - ~~PAC Bariatric~~
 - ~~Radiology Mdcl Grp~~
 - SD Microsurgical Ct
- Text Key – Included in Directory
Text Key– ~~Loss from previous year~~
Text Key– **New entry from previous year**

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 90 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

| 1999-2000 | Building |
|-----------|---|
| | <ul style="list-style-type: none"> • Charles Fraley • EDS Exclusive of SD • Mazur John H MD • Mercy Clinic • Mercy Magnetic Imaging • PAC Bariatric • Mercy Hosp Mercy Go Around BTQ • Mercy Hosp Patient Information • Mercy Hosp urgent Care • Priority Options • Radiology Medical Group LTD • Scripps Hosp Mercy Admitting • Scripps Hosp Mercy Ambltry Ctr • Scripps Hosp Mercy Fmly Birth • Scripps Hosp Mercy Encl Serv • Scripps Hosp Mercy Hosp Fndtn • Scripps Hosp Mercy Pac Bartric • Scripps Hosp Mercy Pntnt Rltns • Scripps Hosp Mercy Sleep Dsrdr • Scripps Hosp Mercy WIC Program • Scripps Hosp Mercy Wmn's Imngng • Scripps Hospitals • Scripps Hosp Mercy Pntnt Info • Scripps MRI Hsp Mercy • Scripps Hsp Mercy Admitting • Scripps Hsp Mercy Emer Dept • Scripps Hsp Mercy TTY • Scripps Hsp Mercy Urgent Care • Scripps Hsp Mercy Bhvrl Hlth • SD Microsurgical Ct <p>Text Key – Included in Directory Text Key– Loss from previous year Text Key– New entry from previous year</p> |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 91 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

| 2001 | Building |
|------|---|
| | <ul style="list-style-type: none"> • Mazur John H MD • Mercy Clinic • Mercy Magnetic Imaging • PAC Bariatric • Priority Options • Radiology Medical Group LTD • Scripps Hosp Mercy Amblytry Ctr • Scripps Hosp Mercy Fmly Birth • Scripps Hosp Mercy Hosp Fndtn • Scripps Hosp Mercy Pac Bartric • Scripps Hosp Mercy Pntnt Rltns • Scripps Hosp Mercy Sleep Dsrdr • Scripps Hosp Mercy WIC Program • Scripps Hosp Mercy Wmn's Imgng • Scripps Hospitals • Scripps Hosp Mercy Pntnt Info • Scripps Hsp Mercy • Scripps Hsp Mercy Admitting • Scripps Hsp Mercy Emer Dept • Scripps Hsp Mercy TTY • Scripps Hsp Mercy Urgent Care • Scripps Hsp Mercy Bhvrl Hlth • Scripps Hsp Mercy Chest Pain • Scripps Hsp Mercy Med Records • Scripps Hsp Mercy Outpatient • Scripps Hsp Mercy Phys Therapy • SD Microsurgical Ct <p>Text Key – Included in Directory Text Key– Loss from previous year Text Key– New entry from previous year</p> |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 92 of 123

B.2 Directory Listing of Occupants, City of San Diego, on File at San Diego Library, California Room

4077 Fifth Avenue (Mercy Hospital) Buildings D and J

| 2001 | Building |
|------|---|
| | <ul style="list-style-type: none"> • Mazur John H MD • Mercy Clinic • Mercy Magnetic Imaging • PAC Bariatric • Priority Options • Radiology Medical Group LTD • Scripps Hosp Mercy Amblytry Ctr • Scripps Hosp Mercy Fmly Birth • Scripps Hosp Mercy Hosp Fndtn • Scripps Hosp Mercy Pac Bartric • Scripps Hosp Mercy Pntnt Rltns • Scripps Hosp Mercy Sleep Dsrdr • Scripps Hosp Mercy WIC Program • Scripps Hosp Mercy Wmn's Imgng • Scripps Hospitals • Scripps Hosp Mercy Pntnt Info • Scripps Hsp Mercy • Scripps Hsp Mercy Admitting • Scripps Hsp Mercy Emer Dept • Scripps Hsp Mercy TTY • Scripps Hsp Mercy Urgent Care • Scripps Hsp Mercy Bhvrl Hlth • Scripps Hsp Mercy Chest Pain • Scripps Hsp Mercy Med Records • Scripps Hsp Mercy Outpatient • Scripps Hsp Mercy Phys Therapy • SD Microsurgical Ct <p>Text Key – Included in Directory Text Key– Loss from previous year Text Key– New entry from previous year</p> |

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 93 of 123

B.3 Property Deeds: Deed from date of construction

746 / 384

1746

Photographed by V. WHELAN, Deputy Recorder

I, Julia Perry Stephens, a widow of Coronado San Diego County, California.
For and in consideration of the sum of \$100.00 to me cash paid
DO HEREBY Grant to St. Joseph's Hospital and Trustees of the District of Mercy of the City of San Diego, State of California a corporation
All the Real Property situated in the City of San Diego County of San Diego,
State of California, bounded and described as follows:

Lot 2, Tract (2) and Fifteen (15) of Pleasch's Addition to the City of San Diego, according to the map thereof No. 811 filed in the office of the County Recorder of said County, February 14th, 1904, excluding that portion thereof heretofore conveyed by said Julia Perry Stephens to Vernon A. Mathew and described as follows to-wit:
The West twelve and one half (12 1/2) feet of the Eastern half of that portion of Sixth Street closed by City Ordinance No. 173 which lies between the South line of Hillcrest Drive and the North line of Cassman Road and is immediately West of and adjoins Lot 2, Tract (2) of Pleasch's Addition in the City of San Diego, County of San Diego, State of California, according to the official maps thereof on file in the office of the County Recorder of the said San Diego County.

Do Give and to Hold the above granted and described premises, unto the said grantee, its successors heirs and assigns forever.

Witness my hand and seal this eleventh day of December 1913.
Signed and executed in presence of Julia Perry Stephens (SEAL)
(SEAL)
(SEAL)

STATE OF CALIFORNIA,)
County of San Diego) ss.
On this 11th day of December, A. D. nineteen hundred and Thirteen before me, Mary A. Schuff, a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared Julia Perry Stephens, a widow of Coronado County of San Diego, State of California, known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official seal at my office to the City of San Diego, County of San Diego, State of California, the day and year in this certificate first above written.
Mary A. Schuff
Notary Public in and for the County of San Diego, State of California.

Recorded at Request of James Maloney Jan 5, 1915
at 54 min past 11 o'clock A. M. JOHN H. FERRY, County Recorder.
454 Fee \$ 9.0 By N. C. Carroll Deputy.
J. S. Carson

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 94 of 123

B.3 Property Deeds: Deed from date of construction

80. NA
NEXT PAGE

AM. L. R. S. 148.50

THE WHITSON COMPANY, a corporation organized under the laws of the State of California

FOR A VALUABLE CONSIDERATION, do hereby

GRANT to **MERCY HOSPITAL, SAN DIEGO, a corporation,**

the real property in the **City of San Diego,** County of San Diego, State of California, described as:

All that real property situated in the City of San Diego, County of San Diego, State of California, described as follows:

Lots 7 and 8 in Block 1 of HILLCREST, according to Amended Map thereof No. 1069, filed in the Office of the County Recorder of said San Diego County June 21, 1907.

ALSO a portion of Lot 17 of said Block 1 of HILLCREST and a portion of Lot 1, FLEISCHER'S ADDITION to San Diego according to Map thereof No. 811, filed in the Office of said County Recorder February 4, 1896, together with portions of Sixth Avenue vacated and closed to public use by Resolution No. 16935 of the Common Council of said City of San Diego December 29, 1931, described as a whole as follows:

Beginning at the Northwestern corner of said Lot 17, Block 1 of HILLCREST; thence along the Northerly line of said Lot 17 and its Easterly prolongation North 89°49'40" East 225.59 feet to a point in the Westerly line of Public Lot 1117 as shown on said Map No. 811; thence along said Westerly line South 0°0'40" West 15.84 feet to a point in the Westerly prolongation of the Southerly line of Lot 2 of said Fleischer's Addition; thence along said prolongation South 84°00' West 25.68 feet to a point in the Easterly line of said Lot 17; thence along said Easterly line South 0°10'20" East 40.21 feet to a point in the Westerly prolongation of the Northerly line of Lot "A" of said Fleischer's Addition; thence along said prolongation North 84°00' East 25.55 feet to a point in said Westerly line of Public Lot 1117; thence along said Westerly line South 0°00'40" West 40.52 feet to a point in the Westerly prolongation of the Southerly line of said Lot "A", thence along said prolongation North 83°02' West 25.45 feet to a point in said Easterly line of Lot 17; thence along said Easterly line South 0°10'20" East 40.31 feet to a point in the Westerly prolongation of the Northerly line of said Lot 1, Fleischer's Addition; thence along said prolongation and along said Northerly line South 83°02' East 200.69 feet to an angle point; thence along the Northeasterly line of said Lot 1, South 41°02' East 2.64 feet; thence South 89°49'40" West 125.91 feet to a point in the Westerly line of said Lot 17; thence along said Westerly line North 0°10'20" West 69.70 feet to the Southeastern corner of Lot 9 of said Block 1, HILLCREST, being also a point in the Southerly line of said Lot 8; thence along said Southerly line North 89°49'40" East 25.00 feet to the Southeastern corner of said Lot 1; thence along the Easterly line of said Lots 7 and 8, North 0°10'20" West 107.00 feet to the point of beginning.

EXCEPTING FROM the portion of Lot 17, Block 1 of HILLCREST ADDITION, included in the foregoing description, the portion thereof described as follows:

Commencing at the Westerly terminus of the Southerly line of the parcel hereinbefore described, being at a point on the Westerly line of said Lot 17; thence along said Westerly line North 0°10'20" West 69.70 feet

APPENDIX B

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 95 of 123

B.3 Property Deeds: Deed from date of construction

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President, and Assistant Secretary thereunto duly authorized.

Dated: November 12, 1959

THE WHITSON COMPANY
BY: Ed. D. Whitson, Pres
BY: Dianna M. Sprague
Asst Secy.

State of CALIFORNIA)
County of SAN DIEGO) ss.

On November 13, 1959,
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared
D. Whitson
known to me to be the President, and
Dianna M. Sprague
known to me to be the Assistant Secretary of
the corporation that executed the within instrument, and
known to me to be the person who executed the within
instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its Bylaws or a Resolution of its
Board of Directors.

Witness my hand and official seal.

(Seal) [Signature]

After recording, mail to:
Mercy Hospital, San Diego
c/o Mr. Martin, 1002 Fifth National Bank
Bldg., San Diego, California
Order No. C 68364-1 - Escrow No.

SPACE BELOW FOR RECORDER'S USE ONLY

243762
DOCUMENT NO.
RECORDED REQUEST OF
Union Title Insurance Co.
NOV 25 1959 8:00 A.M.
BOOK 8011 PAGE 192
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER N. HOWE, RECORDER 360

APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 96 of 123

APPENDIX C

Maps

C.1 City of San Diego 800 Scale Engineering Map

C.2 USGS Map (Current)

C.3 Original Subdivision map

C.4 San Diego County Assessor's Parcel Map

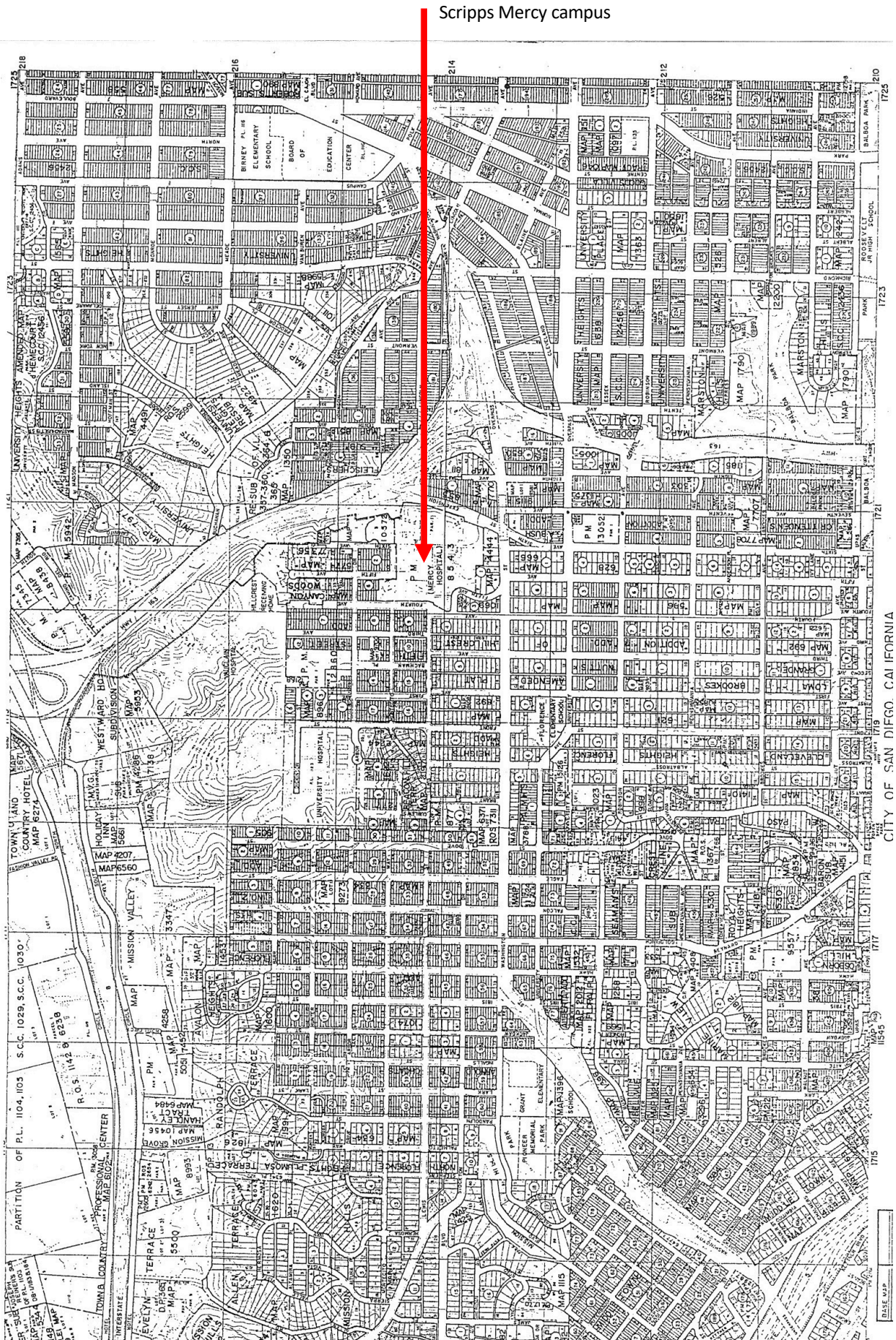
C.5 Sanborn Fire Insurance Maps

APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 97 of 123

C.1 City of San Diego 800 Scale Engineering Map



APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 99 of 123

C.3 Original Subdivision map

PARCEL MAP NO. 18598

SHEET 1 OF 4 SHEETS

CHANGES STATEMENT
 HAS THE OWNER OF THE PROPERTY, OR ANY OTHER PERSON, MADE ANY CHANGES TO THE PARCEL MAP SINCE IT WAS FILED?
 YES _____ NO _____

OWNER'S STATEMENT
 I HEREBY GRANT TO THE CITY OF SAN DIEGO A MUNICIPAL CORPORATION THE EASEMENT WITH BURDEN OF THE FACILITIES ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED AS "SEWER EASEMENT GRANTED HEREON". RESERVING TO MYSELF OR TO THE OWNER OF THE FEE UNDER THE SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR THE PLANTING OR GROWING OF TREES OR SHRUBS, OR CHANGING THE SURFACE GRADE OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT POINT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

SEWER EASEMENT GRANTED HEREON, RESERVING TO MYSELF OR TO THE OWNER OF THE FEE UNDER THE SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR THE PLANTING OR GROWING OF TREES OR SHRUBS, OR CHANGING THE SURFACE GRADE OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT POINT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

NOTARY ACKNOWLEDGMENT
 STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)
 I, Notary Public, a Notary Public in and for the State of California, do hereby certify that Anna Maria Hernandez personally appeared before me and acknowledged to me that she executed the foregoing instrument for the purposes and consideration therein expressed. My commission expires 11-29-00.

WITNESS MY HAND AND SEAL this 21st day of July, 2000.

Notary Public
Anna Maria Hernandez
 My Commission Expires 11-29-00
 My Business is in the County of San Diego

CITY ENGINEER'S STATEMENT
 I HEREBY STATE THAT THIS PARCEL MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP SUBMITTED WITH THE SUBDIVISION APPLICATION THEREON. I AM NOT AWARE OF ANY VIOLATIONS OF THE ALLOTMENTS THEREON OR OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I HEREBY GRANTED TO ME BY CITY ORDINANCE, I ACCEPT THOSE ITEMS IN THE CERTIFICATE SHOWN BY THE OWNERS LACKED THE CONDITIONS EXPRESSED THEREIN.

FRANK BLOOM, JR., CITY ENGINEER
 BY: LEWIS C. HENNES, DEPUTY
 L.S. #004
 DATE: 11-24-00

TAX DEPOSIT CERTIFICATE
 I, THOMAS PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, DO HEREBY CERTIFY THAT THE PROVISIONS GOVERNING THE DEPOSITING OF FUNDS FOR UNPAID STATE, COUNTY AND MUNICIPAL TAXES OR SPECIAL ASSESSMENTS COLLECTED ON THESE PARCELS, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLETED WITHIN THE TIME PERMITTED BY THE BOARD OF SUPERVISORS.

THOMAS PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS
 BY: Gregory J. Smith, DEPUTY CLERK OF THE BOARD OF SUPERVISORS
 DATE: _____

CITY ENGINEER'S STATEMENT
 FILE NO. 400-06492/3
 FILED THIS 17th DAY OF DECEMBER, 2000, AT SAN DIEGO, CALIF. IN BOOK OF PARCEL MAPS AT PAGE 18598 AT THE REQUEST OF LOUIE M. CIR.

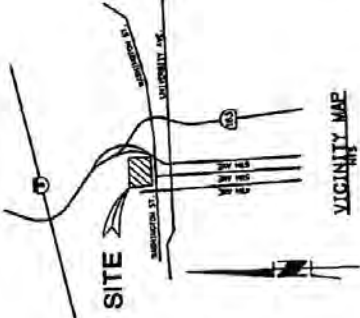
GRACEY J. SMITH
 COUNTY RECORDER
 BY: Gregory J. Smith, DEPUTY COUNTY RECORDER

FILED \$14.00

NAD83 1852-6279
 N.O. 400332
 L.C. 212-1719

TITLE REPORT BY: FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 88-0078136-F, DATED NOVEMBER 01, 2000

DOCUMENT NO. E-7923
 TRAIL 11-29-00
 COUNTY OF THE CITY CLERK
 SAN DIEGO, CALIFORNIA

SITE

 VOLUME USE

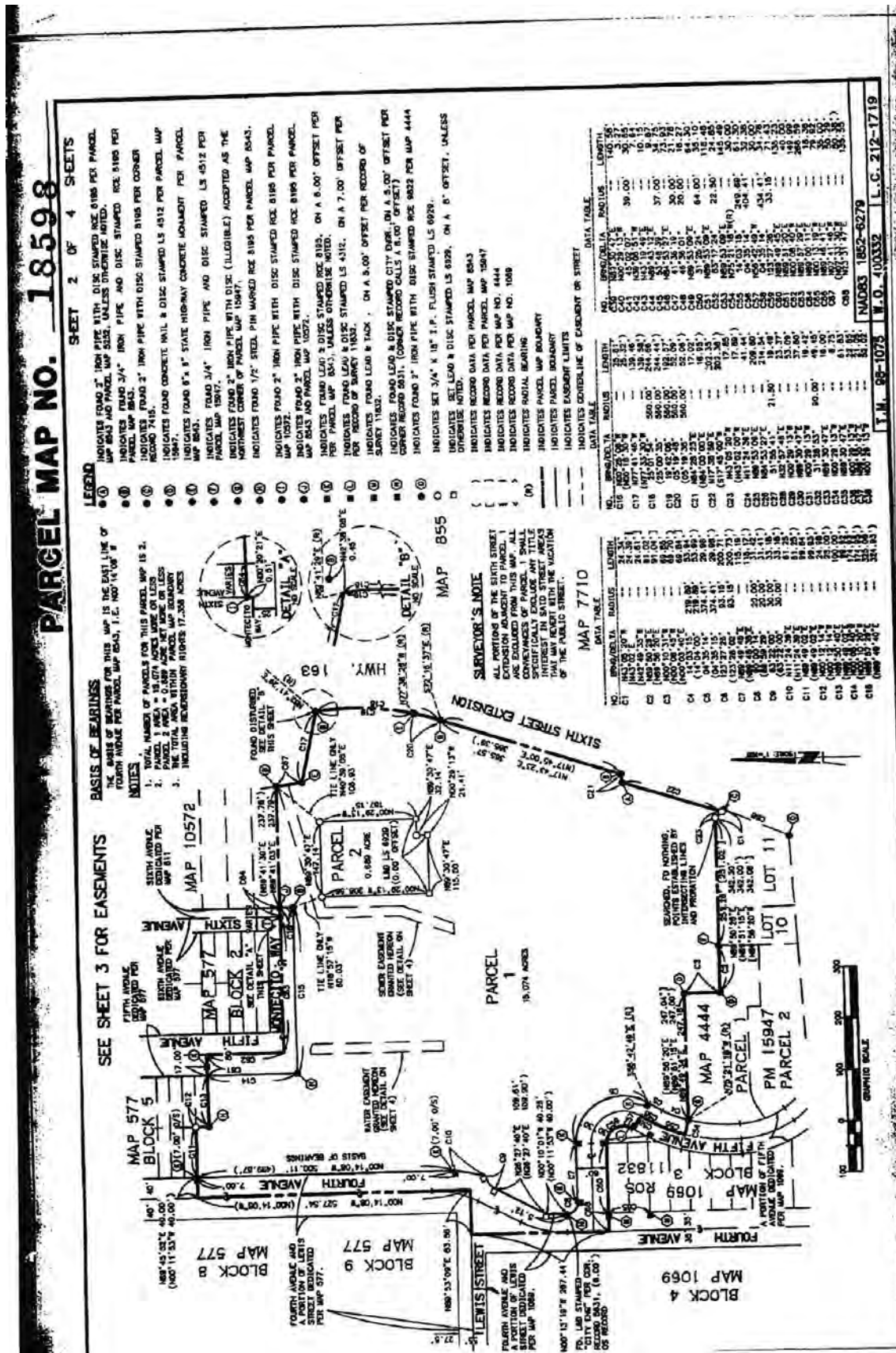
VICINITY MAP

APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 100 of 123

C.3 Original Subdivision map

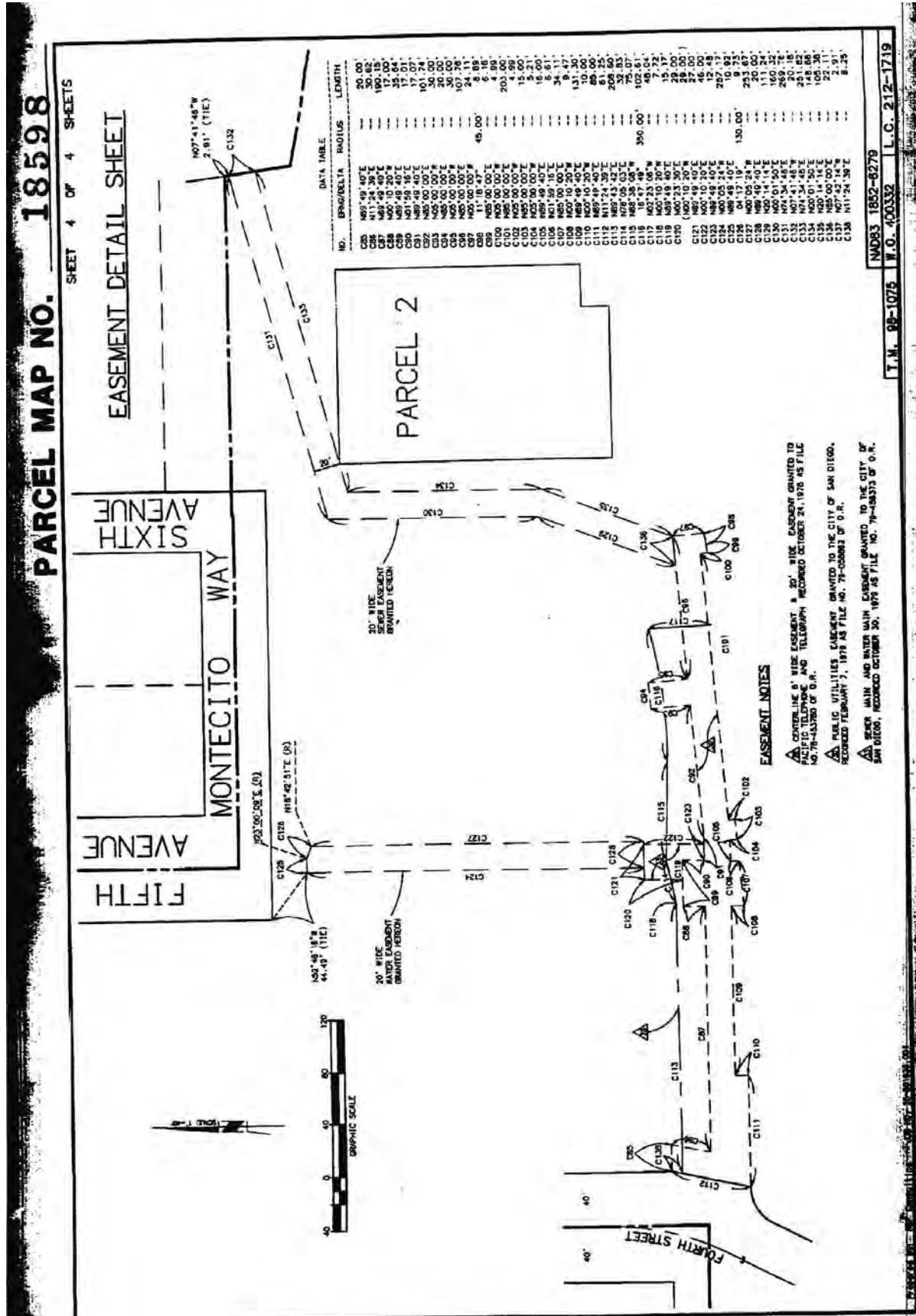


APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 102 of 123

C.3 Original Subdivision map

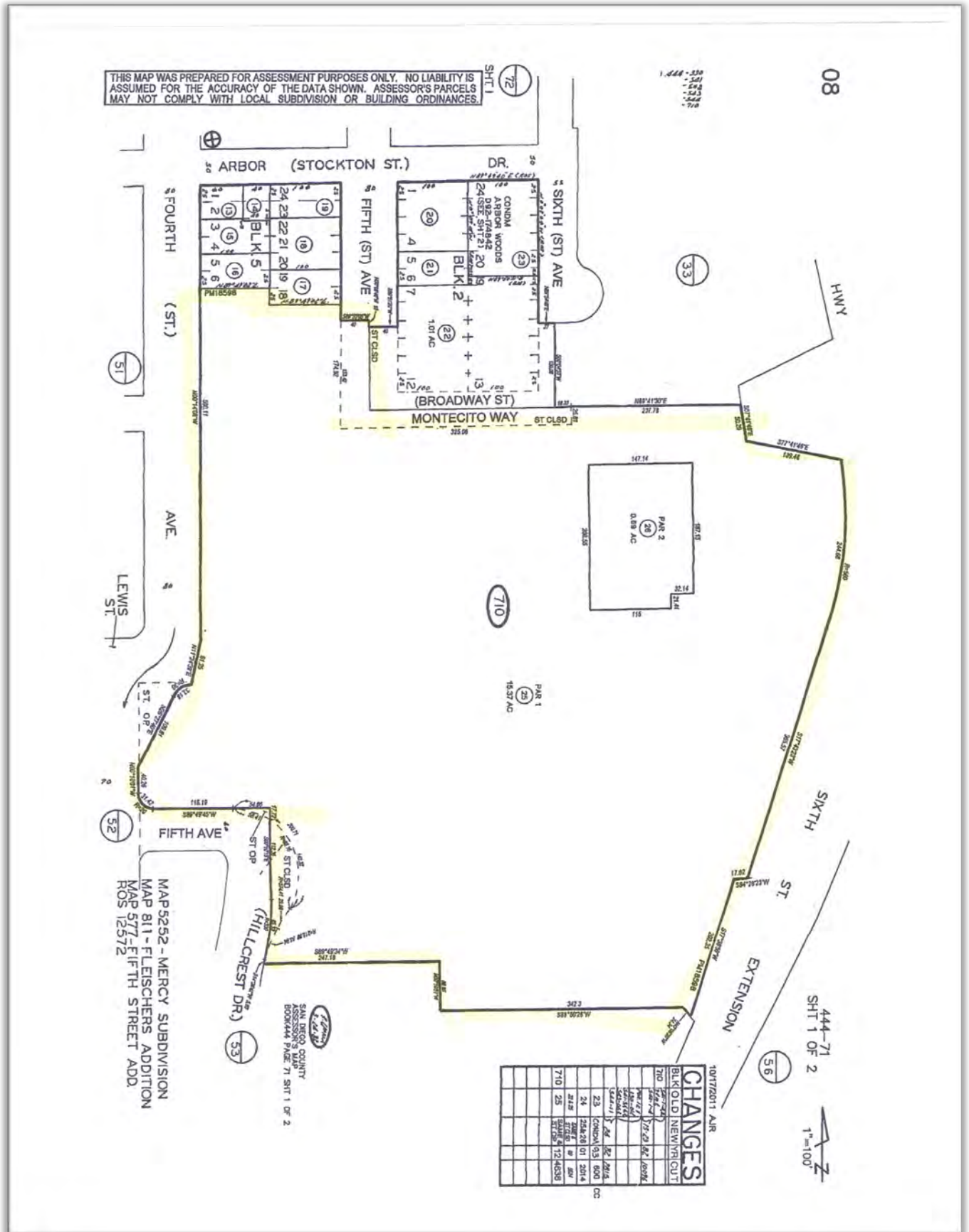


APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 103 of 123

C.4 San Diego County Assessor's Building Record – Parcel Map

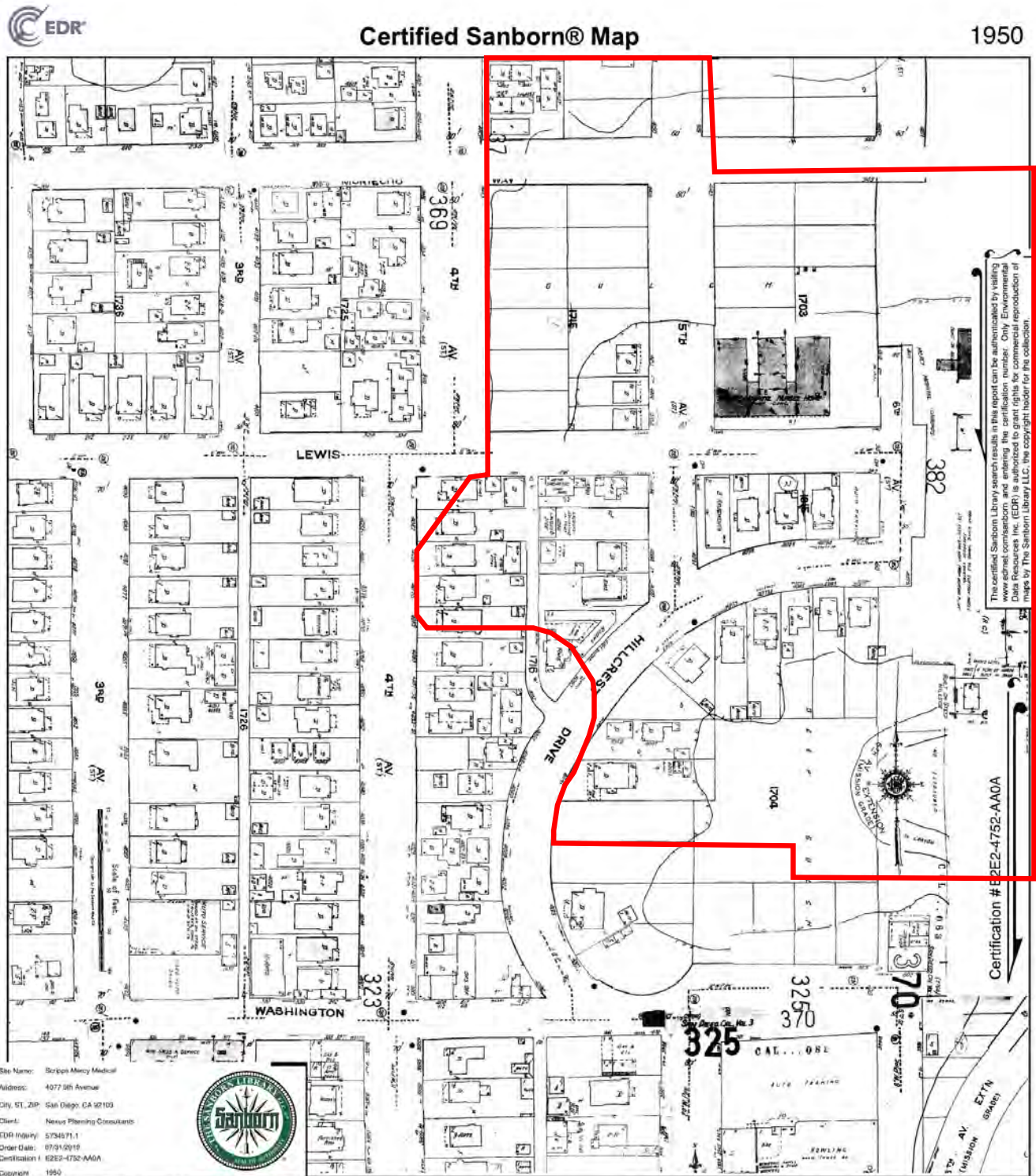


APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 104 of 123

C.5 Sanborn Fire Insurance Maps - 1950

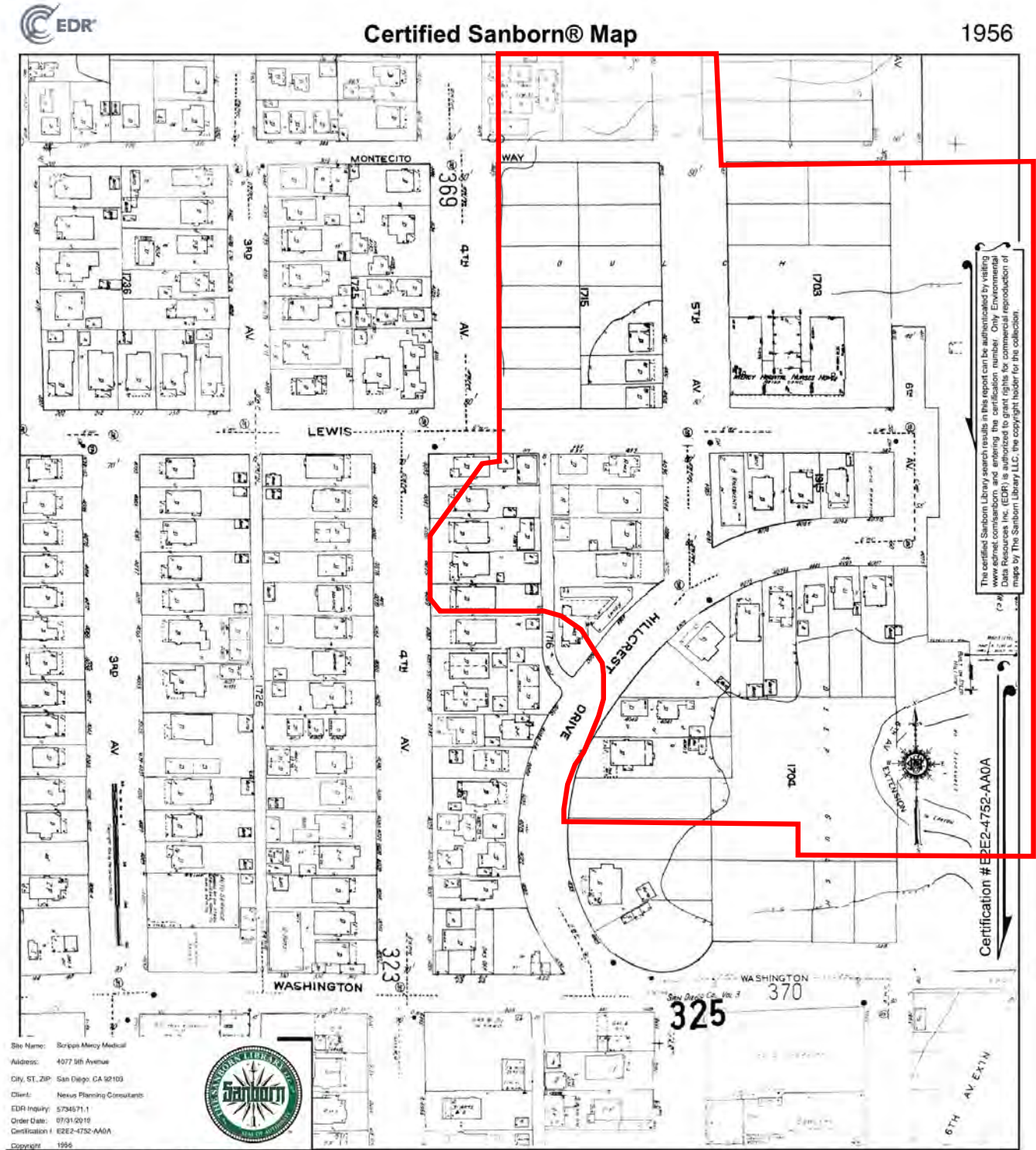


APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 105 of 123

C.5 Sanborn Fire Insurance Maps - 1956

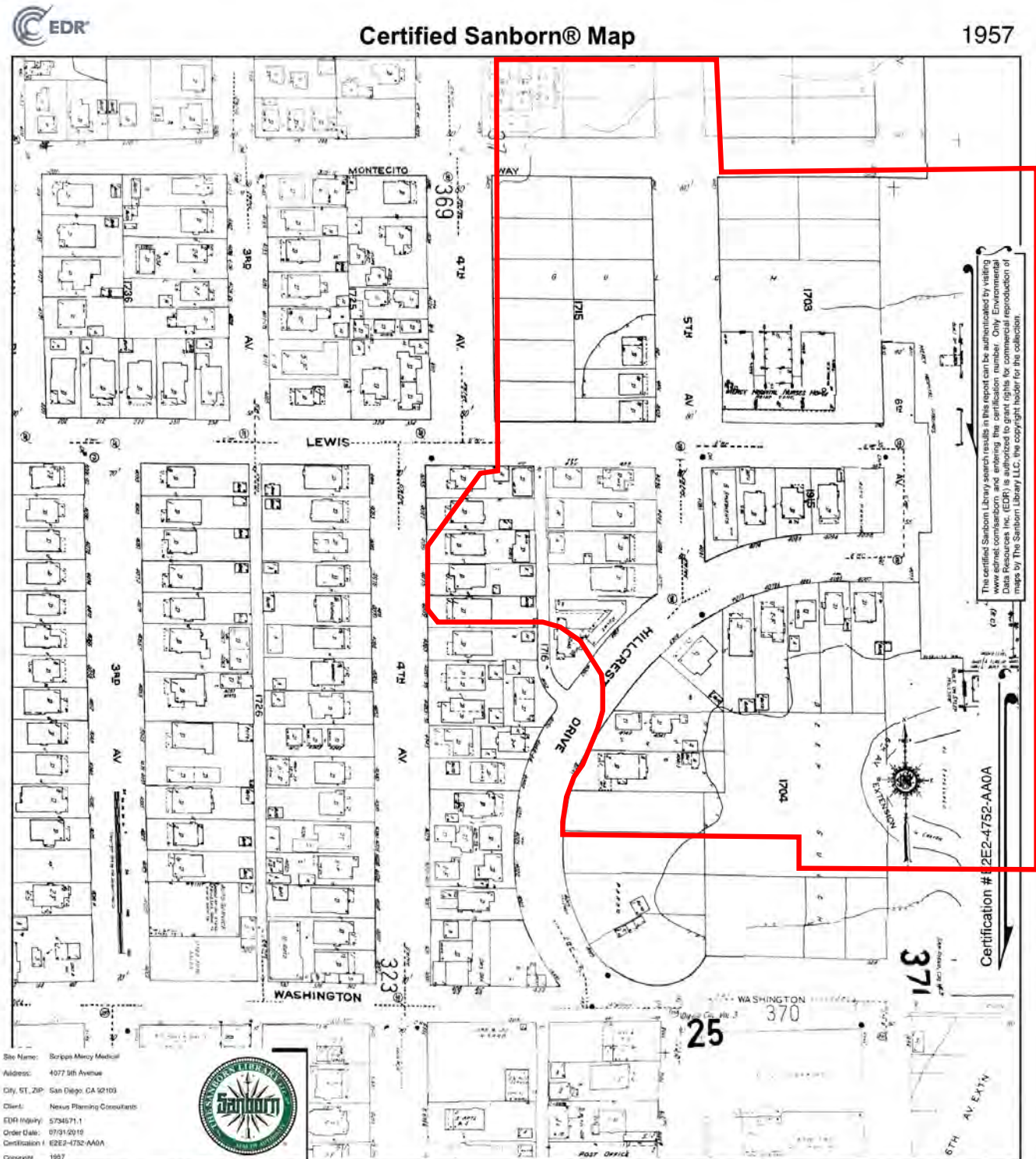


APPENDIX C

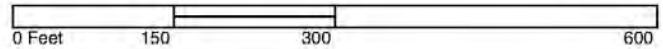
Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 106 of 123

C.5 Sanborn Fire Insurance Maps - 1957



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



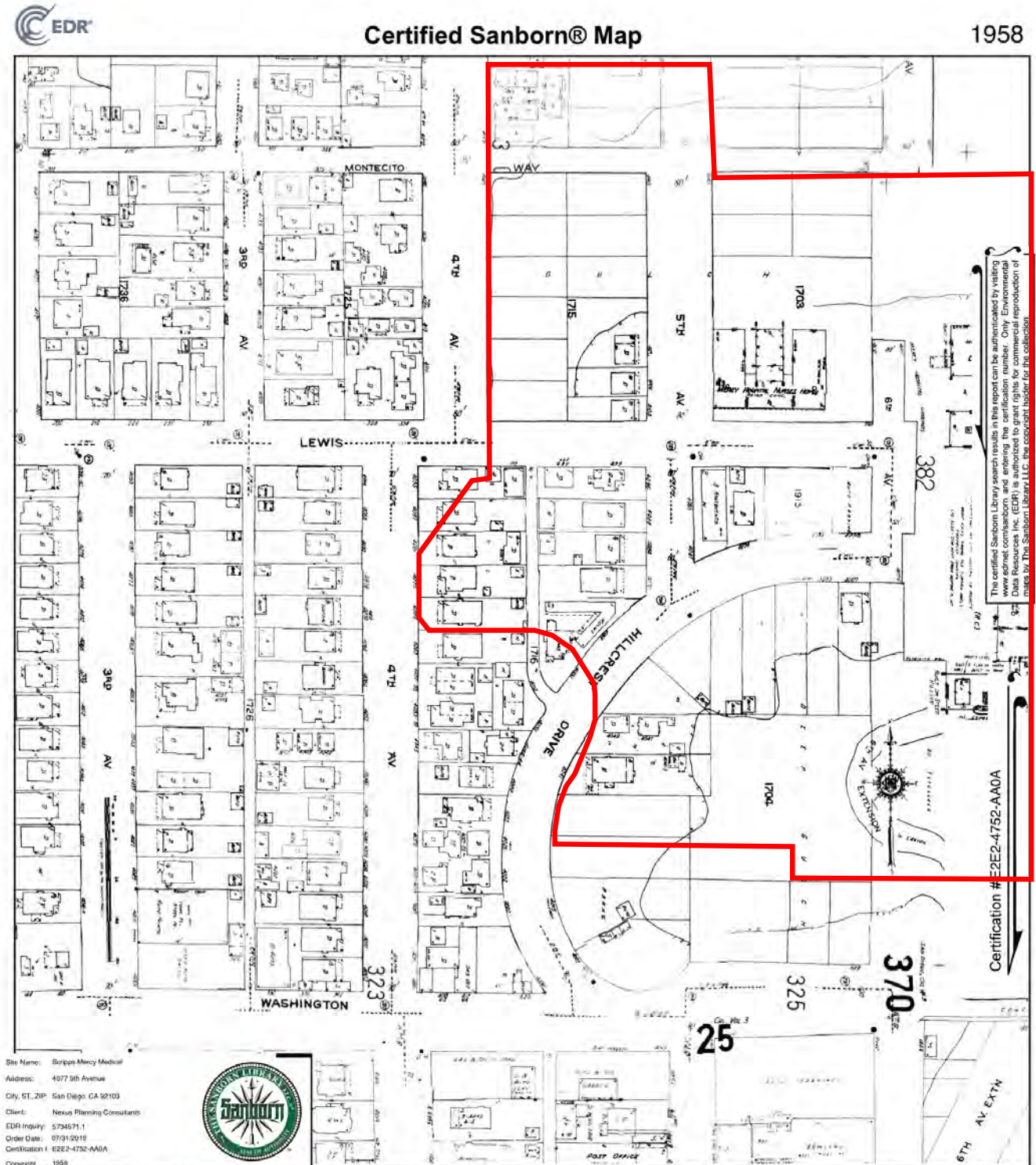
Volume 3, Sheet 370

APPENDIX C

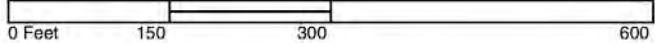
Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 107 of 123

C.5 Sanborn Fire Insurance Maps - 1958



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 370

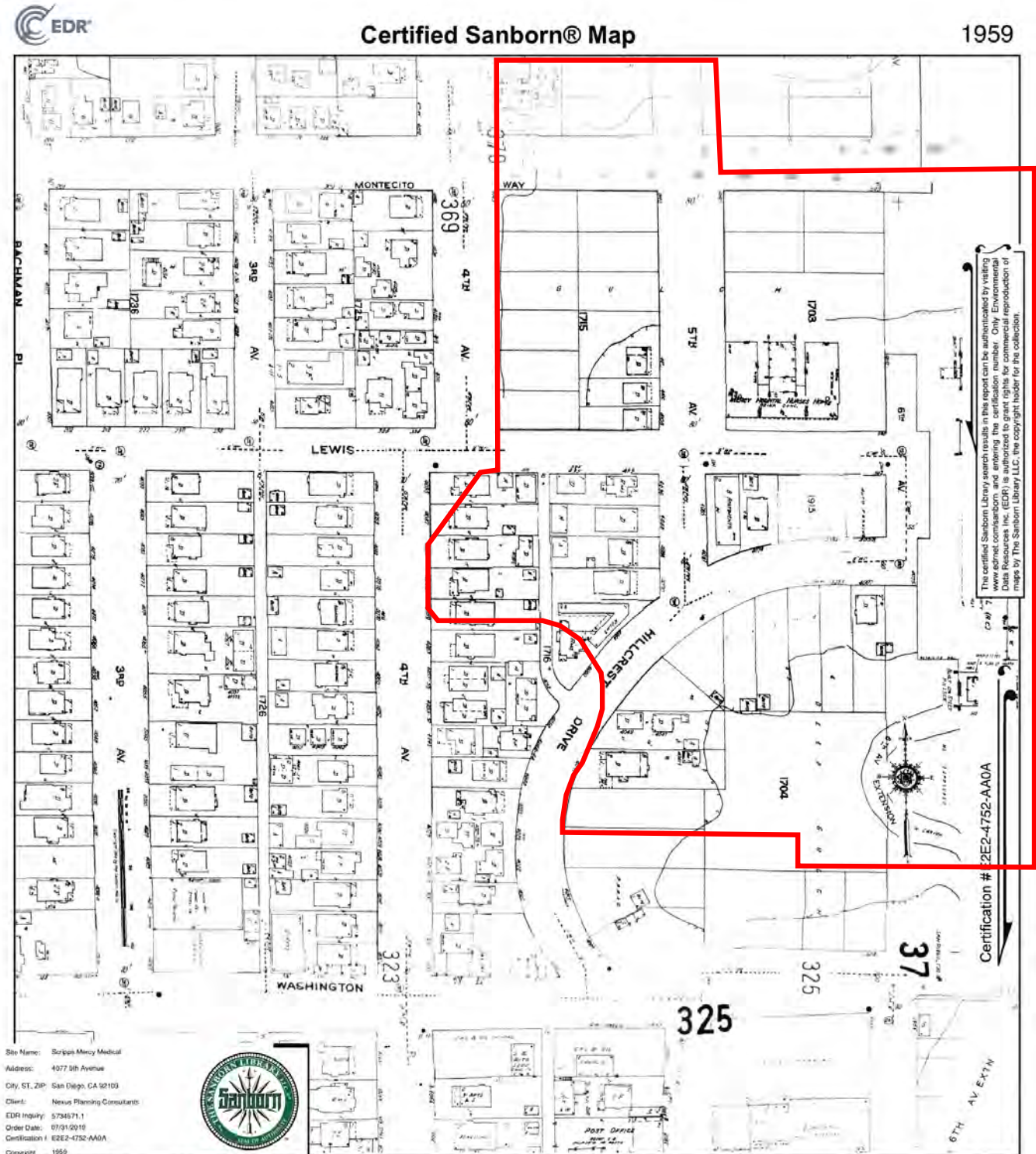


APPENDIX C

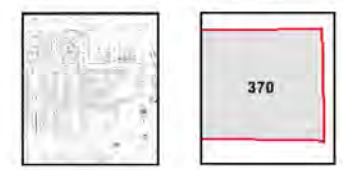
Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 108 of 123

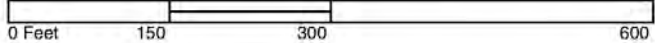
C.5 Sanborn Fire Insurance Maps - 1959



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 370

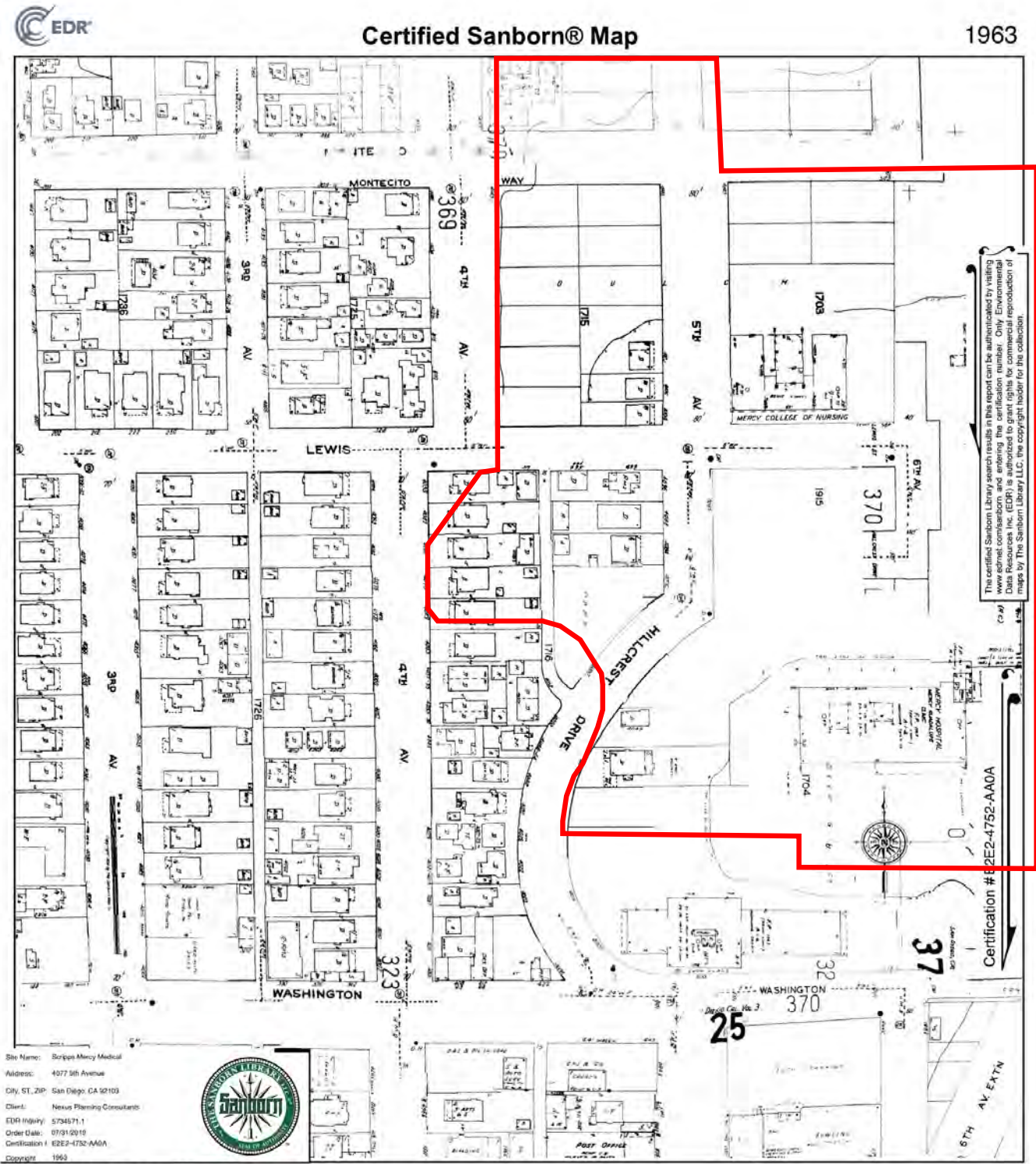


APPENDIX C

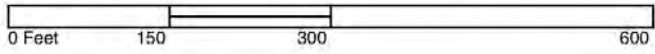
Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 110 of 123

C.5 Sanborn Fire Insurance Maps - 1963



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 370

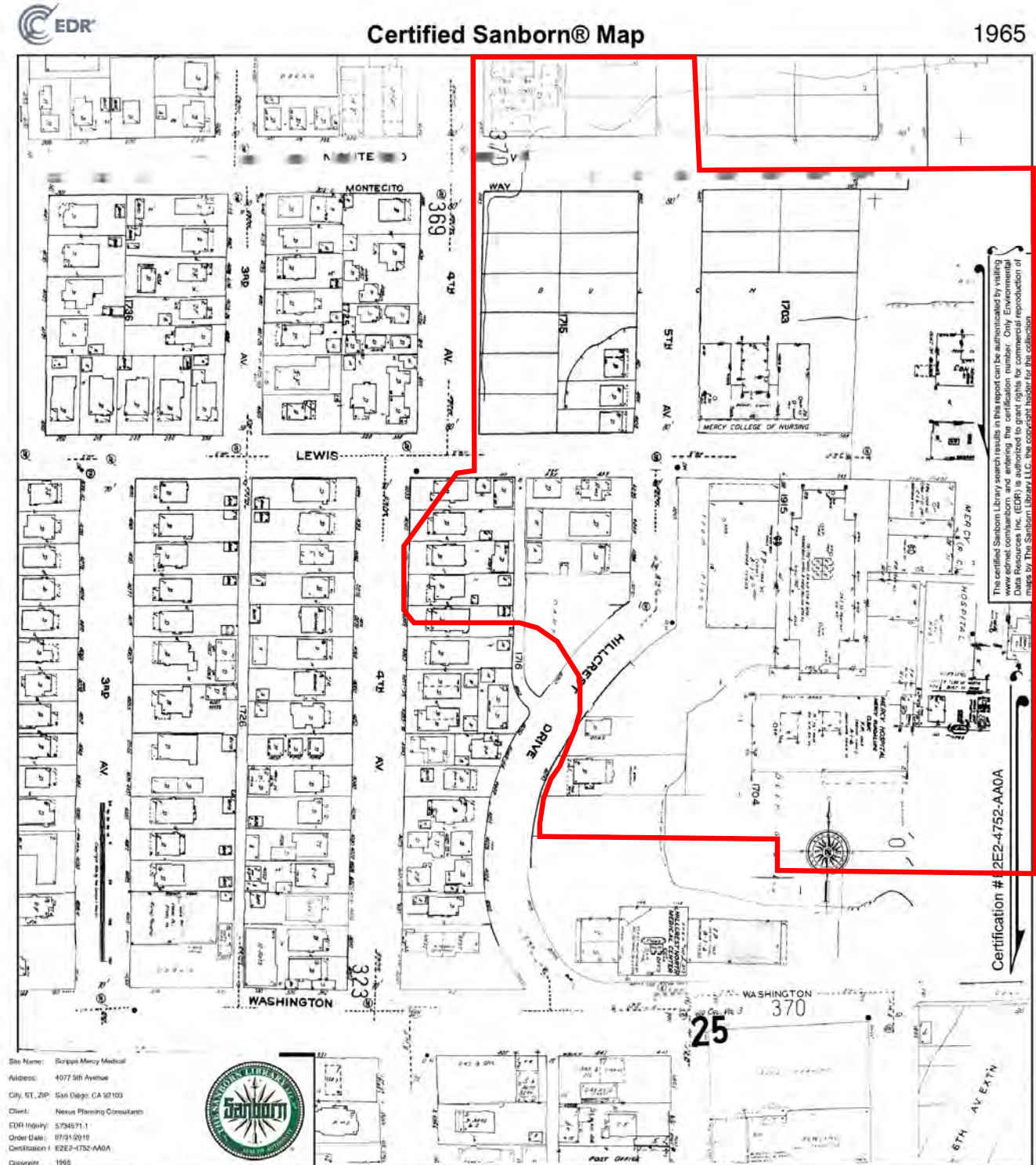


APPENDIX C

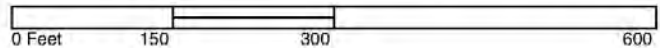
Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 111 of 123

C.5 Sanborn Fire Insurance Maps - 1965



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 370



APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

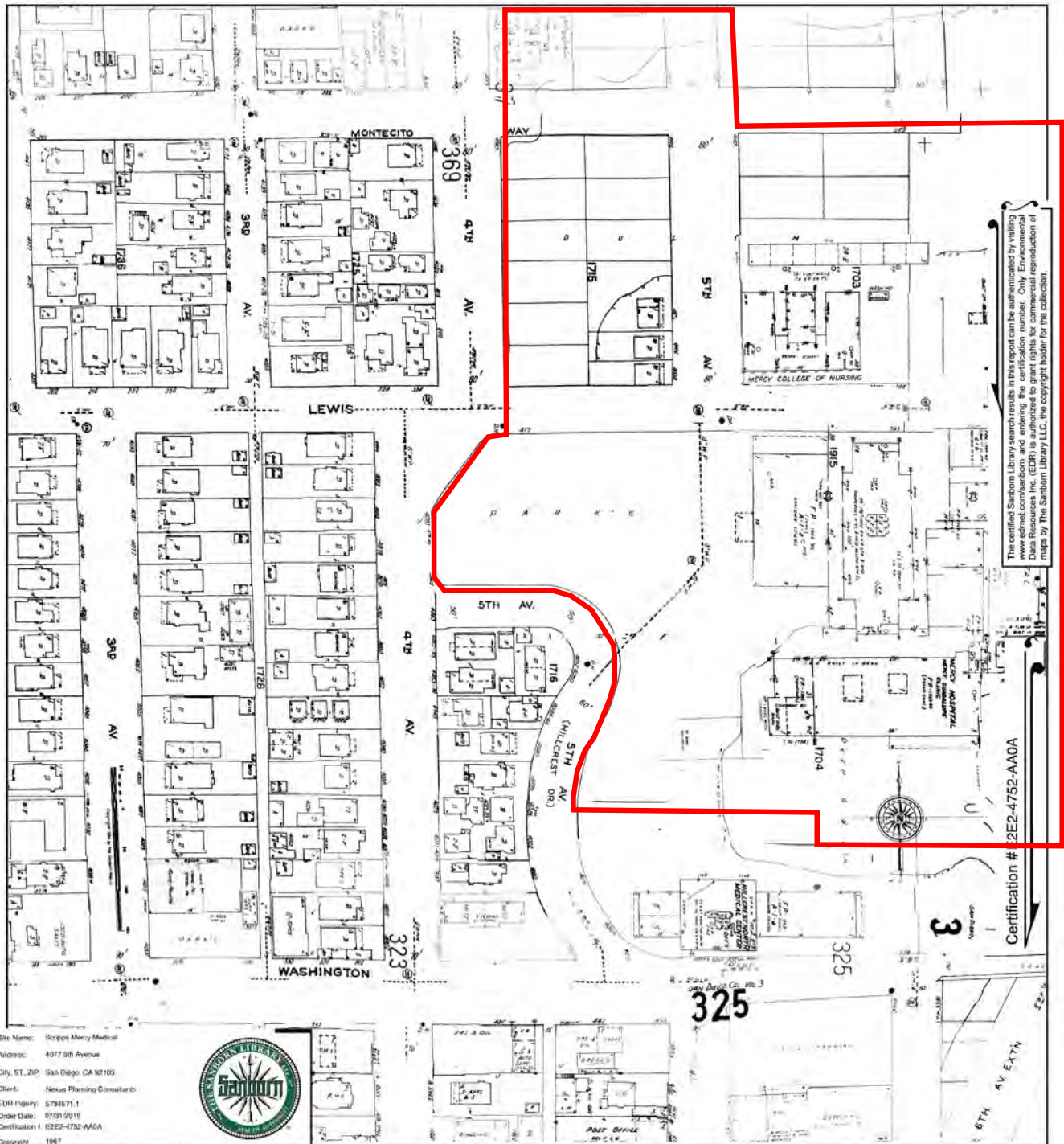
Page 112 of 123

C.5 Sanborn Fire Insurance Maps - 1967



Certified Sanborn® Map

1967



The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com. EDR is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for this collection.

Certification # E2E2-4752-AA0A

Site Name: Scripps Mercy Medical
Address: 4077 5th Avenue
City, ST, ZIP: San Diego, CA 92103
Client: Nexus Planning Consultants
EDR Inquiry: 5734571.1
Order Date: 07/31/2019
Certification #: E2E2-4752-AA0A
Copyright: 1967



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 370

0 Feet 150 300 600

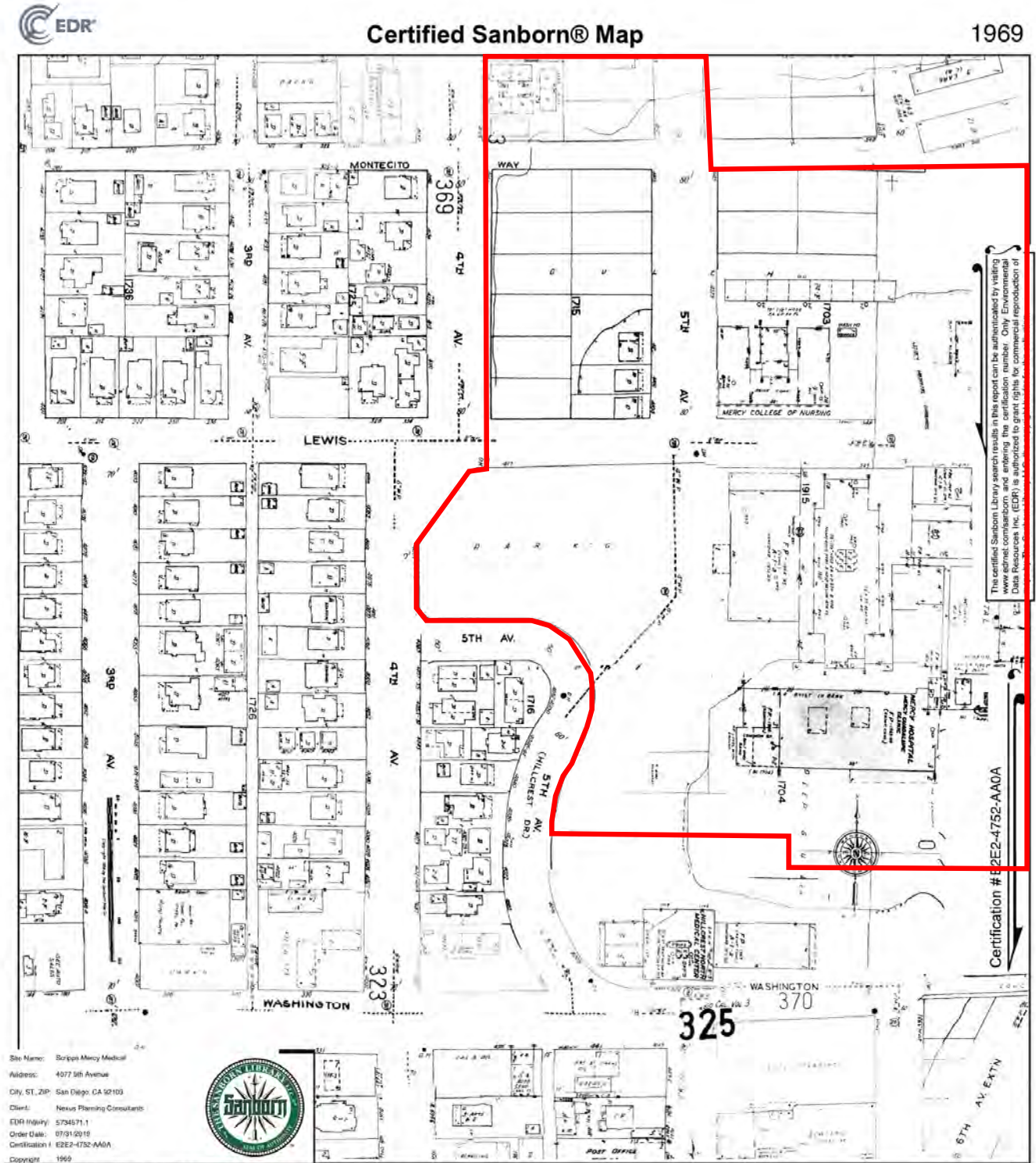


APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 113 of 123

C.5 Sanborn Fire Insurance Maps - 1969

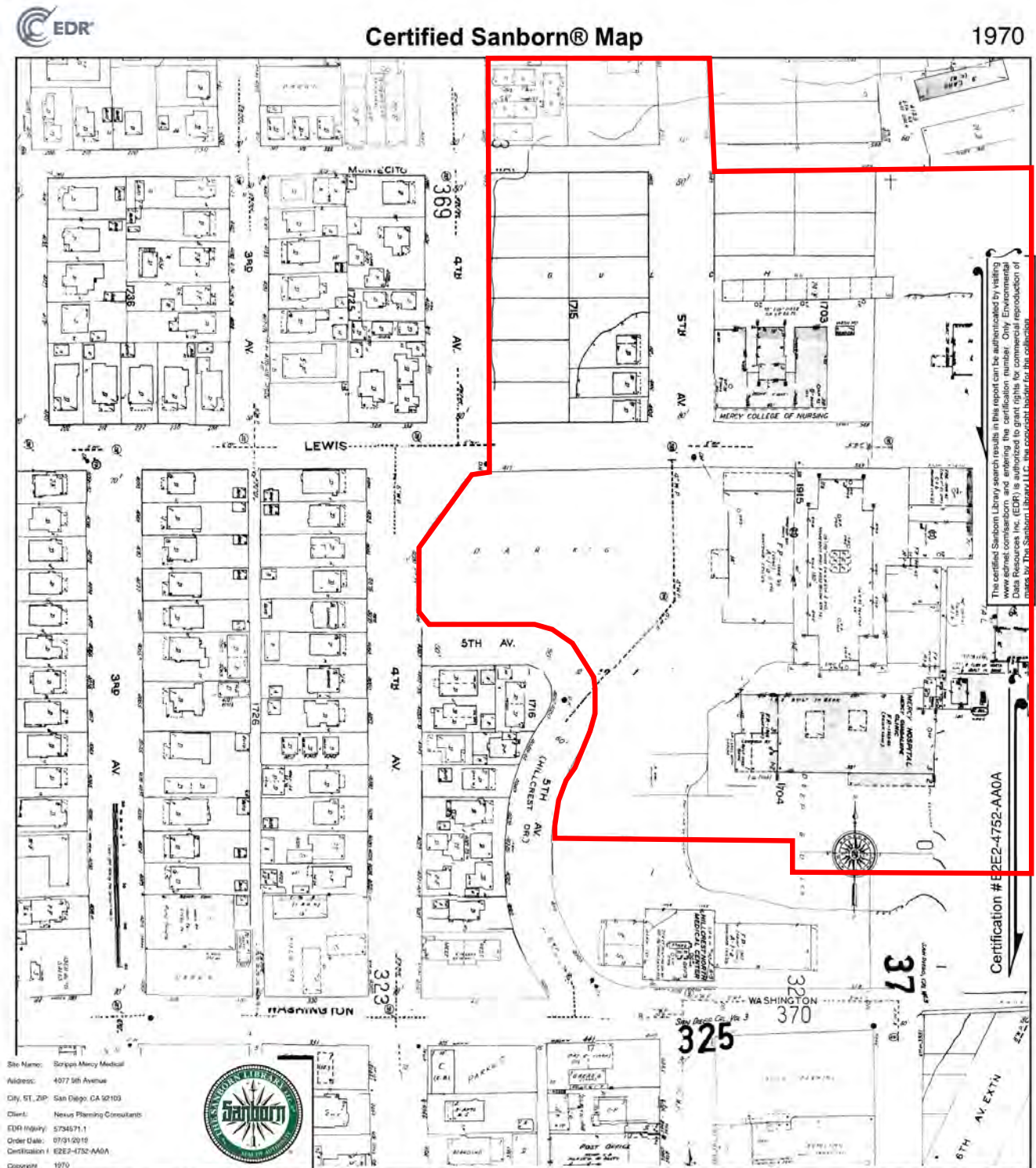


APPENDIX C

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 114 of 123

C.5 Sanborn Fire Insurance Maps - 1970



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 370



APPENDIX D

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 115 of 123

APPENDIX D

DPR FORMS

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings

| Review Code | Reviewer | Date |
|-------------|----------|------|
|-------------|----------|------|

Page 1 of 3 *Resource Name or #: 4077 Fifth Avenue, Mercy Hospital

P1. Other Identifier: n/a

*P2.Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Jolla Date 2015 T ; R ; of of Sec ; B.M.

c. Address: 4077 Fifth Avenue City: San Diego Zip: 92103

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 444-710-25, Parcel 1 of Parcel Map No. 18598 Filed in the Office of the County of San Diego Recorder of San Diego County, December 8, 2000, as File No. 2000-0669213.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4077 Fifth Avenue, Mercy Hospital is located on a 19.25 acre single parcel; it includes a significant portion of the Scripps Mercy Medical Campus (Campus) in Hillcrest. Mercy Hospital is an asymmetrical and rectangular twelve-story/ 183-foot tall concrete and steel framed hospital with a multi-story base and reinforced concrete foundation. Frank L. Hope and Associates with Howard Shaw as project designer is the architect of record and the first phase of construction was built by the F E Young Company in 1963/1966. Frank L. Hope and Associates is the architect of Record for the second phase of construction in 1981/1982; C W Kim is the most likely designer for the second phase of work. 1986 and 2012 phases were not designed by Frank L. Hope and Associates.

P5a. Photograph



*P3b. Resource Attributes: (List attributes and codes)_HP2 _____

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front (south) September 2019

*P6. Date Constructed/Age and

Source:1963–2012 / Building Permits and Newspaper research

Historic Prehistoric Both

*P7. Owner and Address:

Scripps Health
10140 Campus Point Ct.
San Diego, CA 92121

*P8. Recorded by: (Name, affiliation, and address) Jennifer Ayala, RA LEED AP | Nexus Planning & Research and Dolores Mellon, Historian | Mellon Consulting

*P9. Date Recorded: September 2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological

Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record

Photograph Record Other (List): Attachments A-F

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4077 Fifth Avenue (Mercy Hospital)

*NRHP Status Code

6Z

Page 2 of 3

B1. Historic Name: Mercy Hospital

B2. Common Name: Scripps Mercy Hospital

B3. Original Use: Hospital

B4. Present Use: Hospital

*B5. Architectural Style: International Style and Brutalism per the San Diego Modernism Context Statement

*B6. Construction History: (Construction date, alterations, and date of alterations)

4077 Fifth Avenue, Mercy Hospital includes significant alterations that took place during multiple phases of construction. The phases of construction are referenced as phases D1, D2, D3 and J. Phase D1 (1963-1966) includes the initial construction. It contains a twelve-story tower that is rectangular in form with the long edge of the form running north south. The Tower is finished with concrete and the tower's base is a combination of concrete, stucco, and glass. Phase D2 (1980-1982) included partial demolition of D1 and the construction of an additional twelve-story addition directly to the west of D1. It is finished with a combination of concrete, stucco, and mirrored glass. Phase D3 (1986) included partial demolition of D1 and D2. It is located in the southwest corner of the building, just south of the 1982 atrium. Phase J (2012) included partial demolition of D3 and construction of a new emergency department to the hospital's primary elevation. See Attachment A.5 for a map of the building and its phases of alterations. (See Continuation Sheets for complete construction history.)

*B7. Moved? No Yes Unknown Date: Original Location: Yes

*B8. Related Features: B9a. Architect: Frank L. Hope and Associates (Howard Shaw, designer) b. Builder: F.E. Young Construction Co.

*B10. Significance: None Area: n/a Period of Significance San Diego Modernism Context Statement: Postwar Development, Suburbanization, the Automobile & Modernism (1948-1970) Sisters' of Mercy role in the development of Mercy Hospital and Medical Center into one of the largest comprehensive healthcare facilities in the American West, 1890 - 1983.

Property Type Medical Applicable Criteria: None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) None

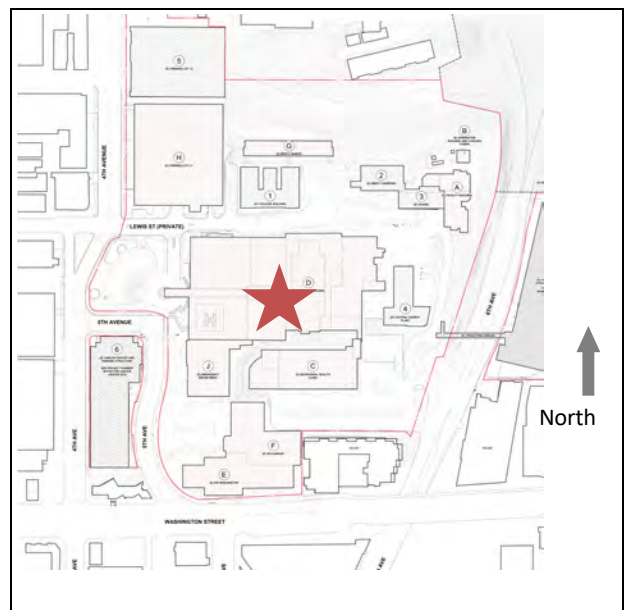
*B12. References: Published authorities on Vernacular Architecture; City Building Records; County Assessor's records; City Water and Sewer Records; San Diego City Directories; the *Union Tribune* archives, and others, see continuation sheets.

B13. Remarks: Sketch Not-to-Scale, nearest cross streets are: Fifth Avenue and Interstate 163

*B14. Evaluator: Jennifer Ayala, RA LEED AP | Nexus Planning & Research and Dolores Mellon, Historian | Mellon Consulting

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 4077 Fifth Avenue – Mercy Hospital (Building D and J)

Page 3 of 3

Significance

4077 Fifth Avenue (Mercy Hospital) was assessed under *The Historical Resources Guidelines of the City of San Diego's Land Development Manual's* Criteria for its potential historical significance. Mercy Hospital's initial development represented *Historical, Cultural* and *Architectural* significance in association with the Sisters of Mercy's Period of Significance, however alterations completed outside the Sister's Period of Significance fundamentally changed Mercy Hospital's functionality and operation and therefore integrity for their association. Therefore, Mercy Hospital does not qualify under HRB Criterion A (Community Development). Mercy Hospital is not identified with persons or events significant in local, state or national history and does not qualify under HRB Criterion B (Events/Person). Mercy Hospital initially embodied a few character defining features of modern San Diego architectural styles: International Style and Modern Contemporary, but permitted additions made significant alterations to its primary features included changes to its composition, massing, form, materials and overall feeling. Therefore, it does not embody the essential character defining features of recognized style of architecture and is not eligible under Criterion C (Architecture). Mercy Hospital is not eligible under Criterion D (Notable Work of a Master) because it was designed by Howard Shaw long time employee and designer for Frank Hope & Associates, who is not a Master Architect. In addition, the builder, was F E Young Construction Company; F E Young is a Master Builder in the City of San Diego; however, he died before this building began construction. Both Frank Hope, Sr. and Jr. are Master Architects in the City of San Diego but when Mercy Hospital is evaluated within the firm's body of work, it is not a notable example of the firm's work. Therefore, Mercy Hospital does not qualify under HRB Criterion D (Notable Work of a Master). Lastly, the property is not eligible under HRB Criterion E (National or California Register Eligible) or HRB Criterion F (Historic District). (See Continuation Sheets for full analysis for each of the Criteria.)

4077 Fifth Avenue (Mercy Hospital) was evaluated under California Register criteria in March of 2022 and found not to meet Criterion (1) Association with events, because no historical evidence was found that associated the building with event that made a significant contribution to the broad patterns of local or regional history. It was found not to meet Criterion (2) Association with Persons, because no historical evidence was found that associated the property with the lives of persons important to local, California, or National History. I was found not to meet Criterion (3) Design/Construction because it does not embody the distinctive characteristics of a type, period, region or method of construction and was not the work of a Master Architect due to its 1981 modifications. It was found not to meet Criterion (4) Archaeology because it did not have the potential to yield information important to human history or prehistory.

4077 Fifth Avenue (Mercy Hospital) was evaluated under National Register criteria of 2017 and found not to meet Criterion A (Event) because no historical evidence was found that would support the determination that the property was associated with events that made a significant contribution to the broad patterns of our history. It was found not to meet Criterion B (Person) because no historical evidence was found that would support the determination that the property was associated with the lives of person significant in our past. It was found no to meet Criterion C: Design/Construction because it did not embody the distinctive characteristics of a type, method or method of construction, it was not an important example of building practices of a particular time in history, it was not a notable work of a Master Architect and it does not express an aesthetic ideal. It was found not to meet Criterion D: Information al Potential las an important archaeological resource.

Integrity

Mercy Hospital has a low degree of Integrity; it retains only one aspect of Integrity: *Location*. Due to significant alterations, Mercy Hospital lacks six of the seven aspects of Integrity: *Design, Setting, Materials, Workmanship, Feeling, and Association*.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings

| Review Code | Reviewer | Date |
|-------------|----------|------|
|-------------|----------|------|

Page 1 of 331 *Resource Name or #: 4099 Fifth Avenue (also known as Behavioral Health Unit)

P1. Other Identifier: n/a

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Jolla Date 2015 T ; R ; of of Sec ; B.M.

c. Address: 4099 Fifth Avenue City: San Diego Zip: 92103

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 444-710-25, Parcel 1 of Parcel Map No. 18598 Filed in the Office of the County of San Diego Recorder of San Diego County, December 8, 2000, as File No. 2000-0669213.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4099 Fifth Avenue, the Behavioral Health Unit (Building C) was permitted in 1957 and construction was completed in 1961. Originally referred to as the Mercy-Guadalupe Clinic, it was designed and constructed as a 20,000 square foot elevated one-story diagnostic and treatment center with 32 private examination rooms, a three-chair dental office, laboratory, pharmacy, conference and lecture rooms and patios and waiting rooms. In 1965, a 50-bed psychiatric unit was added; it was completed in 1966. The addition completely covered the existing Mercy-Guadalupe Clinic, infilled the ground floor and two open-air atrium courtyards; added a two-story addition directly to the west of the existing building, and included a massive retaining wall system in order to maximize the developable area. Today the building measures approximately 53,000 square-feet and is three stories tall. (See Continuation Sheet for additional information and discussion.)

P5a. Photograph



*P3b. Resource Attributes: (List attributes and codes)_HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front (south) September 2019

*P6. Date Constructed/Age and Source: 1961/1966: Building Permits & Newspaper research

Historic Prehistoric Both

*P7. Owner and Address:

Scripps Health
10140 Campus Point Ct.
San Diego, CA 92121

*P8. Recorded by: (Name, affiliation, and address) Jennifer Ayala, RA LEED AP | Nexus Planning & Research and Dolores Mellon, Historian | Mellon Consulting

*P9. Date Recorded: September 2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): Attachments A-F

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4099 Fifth Avenue

*NRHP Status Code 6Z

Page 2 of 331

B1. Historic Name: Sisters of Guadalupe Clinic or Mercy/Guadalupe Clinic

B2. Common Name: Behavioral Health Unit

B3. Original Use: Medical Clinic

B4. Present Use: Psychiatric care

***B5. Architectural Style:** Modern Contemporary per the San Diego Modernism Context Statement

***B6. Construction History:** (Construction date, alterations, and date of alterations)

4099 Fifth Avenue (Building C) was permitted in 1957 and construction was completed in 1961. It was designed and constructed as a 20,000 square foot elevated one-story building. In 1965, construction of a third-story addition, enclosure of the ground floor, infill of two second story open air courtyards, addition of a two-story addition to the west, and massive retaining walls along the north and west elevations was initiated. All totaled, 33,000 square-foot of area was added to the building. The work was completed in 1966. (See Continuation Sheets for complete construction history.)

***B7. Moved?** No Yes Unknown **Date:** **Original Location:** Yes

***B8. Related Features:** B9a. Architect: Frank L. Hope and Associates, Howard Shaw - designer b. Builder: G.L. Cory Construction

***B10. Significance:** None **Area:** n/a **Period of Significance** San Diego Modernism Context Statement: Postwar Development, Suburbanization, the Automobile & Modernism (1948-1970) Sisters' of Mercy role in the development of Mercy Hospital and Medical Center into one of the largest comprehensive healthcare facilities in the American West, 1890 - 1983.

Property Type: Medical **Applicable Criteria:** None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

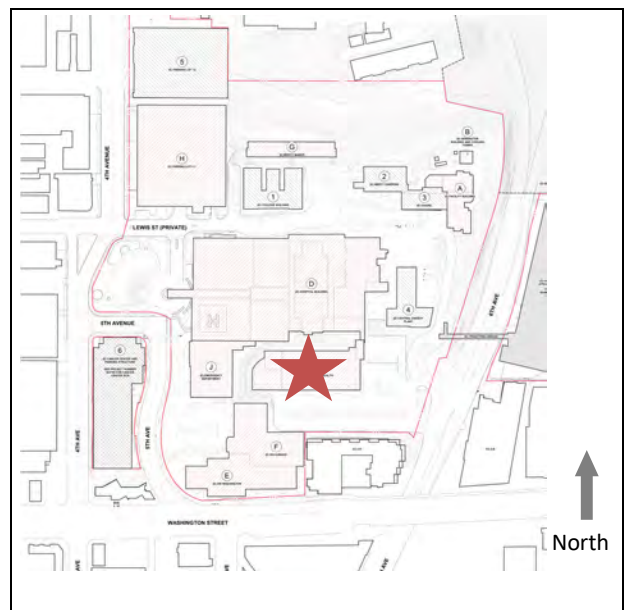
***B12. References:** Published authorities on Vernacular Architecture; City Building Records; County Assessor's records; City Water and Sewer Records; San Diego City Directories; the *Union Tribune* archives, and others, see continuation sheets.

B13. Remarks: Sketch Not-to-Scale, nearest cross streets are: Fifth Avenue and Interstate 163

***B14. Evaluator:** Jennifer Ayala, RA LEED AP | Nexus Planning & Research and Dolores Mellon, Historian | Mellon Consulting

***Date of Evaluation:** January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 4099 Fifth Avenue – Behavioral Health Unit (Building C)

Page 3 of 3

Significance

4099 Fifth Avenue (Behavioral Health Unit) was assessed under *The Historical Resources Guidelines of the City of San Diego's Land Development Manual's* Criteria for its potential historical significance. The Behavioral Health Unit was built in order to relocate the Sisters of Guadalupe Clinic, a clinic which was not established nor run by the Sisters, therefore it is not significant for an association with the Sisters of Mercy Period of Significance and does not qualify under HRB Criterion A (Community Development). The Behavioral Health Unit is not identified with persons or events significant in local, state or national history and does not qualify under HRB Criterion B (Events/Person). The Behavioral Health Unit includes between two- and four of the eleven-character defining features of the Modern Contemporary architectural style and is therefore a poor representation of the style. Alterations made in 1965 only reduced its embodiment of the style further. Therefore, The Behavioral Health Unit does not qualify under HRB Criterion C (Architecture) as a representative example of a recognized architectural style (Architecture). The Behavioral Health Unit is not eligible under Criterion D (Notable Work of a Master) because it was designed by Howard Shaw long time employee and designer for Frank Hope & Associates, and Shaw is not a Master Architect. In addition, the builder, G.L. Cory Construction, is not a Master Builder in the City of San Diego. Both Frank Hope, Sr. and Jr. are Master Architects in the City of San Diego but when the Behavioral Health Unit is evaluated within the firm's body of work, it is not a notable example of the firm's work. Lastly, the Behavioral Health Unit is not listed in, or deemed eligible for listing, in the National or California Registers and is not located within an existing historic district; it cannot qualify under HRB Criterion E (National or California Register Eligible) or HRB Criterion F (Historic District). (See Continuation Sheets for full analysis for each of the Criteria.)

4099 Fifth Avenue (The Behavioral Health Unit) was evaluated under California Register criteria in March of 2022 and found not to meet Criterion (1) Association with events, because no historical evidence was found that associated the building with event that made a significant contribution to the broad patterns of local or regional history. It was found not to meet Criterion (2) Association with Persons, because no historical evidence was found that associated the property with the lives of persons important to local, California, or National History. It was found not to meet Criterion (3) Design/Construction because it does not embody the distinctive characteristics of a type, period, region or method of construction and was not the work of a Master Architect due to its 1981 modifications. It was found not to meet Criterion (4) Archaeology because it did not have the potential to yield information important to human history or prehistory.

4077 Fifth Avenue (4099 Fifth Avenue (The Behavioral Health Unit)) was evaluated under National Register criteria of 2017 and found not to meet Criterion A (Event) because no historical evidence was found that would support the determination that the property was associated with events that made a significant contribution to the broad patterns of our history. It was found not to meet Criterion B (Person) because no historical evidence was found that would support the determination that the property was associated with the lives of person significant in our past. It was found no to meet Criterion C: Design/Construction because it did not embody the distinctive characteristics of a type, method or method of construction, it was not an important example of building practices of a particular time in history, it was not a notable work of a Master Architect and it does not express an aesthetic ideal. It was found not to meet Criterion D: Information al Potential las an important archaeological resource.

Integrity

4099 Fifth Avenue (The Behavioral Health Unit) has a low degree of Integrity; it retains only one aspect of Integrity: *Location*.

Due to significant alterations, 4099 Fifth Avenue (The Behavioral Health Unit) lacks six of the seven aspects of Integrity: *Design, Setting, Materials, Workmanship, Feeling, and Association*.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings

| Review Code | Reviewer | Date |
|-------------|----------|------|
|-------------|----------|------|

Page 1 of 3 *Resource Name or #: 4123 Fifth Avenue (Mercy Manor)

P1. Other Identifier: n/a

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Jolla Date: 2015 T ; R ; of of Sec ; B.M.

c. Address: 4123 Fifth Avenue City: San Diego Zip: 92103

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 444-710-25, Parcel 1 of Parcel Map No. 18598 Filed in the Office of the County of San Diego Recorder of San Diego County, December 8, 2000, as File No. 2000-0669213.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4123 Fifth Avenue (Building G) was designed and built as a 24-unit apartment building with an associated playground for the residents at the rear of the building. Building G is a three-story wood-framed building built on a flat pad against a steep slope. A concrete pier foundation allows the building to ignore the steep slope, and the structural foundation is open on the north elevation's down-slope. The building is rectangular in form with open gabled roofs on both the east and west short elevations. The gable ends have exposed roof rafters. There are eight units per floor accessed by exterior cantilevered walkways wrapping the east, south, and west elevations. Elevated walkways and open-tread stairs bridge the south elevation to the site. Walkways and stairs are lined with a vertical iron picket railing. Each unit has an exterior cantilevered balcony on the north elevation. Windows and doors are simple punched openings with aluminum frames. The building is in poor condition with visible wood rot and rusted metal. Both the architect and contractor are unknown.

P5a. Photograph



*P3b. Resource Attributes: (List attributes and codes), HP2 _____

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #) Front (south) September 2019

*P6. Date Constructed/Age and Source: 1965, Newspaper research

Historic Prehistoric Both

*P7. Owner and Address:

Scripps Health
10140 Campus Point Ct.
San Diego, CA 92121

*P8. Recorded by: (Name, affiliation, and address) Jennifer Ayala, RA LEED AP | Nexus Planning & Research and Dolores Mellon, Historian | Mellon Consulting

*P9. Date Recorded: September 2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): Attachments A-F

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4123 Fifth Avenue *NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Mercy Manor

B2. Common Name: Mercy Manor

B3. Original Use: Multi-family housing for residents (visiting doctors)

B4. Present Use: Multi-family housing for residents (visiting doctors)

*B5. Architectural Style: Minimal Traditional per the San Diego Modernism Context Statement

*B6. Construction History: (Construction date, alterations, and date of alterations)

4123 Fifth Avenue (Building G), also known as Mercy Manor, was constructed in 1965-1966. It does not appear to have any alterations. The building is in poor condition with visible wood rot and rusted metal.

*B7. Moved? No Yes Unknown Date: Original Location: Yes

*B8. Related Features: B9a. Architect: unknown b. Builder: unknown

*B10. Significance: None Area: n/a

Period of Significance: San Diego Modernism Context Statement: Postwar Development, Suburbanization, the Automobile & Modernism (1948-1970)

Property Type residential Applicable Criteria: None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

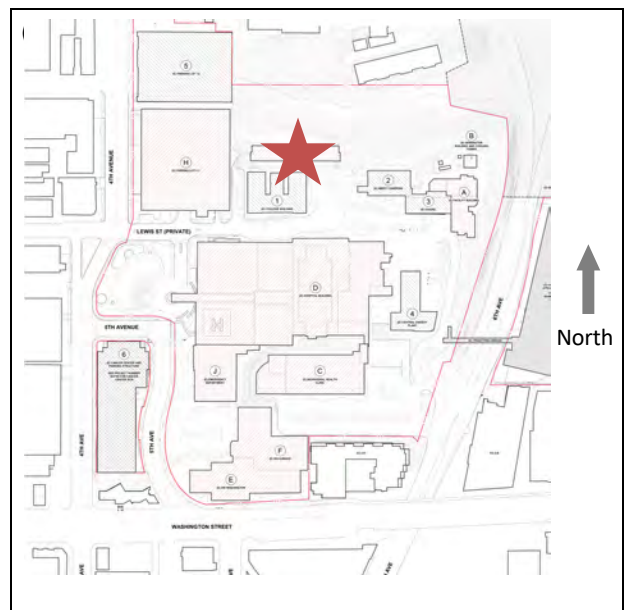
*B12. References: Published authorities on Vernacular Architecture; City Building Records; County Assessor's records; City Water and Sewer Records; San Diego City Directories; the Union Tribune archives, and others, see continuation sheets.

B13. Remarks: Sketch Not-to-Scale, nearest cross streets are: Fifth Avenue and Interstate 163

*B14. Evaluator: Nexus Planning & Research: J Ayala, RA, LEED AP and Research and Dolores Mellon, Historian | Mellon Consulting

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 4099 Fifth Avenue – Behavioral Health Unit (Building C)

Page 3 of 3

Significance

4099 Fifth Avenue (Behavioral Health Unit) was assessed under *The Historical Resources Guidelines of the City of San Diego's Land Development Manual's* Criteria for its potential historical significance. The Behavioral Health Unit was built in order to relocate the Sisters of Guadalupe Clinic, a clinic which was not established nor run by the Sisters, therefore it is not significant for an association with the Sisters of Mercy Period of Significance and does not qualify under HRB Criterion A (Community Development). The Behavioral Health Unit is not identified with persons or events significant in local, state or national history and does not qualify under HRB Criterion B (Events/Person). The Behavioral Health Unit includes between two- and four of the eleven-character defining features of the Modern Contemporary architectural style and is therefore a poor representation of the style. Alterations made in 1965 only reduced its embodiment of the style further. Therefore, The Behavioral Health Unit does not qualify under HRB Criterion C (Architecture) as a representative example of a recognized architectural style (Architecture). The Behavioral Health Unit is not eligible under Criterion D (Notable Work of a Master) because it was designed by Howard Shaw long time employee and designer for Frank Hope & Associates, and Shaw is not a Master Architect. In addition, the builder, G.L. Cory Construction, is not a Master Builder in the City of San Diego. Both Frank Hope, Sr. and Jr. are Master Architects in the City of San Diego but when the Behavioral Health Unit is evaluated within the firm's body of work, it is not a notable example of the firm's work. Lastly, the Behavioral Health Unit is not listed in, or deemed eligible for listing, in the National or California Registers and is not located within an existing historic district; it cannot qualify under HRB Criterion E (National or California Register Eligible) or HRB Criterion F (Historic District). (See Continuation Sheets for full analysis for each of the Criteria.)

4099 Fifth Avenue (The Behavioral Health Unit) was evaluated under California Register criteria in March of 2022 and found not to meet Criterion (1) Association with events, because no historical evidence was found that associated the building with event that made a significant contribution to the broad patterns of local or regional history. It was found not to meet Criterion (2) Association with Persons, because no historical evidence was found that associated the property with the lives of persons important to local, California, or National History. It was found not to meet Criterion (3) Design/Construction because it does not embody the distinctive characteristics of a type, period, region or method of construction and was not the work of a Master Architect due to its 1981 modifications. It was found not to meet Criterion (4) Archaeology because it did not have the potential to yield information important to human history or prehistory.

4077 Fifth Avenue (4099 Fifth Avenue (The Behavioral Health Unit)) was evaluated under National Register criteria of 2017 and found not to meet Criterion A (Event) because no historical evidence was found that would support the determination that the property was associated with events that made a significant contribution to the broad patterns of our history. It was found not to meet Criterion B (Person) because no historical evidence was found that would support the determination that the property was associated with the lives of person significant in our past. It was found no to meet Criterion C: Design/Construction because it did not embody the distinctive characteristics of a type, method or method of construction, it was not an important example of building practices of a particular time in history, it was not a notable work of a Master Architect and it does not express an aesthetic ideal. It was found not to meet Criterion D: Information al Potential las an important archaeological resource.

Integrity

4099 Fifth Avenue (The Behavioral Health Unit) has a low degree of Integrity; it retains only one aspect of Integrity: *Location*.

Due to significant alterations, 4099 Fifth Avenue (The Behavioral Health Unit) lacks six of the seven aspects of Integrity: *Design, Setting, Materials, Workmanship, Feeling, and Association*.

APPENDIX E

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 122 of 123

APPENDIX E

Preparer's Qualifications

APPENDIX E

Property Name: 4099 Fifth Avenue (Building C), 4123 Fifth Avenue (Building G) and 4077 fifth Avenue (Building D and J)

Page 123 of 123

JENNIFER AYALA, RA, LEED AP

| | |
|---------------------------|---|
| Firm Name | Nexus Planning & Research |
| Total Years of Experience | 28 Years |
| Employment History | Founding Partner: Nexus Planning & Research, 2014 - present Founding Principal: Ayala Architecture, Managing Principal: M W Steele Group Designer: Golba Architecture Designer: Perkins and Will |
| Education | Bachelors of Architecture, University of Cincinnati |
| Registration | State of California Architect License No. CA28372; November 2000 LEED Accredited Professional, Legacy 2002 |
| Current Affiliation | Lambda Alpha International, A Land Economics Society, San Diego Chapter Board Member Friends of Roosevelt Middle School Board Member Parent Connect Foundation |
| Past Affiliations | Ex-Officio Member, Civic San Diego Real Estate Design Review Committee The Friends of Alice Birney Foundation, Past President and board member, Balboa Park Committee, Mayoral Appointee Centre City Advisory Committee for downtown San Diego development, Elected San Diego Commission for Arts and Culture: Public Art Selection Jury Panelist American Institute of Architects: Grassroots Leadership and Legislative Conference Panelist American Institute of Architects: Monterrey Design Conference Committee Member American Institute of Architects: National Convention Committee American Institute of Architects: Board of Directors American Institute of Architects: Lecture Series Committee Chair American Institute of Architects: Awards Committee Member American Institute of Architects: Urban Design Committee Member |