TERRAX

Environmental Engineering and Consulting

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

31841, 31843, and 31871 Camino Capistrano
San Juan Capistrano, California 92675

PREPARED FOR:
**Frontier Real Estate Investments**
31791 Los Rios Street
San Juan Capistrano, CA 92675

PREPARED BY:
**TERRAX Environmental, Inc.**
16541 Gothard Street, Suite 111
Huntington Beach, California 92647

**Report Date:** October 8, 2021

TERRAX
Environmental Engineering and Consulting

October 8, 2021
Project Number**:** P-14534

**Mr. Tom Carpenter**
Development and Acquisition Manager
Frontier Real Estate Investments
31791 Los Rios Street
San Juan Capistrano, CA 92675

RE: Phase I Environmental Site Assessment Report, 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675

Dear Mr. Carpenter:

Terrax Environmental (Terrax) is pleased to provide the results of this Phase I Environmental Site Assessment (ESA) report for the abovementioned address (the "subject property").

This assessment was performed in general conformance with the scope and limitations as detailed in the American Society for Testing and Materials (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

We appreciate the opportunity to provide services to Frontier Real Estate Investments. If you have any questions concerning this report, please contact the undersigned at (714) 717-1037.

Respectfully,



Andrew Brack, PG
*Principal*

# EXECUTIVE SUMMARY

Terrax Environmental, Inc. (Terrax) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-13, the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312), and set forth by Frontier Real Estate Investments (Frontier) for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 (the "subject property"). This Phase I ESA report is designed to provide Frontier with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

## Property Description

The subject property is located in a commercial and historic use area of San Juan Capistrano, California. Please refer to the table below for further description of the subject property.

| | |
|---|---|
| **Parcel Number(s):** | 121-150-28, 121-150-29, 121-150-30 |
| **Subject Property Addresses:** | 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 |
| **Additional Addresses:** | 31861 Camino Capistrano, San Juan Capistrano, California 92675 |
| **Nature of Use:** | Mixed-use Commercial, Residential, Historical |
| **Tenants:** | Roman Catholic Bishop of Orange Pastoral, Oyharzabal, Carmen |
| **Year Built:** | Circa 1902, with additions circa 1938-1968 |
| **Building Size:** | Type V: Wood-framed buildings with wood- and stucco finishes, Multi-pitch rooftops with composition and tile materials, on raised concrete foundations; approximately 10,000 Square feet (SF) Total |
| **Land:** | 1.686 acres total |

The subject property is three adjoining parcels of gently undulating land developed with two mixed-use commercial-residential buildings, as well as two barn building structures (totaling 4,500 square feet), a chick coup structure, cement-paved walkways, asphalt-paved driveways and parking areas, fencing, irrigated landscaping, utility fixtures, and other improvements. The subject property is located in a historic and mixed use area of downtown San Juan Capistrano, including historical and commercial buildings. Access to the subject property is available via a paved access driveways abutting Camino Capistrano to the east.

According to available historical information, the subject property was first developed as a mix of undulating agricultural and farmland (crop fields, livestock), residential and for religious uses as part of the Mission San Juan Capistrano between 1776 and 1865. Between 1902 and 1949, the subject property consisted of a mix of farmland (small orchards, livestock corrals), two buildings (residences, commercial office-retail use), to the west of Camino Capistrano. Between 1952 and 1972, some additions and renovations were amended to the subject property buildings and the property remained a mix of farmland (small orchards, livestock corrals) to the west of Camino Capistrano. The City of San Juan Capistrano was incorporated in 1961. Building records indicate that Carmen and Eugenie Oyharzabal, subject property owners, renovated the subject property buildings for retail and residential use during 1964 and 1993. Between 1994 and October 2021, the subject property consisted of the current buildings, paved parking areas, and were used as commercial, and primarily residential and historic buildings.

The occupants of the subject property from 1776 through 1902, were the Juanero Indians, Missionaries, farmers and residents, who developed the subject property for agricultural and residential uses. The occupants of the subject property included farmers, private land owners, residents from 1902 through 1967, El Charro, the Butterfly, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Lecia Watson occupied the subject property between 1968 and 1973, El Charro, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Angelina Valdebinos occupied the subject property between 1973 and 1976, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos occupied the subject property between 1976 and 1982, Rosebud Boutique, Ruth's Boutique and Antique, Daniel Brown 2D, Mrs. Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos occupied the subject property between 1982 and 1987, Time Out, Ruth's Boutique, Daniel Brown II, Carmen Oyharzabal, Spanish Treasure Sh, Angelina D. Valdebinos occupied the subject property between 1987 and 1992, Time Out, Ruth's Boutique occupied the subject property between 1992 and 2000, and Carmen C. Oyharzabal, resident occupied the subject property between 2005 and October 2021.

The history of the subject property and surrounding properties is primarily rural residential agricultural and farmland, later developed with commercial buildings and other improvements.

## FINDINGS

A *Recognized Environmental Condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an

existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- Terrax identified the following RECs during the course of this assessment. Based on on-site observations, a review of historical aerial photographs, regional historical society documentation, city directories and topographic maps, portions of the subject property building structures have been developed as early as 1902. The 1938 aerial photographs depict the subject property in nearly its current configuration. The subject property, is identified as Roman Catholic Diocese of Orange at address 31871 Camino Capistrano, which was reported as a HWTS and HAZNET listing site (ID# CAC001112504) in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 6668580.2s, September 20, 2021. The subject property is reported as generating aqueous solution with total organic residues less than 10 percent under manifest, during 1996. These wastes were taken off-site by a registered waste hauler to a recycling facility. The EPA/DTSC ID# remained open from December 9, 1996 through October 25, 2000. Roseann Fischer, Administrative assistant to the Catholic Church and The Reynolds Group were reported as the responsible parties generating the wastes. In addition, the subject property was reported as a UST listing site (Facility ID# 17803). The subject property is reported as a permitted UST facility, under the authority of the Orange County CUPA. No additional information was provided related to the size, construction materials, contents, and dates of installation and/or removal of the UST. Based on the previous HWTS and HAZNET listing associated with the Roman Catholic Diocese of Orange generating aqueous solution with total organic residues less than 10 percent under manifest, during 1996, the UST may have been removed. Based on the limited information associated with the type of UST and location, limited information provided by the Orange County CUPA, and whether or not the UST has been removed, this listing is considered a significant environmental concern.
- In addition, based on the age of the subject property structures, lead in soils from deteriorated lead paint in soils may exceed acceptable residential and commercial levels for Title 22 metals.
- Finally the use of portions of the site as small orchard/s may have included the used of agricultural chemicals, specifically pesticides and potentially herbicides.

A *Controlled Recognized Environmental Condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Terrax did not identify any CRECs during the course of this assessment.

A *Historical Recognized Environmental Condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- Terrax did not identify any HRECs during the course of this assessment.

An *Environmental Issue* refers to environmental concerns identified by Terrax, which do not qualify as RECs; however, require discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings (constructed circa 1938, renovated 1968), there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Suspect ACMs and painted surfaces were observed in good condition. Suspect ACMs should be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

## CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

Terrax has performed a Phase I Environmental Site Assessment for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 (“Subject Property”) in conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs, CRECs, HRECs, or Environmental Issues identified in connection with the subject property.

- Terrax recommends that a Phase II ESA be performed at the subject property in order to confirm or deny the presence of hazardous wastes at the subject property as a result of historic property operations. Ground penetrating radar (GPR) is recommended in order to determine the presence or absence of the report UST at the subject property.

- Although not a Phase I requirement, due to the age of the subject property buildings (circa 1938, renovated 1968), a full asbestos survey and an LBP survey should be conducted prior to the disturbance of building materials via demolition or significant remodeling activities.

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# 1.0 INTRODUCTION

Terrax Environmental, Inc. (Terrax) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at the northwest corner of the intersection of Camino Capistrano & Esplanade, San Juan Capistrano, California 92675 (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

## 1.1 Purpose

The purpose of this Phase I ESA is to identify existing or potential Recognized Environmental Conditions (RECs) as defined by ASTM Standard E-1527-13, affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require cleanup, remedial action, or other response with respect to hazardous substances or petroleum products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances.

The information contained in this Phase I ESA Report will be used by the Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout, or seller financing; 2) evaluate the subject property's overall development potential, the associated market value, and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout, or seller financing of the subject property. This Phase I ESA was performed to permit the Report User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*Landowner Liability Protections*," or "*LLPs*"). ASTM Standard E-1527-13 constitutes "*All Appropriate Inquiry* into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

## 1.2 Scope of Work

The scope of work for this Phase I ESA is in general accordance with the requirements of ASTM Standard E 1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Terrax contacted local agencies, such as environmental health departments, fire departments, and building departments in order to determine any current and/or former hazardous substances usage, storage, and/or releases of hazardous substances on the subject property. Additionally, Terrax researched available records for information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater at the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater at the property.

If requested by the Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paints (LBPs), mold, and/or radon.

## 1.3 Limitations

Terrax warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting a Phase I ESA of a property for the purpose of identifying RECs. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Terrax believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Terrax cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the

scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted. This practice does not address requirements of any State or local laws or of any Federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBPs, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, these are considered non-ASTM issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

### 1.4 User Reliance

Frontier Real Estate Investments (Frontier) engaged Terrax to perform this assessment in accordance with an agreement governing the nature, scope, and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Frontier. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Terrax granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Terrax, its officers, employees, vendors, successors, or assigns. Any such unauthorized user shall be responsible to protect, indemnify, and hold Terrax, the Client, and their respective officers, employees, vendors, successors, and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees), and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

### 1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13. Specific limitations and exceptions to this Phase I ESA are more specifically set forth below:

- Interviews with the past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap.
- Terrax requested information relative to deed restrictions, environmental liens, and title searches from the Report User. This information was not provided at the time of the assessment.
- Terrax was not able to adequately document the subject property prior to 1902, and in certain subsequent years, which constitutes a data gap.
- Terrax was not able to determine the property use at 5-year intervals, between 1952 and 1972, which constitutes a data gap. Information concerning historical use of the subject property during that time was not available. Terrax reviewed all standard historical sources and conducted appropriate interviews.
- Terrax contacted various regulatory agencies in order to request information pertaining to any current and/or historic hazardous material usage, storage, and releases associated with the subject property; some of the agencies contacted including the Orange County Health Care Agency (OCHCA), have not responded to Terrax as of the date of this report.

The Client has requested the report despite the above-listed limitations; however, none of the limiting conditions or data gaps listed above are considered critical or likely to change the conclusions of the report at this time.

# 2.0 SITE DESCRIPTION

## 2.1 Site Location and Legal Description

The subject property is located in a commercial and historic use area of San Juan Capistrano, California. Please refer to the table below for further description of the subject property.

| | |
|---|---|
| **Parcel Number:** | 121-150-28, 121-150-29, 121-150-30 |
| **Subject Property Address:** | 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 |
| **Additional Addresses:** | 31861 Camino Capistrano, San Juan Capistrano, California 92675 |
| **Nature of Use:** | Mixed-use Commercial, Residential, Historical |
| **Tenants:** | Roman Catholic Bishop of Orange Pastoral, Oyharzabal, Carmen |
| **Year Built:** | Circa 1902, with additions circa 1938-1968 |
| **Building Size:** | Type V: Wood-framed buildings with wood- and stucco |

| | |
|---|---|
| | finishes,<br>Multi-pitch rooftops with composition and tile materials, on raised<br>concrete foundations; approximately 10,000 Square feet (SF) Total |
| **Land:** | 1.686 acres total |

The subject property is three adjoining parcels of gently undulating land developed with two mixed-use commercial-residential buildings, as well as two barn building structures totaling 4,500 square feet, a chick coup structure, cement-paved walkways, asphalt-paved driveways and parking areas, fencing, irrigated landscaping, utility fixtures, and other improvements. The subject property is located in a historic and mixed use area of downtown San Juan Capistrano, including historical and commercial buildings. Access to the subject property is available via a paved access driveways abutting Camino Capistrano to the east.

According to the Orange County Assessor's Office, the legal description for the subject property is: "*Assessors Book Lots: 39, 1,39, 2,39 TR#:103 N TR 103 BLK LOT 39 TR 103 LOT 39 POR OF LOT.*" Copies of the reviewed Orange County Assessor's Office records are included in Appendix B of this report. Please refer to Figure 1: Site Location Map; Figure 2: Topographic Map; Figure 3: Site Plan; and Appendix A: Photographic Documentation for the location and site characteristics of the subject property.

## 2.2 Current Property Use

The subject property is currently used primarily as a residential property, with vacant commercial and residential building spaces developed with two mixed-use buildings, paved parking lots and landscaping, on three parcels of land, in a commercial, historic area. Access to the subject property is available via a paved driveway easement adjoining the parcel boundaries to the east (via Camino Capistrano). The subject property is zoned "TC," for "Town Center District," and commercial uses according to the San Juan Capistrano Zoning Map, and County of Orange Maps, Department of Public Works online database.

## 2.3 Current Use of Adjoining Properties

The subject property is located within a mixed commercial and historic use area of San Juan Capistrano, California. During the site reconnaissance, Terrax observed the following land uses on the properties adjoining the subject property:

**Immediately Surrounding Properties**

| | |
|---|---|
| **North:** | A smaller multi-tenant commercial retail building, Aliva Adobe (31831 Camino Capistrano) to the north-northeast, and a large commercial multi-tenant building and parking structure, the Franciscan Plaza (31781 Camino Capistrano) to the north-northwest. |
| **East:** | The Camino Capistrano ROW, followed by Veterans Park City of San Juan Capistrano (31782 Camino Capistrano), and a commercial building, Mission Commercial Cooperates (31866 Camino Capistrano) to the east. |
| **South:** | A commercial restaurant and parking lot, El Adobe Restaurant (31891 Camino Capistrano) to the south-southeast, and a small residence-commercial building (31874 Los Rios Street) to the south-southwest. |
| **West:** | A railroad track right-of-way ROW, followed by Los Rios Street, and three residential buildings, including the San Juan Capistrano Historical Society (31865 and 31871 Los Rios Street) to the west. |

## 2.4 Physical Setting Sources

### 2.4.1 Topography

The United States Geological Survey (USGS) *San Juan Capistrano, California Quadrangle* 7.5-Minute Series topographic map was reviewed for this Phase I ESA. This map was published by the USGS in 1948, and photo revised in 1981. According to the contour lines on the topographic map, the subject property is located at approximately 113 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the overall region is generally sloping moderately to the south-southwest. The subject property is depicted as developed with four buildings throughout the property, to the west of the Camino Capistrano. Please refer to Figure 2: Topographic Map for additional information.

### 2.4.2 Geology/Soils

The subject property is situated within the Pacific Border physiographic province of the State of California. Information concerning the geology of the subject property was obtained from the USGS Ground Water Atlas of the United States, California region (1995). The subject property is located within the Pacific Border physiographic province, which is characterized by steep rolling hills and mountains and consists of severely folded, faulted, and commonly metamorphosed marine and continental sediments.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, Orange County and Part of Orange County, California the subject property is mapped as both *Sorrento clay loam, 0 to 2 percent slopes,* and *Sorrento clay loam, 2*

*to 9 percent slopes, warm MAAT, MLRA 19 (209)*. The *Sorrento clay loam* series consists of well drained soils that formed from alluvium derived from sedimentary rock. These soils are comprised of *clay loam soils* from 0 to 12 inches below ground surface (bgs), *silty clay loam soils* from 12 to 62 inches bgs, and *stratified loamy fine sand to silt loam soils* from 62 to 72 inches bgs.

According to the California Department of Water Resources (DWR) Bulletin 118 (dated 2003), the subject property belongs to the San Juan Valley Groundwater Basin (Groundwater Basin Number: 9-05), of the South Coast Hydrogeologic Region. This groundwater basin underlies the San Juan Valley and several tributary valleys in southern Orange County. The basin is bounded on the west by the Pacific Ocean and otherwise by Tertiary semi-permeable marine deposits. San Juan Creek drains the San Juan Valley and several other creeks drain valleys tributary to the San Juan.

Recharge of the basin is from flow in San Juan Creek, Oso Creek, and Arroyo Trabuco and precipitation to the valley floor. Water from springs flow directly from Hot Spring Canyon into San Juan Creek, adding to recharge.

### 2.4.3 Hydrology/Hydrogeology

According to information obtained from the Regional Water Quality Control Board (RWQCB) *Geotracker* online database, regional groundwater data was available from a former environmental site investigation located near the subject property. Groundwater monitoring research was conducted at the address 32009 Camino Capistrano, during August 8, 2012. The groundwater monitoring research indicates that the approximate depth to first groundwater in the vicinity of the subject property is anticipated to be encountered at approximately 12 feet below ground surface (bgs). Based on the local site topography, the inferred direction of groundwater flow at the subject property is generally to the south-southwest. The subject property is located in the San Juan Valley Groundwater Basin.

A public water system operated by the City of San Juan Capistrano Utilities Department (SJCUD) serves the subject property vicinity. The SJCUD receives its water from three sources. Water is purchased from the Metropolitan Water District of Southern California (MWDSC). MWDSC imported water sources are the Colorado River and the State Water Project which draws water from the Sacramento-San Joaquin Delta. In addition, the SJCUD is supplied with treated water from the Ground Water Recovery Plant and one potable production well located in the northern portion of the City of San Juan Capistrano.

No water wells are reported to be onsite at the subject property, nor were any water wells observed during the site reconnaissance.

### 2.4.4 Flood Zone Information

Terrax performed a review of the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map (FIRM). According to Panel 443 of 539 Number 06059C-0443J (dated December 3, 2009) the subject property is located within both Zone X, areas of minimal flood hazard; an area located outside of the 100-year and 500-year flood plains, and Zone X (Other Areas of Flood Hazard), areas of 0.2% annual chance flood hazard. A copy of the reviewed flood map is included in Appendix B of this report.

### 2.4.5 Wetlands Information

Based on information obtained from the United States Fish and Wildlife Service National Wetlands Inventory (NWI), the subject property does not appear to be mapped as wetlands; however, a comprehensive wetlands survey would be required in order to accurately determine whether or not wetlands are present at the subject property. A copy of the reviewed NWI map is included in Appendix B of this report.

## 3.0 HISTORICAL INFORMATION

Terrax obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below.

**Historical Use Information**

| Period/Date | Source | Description/Use |
|---|---|---|
| 1902 to 1906 | Historic research, aerial photographs and topographic maps | Gently undulating land with small buildings, abutting Camino Capistrano/Rural residential, farmland |
| 1938 to 1952 | Historic research, aerial photographs, and topographic maps | Developed with four-five building structures and small orchard/Residential, farmland |
| 1963 to 1963 | Historic research, building records, aerial photographs, and topographic maps | Developed with four-five buildings and improvements/ |

| | | |
|---|---|---|
| | | Residential |
| 1967 to 1994 | Historic research, Aerial photographs, building records, city directories, regulatory database, local, state, and federal agency records, public records, and topographic maps | Developed with paved parking, four-five structures including commercial retail and residential use buildings and farm land/Commercial, residential use |
| 2000 to Present | Aerial photographs, building records, city directories, regulatory database, local, state, and federal agency records, public records, and topographic maps | Developed with paved parking, four-five structures including commercial retail and residential use buildings/ Residential use |

## 3.1 Aerial Photographs

Terrax reviewed available aerial photographs for the subject property and surrounding areas for visible indications of previous uses for the subject property and adjacent properties. A summary of our findings are presented in the table below. Copies of select aerial photographs are included in Appendix B of this report.

**Summary of Aerial Photographs Reviewed**

| Period/Date | Subject Property Description | Adjacent Property Description |
|---|---|---|
| 1938 | The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and two barn structures on the western sides of the property, and citrus orchard on the southern side of the property. | **North:** Two smaller buildings and landscaped areas.<br>**South:** Developed with two rural residences and farmland.<br>**East:** Camino Capistrano, followed by a gasoline station building, a small residence and rural land and unpaved version of Forster Street.<br>**West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings. |
| 1946 | The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and two barn | **North:** Two smaller buildings, a barn building and landscaped areas.<br>**South:** Developed with a rectangular commercial building to the south-southeast, and two rural residences and farmland. |

| | | |
|---|---|---|
| | structures on the western sides of the property, and citrus orchard on the southern side of the property. | **East:** Camino Capistrano, followed by a gasoline station building, a rectangular commercial building and Forster Street.<br>**West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings. |
| 1949 | The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and two barn structures on the western sides of the property, and citrus orchard on the southern side of the property. | **North:** Three smaller buildings, two auxiliary buildings and landscaped areas.<br>**South:** Developed with a rectangular commercial building to the south-southeast, vacant land, a residence and farmland.<br>**East:** Camino Capistrano, followed by a small commercial building, a rectangular commercial building and Forster Street.<br>**West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings. |
| 1952 | The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and three barn structures on the western sides of the property, and citrus orchard on the southern side of the property. | **North:** Three smaller buildings, two auxiliary buildings and landscaped areas.<br>**South:** Developed with a rectangular commercial building to the south-southeast, a paved parking lot, a residence and farmland.<br>**East:** Camino Capistrano, followed by a small commercial building, a rectangular commercial building and Forster Street.<br>**West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings. |
| 1963, 1967, 1974 | The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and three barn structures on the western sides of the property, and citrus orchard on the southern side of the property. | **North:** A commercial building to the north-northeast, and undeveloped land and landscaped areas.<br>**South:** Developed with a rectangular commercial building to the south-southeast, a paved parking lot, a residence and farmland.<br>**East:** Camino Capistrano, followed by a small commercial building, a rectangular commercial building and Forster Street.<br>**West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings. |
| 1977 | The subject property appears to be developed with the current two buildings on the eastern portion of the property, a paved parking lot to the west of the | **North:** A commercial building to the north-northeast, and under construction to the north-northeast.<br>**South:** Developed with a commercial building to the south-southeast, a paved parking lot, a residence and farmland. |

| | | |
|---|---|---|
| | buildings and three barn structures on the southern-western sides of the property, and landscaping on the southwestern side of the property. | **East:** Camino Capistrano, followed by Veterans Park, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings. |
| 1988, 1990, 1994, 2002, 2005, 2009, 2012, 2016 | The subject property appears to be developed with the current two buildings on the eastern portion of the property, a paved parking lot to the west of the buildings and three barn structures on the southern-western sides of the property, and landscaping on the southwestern side of the property. | **North:** A commercial building and landscaping to the north-northeast, and a large commercial structure to the north-northeast. **South:** Developed with a commercial building to the south-southeast, a paved parking lot, a residence and farmland. **East:** Camino Capistrano, followed by Veterans Park, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings. |

## 3.2 Fire Insurance Maps

Terrax reviewed available fire insurance map coverage for the subject property and adjacent properties to investigate environmentally sensitive listings. Sanborn Maps were unavailable for the subject property. A copy of the EDR Certified Sanborn® Map Report is included in Appendix B of this report.

## 3.3 City Directories

Terrax reviewed available city directories for the subject property and adjacent/nearby properties to investigate environmentally sensitive listings. A summary of our findings is presented in the sections below. Copies of select city directories are included in Appendix B of this report.

### City Directory Search for the Subject Property

*31841, 31843, 31861, 31871 Camino Capistrano*

| Year | City Directory Listing |
|---|---|
| 1973 | El Charro, the Butterfly, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Lecia Watson (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 1976 | El Charro, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Angelina Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano) |

| | |
|---|---|
| 1982 | XXXX, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 1987 | Rosebud Boutique, Ruth's Boutique and Antique, Daniel Brown 2D, Mrs. Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 1992 | Time Out, Ruth's Boutique, Daniel Brown II, Carmen Oyharzabal, Spanish Treasure Sh, Angelina D. Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 1995 | Time Out, Ruth's Boutique (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 2000 | Addresses Not Listed (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 2005 | Carmen C. Oyharzabal, resident (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 2010 | Carmen C. Oyharzabal, resident (31841, 31843, 31861 and 31871 Camino Capistrano) |
| 2014 | Carmen C. Oyharzabal, resident (31841, 31843, and 31871 Camino Capistrano) |

The city directory listings above if in **bold print,** represent environmentally sensitive tenants, and based on the close proximity and/or inferred direction of groundwater flow, these city directory listings pose a significant environmental threat to the subject property at this time.

### City Directory Search for the Adjacent Properties

The following adjacent properties below were recognized as environmentally sensitive tenants:

*31781, 31831, 31782, 31866, 31891 Camino Capistrano (adjacent to the east, north, west and south)*

| Year | City Directory Listing |
|---|---|
| 1973 | The Franciscan, Syfran Corp (31781 Camino Capistrano); Nelly Puerto Vallarta (31831 Camino Capistrano); San Juan Realty (31782 Camino Capistrano); Paul Esslinger (31866 Camino Capistrano); Adobe Capistrano (31891 Camino Capistrano) |
| 1976 | Franciscan Restaurant (31781 Camino Capistrano); Nelly Puerto Vallarta (31831 Camino Capistrano); San Juan Realty (31782 Camino Capistrano); Paul Esslinger (31866 Camino Capistrano); Adobe Capistrano (31891 Camino Capistrano) |
| 1982 | Marie's Country Store (31781 Camino Capistrano); Nelly Puerto Vallarta, Pollock, Stapleton (31831 Camino Capistrano); Swallows West Restaurant (31782 Camino Capistrano); Golden West Realtors (31866 Camino Capistrano); Address not listed (31891 Camino Capistrano) |
| 1987 | San Juan Bar and Grill (31781 Camino Capistrano); Pollack John, MD (31831 Camino Capistrano); The Paisley Penguin (31782 Camino Capistrano); Architectural |

| | |
|---|---|
| | Entrepreneurs (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano) |
| 1992 | Franciscan Plaza, multiple business listings (31781 Camino Capistrano); San Juan Executive (31831 Camino Capistrano); The Paisley Penguin (31782 Camino Capistrano); Lohrback ED Associates (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano) |
| 1995 | Franciscan Plaza, multiple business listings (31781 Camino Capistrano); San Juan Executive Suites (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Ed Lorbach Associates, Metro Natural Stone and Tile (31866 Camino Capistrano); El Adobe De Capistrano (31891 Camino Capistrano) |
| 2000 | Address not listed (31781 Camino Capistrano); Address not listed (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Address not listed (31866 Camino Capistrano); Address not listed (31891 Camino Capistrano) |
| 2005 | Franciscan Plaza, multiple business listings (31781 Camino Capistrano); Avila Adobe, multiple tenant listings (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Chino Hills Corp., Rivendell Land Co. (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano) |
| 2010 | Franciscan Plaza, multiple business listings (31781 Camino Capistrano); Bob Covello Law Offices, Capital Media, multiple tenants (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Chino Hills Corp., Rivendell Land Co., OC REO Team (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano) |
| 2014 | Antiques of Laguna, multiple business listings (31781 Camino Capistrano); Busk Development, multiple tenants (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Rivendell Land Co. (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano) |

The city directory listings above if in **bold print,** represent environmentally sensitive tenants, and based on the close proximity and/or inferred direction of groundwater flow, these city directory listings pose a significant environmental threat to the subject property at this time.

### 3.4 Topographic Maps

Terrax reviewed available topographic maps for the subject property and surrounding areas for visible indications of previous uses for the subject property and adjacent properties. A summary of our findings are presented in the table below. Copies of select topographic maps are included in Appendix B of this report.

**Summary of Topographical Maps Reviewed**

| Period/ Date | Subject Property Description | Adjacent Property Description |
|---|---|---|
| 1902, 1906 | The subject property is developed with small buildings on the eastern side, and gently undulating land or farmland on the western side. | **North:** Several small buildings, gently undulating land.<br>**South:** Undeveloped undulating land or farmland, and a small building to the south-southwest.<br>**East:** Camino Capistrano, followed by two small structures and an unpaved road.<br>**West:** A railroad track ROW and Los Rios Street, followed by several small buildings. |
| 1942, 1947 | The subject property is developed with three buildings on the eastern and western sides of the parcel. | **North:** Several small buildings.<br>**South:** Three buildings to the southeast and southwest.<br>**East:** Camino Capistrano, followed by two small structures and Forster Street.<br>**West:** A railroad track ROW and Los Rios Street, followed by several small buildings. |
| 1948 | The subject property is developed with three buildings on the eastern and western sides of the parcel. | **North:** A rectangular building to the north-northeast.<br>**South:** Unimproved land to the southeast and southwest.<br>**East:** Camino Capistrano, followed by a rectangular building, a small structures and Forster Street.<br>**West:** A railroad track ROW and Los Rios Street, followed by several small buildings. |
| 1949 | The subject property is developed with three buildings on the eastern and western sides of the parcel. | **North:** A rectangular building to the north-northeast.<br>**South:** A small building to the southeast and undeveloped to the southwest.<br>**East:** Camino Capistrano, followed by a rectangular building, a small structures and Forster Street.<br>**West:** A railroad track ROW and Los Rios Street, followed by several small buildings. |
| 1968 | The subject property is developed with several small buildings on the eastern sides of the parcel. | **North:** A rectangular building to the north-northeast.<br>**South:** A small building to the southeast and a small building to the southwest.<br>**East:** Camino Capistrano, followed by a rectangular building, a small structures and Forster Street.<br>**West:** A railroad track ROW and Los Rios Street, followed by several small buildings. |
| 1975 | The subject property is not depicted; out of range of the map year. | **North:** Not depicted, out of range for the map year to the north-northeast.<br>**South:** A small building to the southeast and a small building to the southwest. |

| | | |
|---|---|---|
| | | **East:** Camino Capistrano, followed by a small structure and Forster Street.<br>**West:** A railroad track ROW and Los Rios Street, followed by several small buildings. |
| 1981 | The subject property is developed with several small buildings on the eastern sides of the parcel. | **North:** Two rectangular buildings to the north-northeast.<br>**South:** Out of range for the map to the southeast and to the southwest.<br>**East:** Camino Capistrano, followed by a small structure and Forster Street.<br>**West:** A railroad track ROW and Los Rios Street, followed by several small buildings. |
| 2012 | The subject property is depicted as land without structures. | **North:** Land depicted without structures.<br>**South:** Land depicted without structures.<br>**East:** Camino Capistrano, followed by land depicted without structures and Forster Street.<br>**West:** Los Rios Street, followed by land depicted without structures. |

# 4.0 REGULATORY RECORDS REVIEW

## 4.1 Regulatory Agencies

Terrax contacted various regulatory agencies in order to determine any current and/or historic hazardous materials usage, storage, and/or releases of hazardous substances on the subject property. Additionally, Terrax researched available information on the presence of AULs from these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include ICs and/or ECs, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater at the subject property. Copies of select regulatory agency records are included in Appendix B of this report.

| Agency Type | Agency Name | Summary of Correspondence |
|---|---|---|
| **Federal** | USEPA | According to online records, the subject property *is not* identified in USEPA databases, including the Enforcement and Compliance History Online (ECHO), |

| Agency Type | Agency Name | Summary of Correspondence |
|---|---|---|
| | | Facility Registry Service (FRS), Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report (RCRAInfo), Toxics Release Inventory (TRI), and Toxic Substances Control Act (TSCA) Chemical Substance Inventory. |
| **State** | California Department of Toxic Substances Control (DTSC); CalEPA Regulated Site Portal online database | Records were on-file for the subject property address (31871 Camino Capistrano) under the DTSC's Envirostor and Hazardous Waste Tracking System (HWTS) databases. One (1) business with registered EPA/DTSC ID#'s issued for hazardous wastes removed from the subject property were reported:<br>• Roman Catholic Diocese of Orange, at 31776 Camino Capistrano (EPA ID# CAC001112504), was reported as generating wastes under manifest during December 1996, remaining open until October 2000. This is an Inactive listing. This listing may be related to the removal of the former UST. |
| **State** | California State Water Resources Control Board, Regional Water Quality Control Board (RWQCB), San Diego Region | According to a records search of the Geotracker online database, no subject property address listings were reported for addresses 31841, 31843, 31861, and 31871 Camino Capistrano. |
| **State** | California Department of Oil, Gas, and Geothermal Resources (DOGGR) | Terrax searched DOGGR's online Well Finder database and no wells are reported to be located at the subject property addresses, or on adjacent properties. In addition, the subject property is not depicted to be located in an oil field area. |
| **Air Quality Department** | South Coast Air Quality Management District | The subject property address *is not* listed as having a registered businesses under the SCAQMD's Facility Information Detail (FIND) online database. Terrax searched the following addresses/businesses: 31841, 31843, 31861, and 31871 Camino Capistrano, within zip code 92675. |
| **Building Department** | City of San Juan Capistrano, Building and Safety Services (SJCBSS) | According to the SJCBSS building records, building records for the subject property indicate that the subject property was developed by an existing two-story residential building by 1964. In 1964, Carmen |

| Agency Type | Agency Name | Summary of Correspondence |
|---|---|---|
| | | Oyharzabal added a 480 and 500 square foot addition to the residential structures at 31841 and 31871 Camino Capistrano. Eugene Oyharzabal pulled a permit to convert the existing 4-family residence at 31841-31843 Camino Capistrano into partial retail use during 1969. Eugene Oyharzabal pulled an electrical permit for upgrades, and a sign permit at 31841-31843 Camino Capistrano in 1995. Eugene Oyharzabal pulled an plumbing permit for a new sewer lateral in 1963, and a building permit to reroof at 31871 Camino Capistrano in 1968 and in 1994. |
| **County Assessor** | County of Orange, Assessor | According to the County Assessor records, building records for the subject property did not indicate when the residence and residence-retail buildings were constructed. The buildings are owned by the Roman Catholic Bishop of Orange Pastoral as of June 14, 2019. The subject property is located on three contiguous irregular-shaped parcels of land totaling 1.686 acres. |
| **Health Department** | Orange County Health Care Agency (OCHCA) | To date, Terrax has not received a response from the OCHCA indicating that files are available for the subject property. Terrax requested records for address 31841, 31843, 31861 and 31871 Camino Capistrano. In addition, Terrax reviewed the OCHCA online Access To Public Records list of Permitted Underground Storage Tank (UST) Listings, Removed Underground Storage Tank (UST) Facilities Listings, and Hazardous Waste Facilities, where the subject property addresses were not reported as a UST or hazardous wastes facility. |
| **Fire Department** | Orange County Fire Authority (OCFA) | The Orange County Fire Authority does not have records pertaining to hazardous substances for the subject property address, 31841, 31843, 31861 and 31871 Camino Capistrano; No records were available for the subject property. |
| **Planning Department** | City of San Juan Capistrano Planning Division (SJCPD) | According to the City of San Juan Capistrano Zoning Map, and My County online database, the subject property is zoned "TC" for Business Commercial District, Town Center District developments and planning purposes. |

## 4.2 Mapped Environmental Records Search

Terrax obtained a Radius Report prepared by Environmental Data Resources, Inc. (EDR) for the subject property. The Federal, State, and local agency environmental records contained in the EDR report are compiled from publicly available sources and the locations of the listed sites are plotted utilizing a geographic information system, which geocodes the site addresses. Using the ASTM definition of migration, Terrax considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed in the EDR report, which includes solid, liquid, and vapor. A copy of the EDR report is included in Appendix C of this report.

### 4.2.1 Regulatory Database Summary

The following table provides a summary of the EDR report findings.

| Environmental Regulatory Listing | Number Of Sites: | | | Any Sites Of Concern? |
|---|---|---|---|---|
| | <1/8 Mile Away | 1/8-1/4 Mile Away | >1/4 Mile Away | |
| National Priorities List (NPL) | 0 | 0 | 0 | NA |
| Federal Delisted NPL | 0 | 0 | 0 | NA |

| Environmental Regulatory Listing | Number Of Sites: | | | Any Sites Of Concern? |
|---|---|---|---|---|
| | <1/8 Mile Away | 1/8-1/4 Mile Away | >1/4 Mile Away | |
| Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List | 0 | 0 | 0 | NA |
| CERCLIS No Further Remedial Action Planned (NFRAP) | 0 | 0 | 0 | NA |
| Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities | 0 | 0 | 0 | NA |

| | | | | |
|---|---|---|---|---|
| RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities | 0 | 0 | 0 | NA |
| U.S. RCRA Conditionally Exempt Small/Small/Large Quantity Generators (CESQG/SQG/LQG) | **3** | **8** | 0 | **NO** |
| Federal Institutional Control/Engineering Control (IC/EC) Registry | 0 | 0 | 0 | NA |
| Emergency Response Notification System (ERNS) | 0 | 0 | 0 | NA |
| State- and Tribal- Equivalent NPL | 0 | 0 | 0 | NA |
| State- and Tribal- Equivalent CERCLIS | 0 | **2** | **3** | **NO** |
| State and Tribal Landfill and/or Solid Waste Disposal Site Lists | 0 | 0 | **1** | **NO** |
| State and Tribal Leaking Storage Tank Lists | **5** | **10** | **11** | **NO** |
| State and Tribal Registered Storage Tank Lists | **8** | **3** | 0 | **YES** |
| State Spills, Leaks, and Investigations Sites | 0 | 0 | **1** | **NO** |
| **Environmental Regulatory Listing** | **Number Of Sites:** | | | **Any Sites Of Concern?** |
| | **<1/8 Mile Away** | **1/8-1/4 Mile Away** | **>1/4 Mile Away** | |
| State and Tribal Voluntary Cleanup Sites | 0 | **1** | 0 | **NO** |
| State and Tribal Brownfields Sites | 0 | 0 | 0 | NA |
| Local Brownfield Lists | 0 | 0 | 0 | NA |

| | | | | |
|---|---|---|---|---|
| Local Lists of Landfill/Solid Waste Disposal Sites | 0 | 0 | 0 | NA |
| Local Lists of Hazardous Waste/Contaminated Sites | 0 | **12** | 0 | **NO** |
| Local Lists of Registered Storage Tanks | **11** | **10** | 0 | **NO** |
| Local Land Records | 0 | 0 | 0 | NA |
| Records of Emergency Release Reports | 0 | 0 | 0 | NA |
| Other Ascertainable Records | **11** | **37** | **12** | **YES** |
| EDR High Risk Historical Records | **4** | 0 | 0 | **NO** |
| EDR Recovered Government Archives | 0 | 0 | 0 | NA |

*NA = Not Applicable*

### 4.2.2 Subject Property Listings

The following subject property listings were identified in the EDR report and are further detailed below:

- The subject property, is identified as Roman Catholic Diocese of Orange at address 31871 Camino Capistrano, which was reported as a HWTS and HAZNET listing site (ID# CAC001112504) in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 6668580.2s, September 20, 2021. The subject property is reported as generating aqueous solution with total organic residues less than 10 percent under manifest, during 1996. These wastes were taken off-site by a registered waste hauler to a recycling facility. The EPA/DTSC ID# remained open from December 9, 1996 through October 25, 2000. Roseann Fischer, Administrative assistant to the Catholic Church and The Reynolds Group were reported as the responsible parties generating the wastes. No unauthorized release of hazardous substances or wastes, including gasoline, diesel, oils and/or

chlorinated solvents was reported in the regulatory database for this facility. Based on the limited information associated with the wastes generated, including the equipment, previous use, and/or the source of the wastes, this listing is considered a significant environmental concern.

- The subject property, is identified as Personal Residence at address 31871 Camino Capistrano, which was reported as a UST listing site (Facility ID# 17803) in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 6668580.2s, September 20, 2021. The subject property is reported as a permitted UST facility, under the authority of the Orange County CUPA. No additional information was provided related to the size, construction materials, contents, and dates of installation and/or removal of the UST. Based on the previous HWTS and HAZNET listing associated with the Roman Catholic Diocese of Orange generating aqueous solution with total organic residues less than 10 percent under manifest, during 1996, the UST may have been removed. No unauthorized release of hazardous substances or wastes, including gasoline, diesel, oils and/or chlorinated solvents was reported in the regulatory database for this facility. Based on the limited information associated with the type of UST and location, limited information provided by the Orange County CUPA, and whether or not the UST has been removed, this listing is considered a significant environmental concern.

#### 4.2.3 Adjacent Property Listings

Adjacent property listings of significant environmental concern were not identified in the EDR report.

#### 4.2.4 Non-Adjacent Property Listings

Non-adjacent property listings of significant environmental concern were not identified in the EDR report.

#### 4.2.5 Orphan Listings

No orphan listings likely to impact the subject property are identified in the EDR report.

### 4.3 Vapor Encroachment Screening

The ASTM definition of a Vapor Encroachment Condition (VEC) is “the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.”

A VEC is a broad concern involving contamination or potential contamination from subsurface vapor migration, while a Vapor Intrusion Condition (VIC) is focused on the migration or potential migration of contaminant vapors into building spaces. A VIC, if present, can potentially pose a health risk to the occupants of the building. A VIC is commonly associated with the presence of volatile organic compound (VOC) contamination, such as petroleum hydrocarbon or chlorinated solvent releases. A VIC can be caused by contamination from onsite or offsite sources, or a combination of both.

Terrax has performed a Tier 1 Vapor Encroachment Screening (VES) in general accordance with the scope of work and limitations of ASTM Standard Practice E 2600-15 for the subject property. The purpose of this Tier 1 VES is to identify an existing or potential VEC affecting the subject property, as defined by ASTM Standard E 2600-15.

Based on the findings of the Tier 1 VES conducted by Terrax, a VEC *is not* considered an issue of concern in connection with the subject property at this time.

# 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

## 5.1 User Provided Information

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the Report User must provide the following information (if available) to the *Environmental Professional*. Failure to provide this information could result in a determination that *All Appropriate Inquiry* is not complete. The Report User is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the subject property.
- Activity and land use limitations that are in place against the subject property or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Actual knowledge of the Report User.
- Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.
- Commonly known or *reasonably ascertainable* information about the subject property.
- The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation.
- The reason for preparation of this Phase I ESA.

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Terrax requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance. Pursuant to ASTM E 1527-13, Terrax requested the following site information from Frontier (user of this report).

| User Requested Information | Provided By User? | Description of Provided Documents/ Information |
|---|---|---|
| **Environmental Questionnaire** | Yes | Mr. Tom Carpenter, of Frontier Real Estate Investments, completed the User Questionnaire. According to Mr. Carpenter, he is not aware that the subject property stores hazardous substances or wastes onsite. Mr. Carpenter did not accompany Terrax during the site reconnaissance. |
| **Title records** | Yes | Chicago Title Enhanced Report 2.0. According to the preliminary title screen report, the current owner of the subject property is the Roman Catholic Bishop of Orange Pastoral since June 14, 2019. According to the report, Oyharzabal, Carmen and Eugenie were the owners from May 15, 1998 through June 14, 2019. |
| **Environmental liens or activity and use limitations** | No | N/A |
| **Specialized knowledge** | No | N/A |
| **Actual knowledge** | No | N/A |
| **Valuation reduction for environmental issues** | No | N/A |
| **Identification of Key Site Manager** | Yes | Mr. Carpenter, as well as Mr. Tom Ostensen, of Frontier, approved Terrax to access the subject property during the site reconnaissance. Mr. Tom Ostensen accompanied Terrax during the site reconnaissance. |
| **Reason for performing the Phase I ESA** | Yes | Refer to Section 1.1 |
| **Prior environmental reports** | No | |

| User Requested Information | Provided By User? | Description of Provided Documents/ Information |
|---|---|---|
| **Other documents/information provided** | No | |

### 5.2 Interviews

Terrax conducted the following interviews to obtain environmental information associated with the Subject Property.

| Interviewee | Interviewed? | Description of Information Obtained From Interview |
|---|---|---|
| **Subject property owner** | No | The Roman Catholic Bishop of Orange Pastoral and Oyharzabal, Carmen are identified as the current owners as of since June 14, 2019. Mr. Tom Ostensen was the Key Site Manager. |
| **Report user** | No | |
| **Key site manager** | Yes | Mr. Ostensen, of Frontier, approved Mr. Burke Walker of Terrax to access the subject property during the site reconnaissance. |
| **Past owners, operators, and occupants of the subject property** | No | Past owners, operators, and occupants of the subject property were not available to be interviewed. |
| **Others** | No | As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed. |

## 6.0 SITE RECONNAISSANCE

The subject property was inspected by Terrax on September 24, 2021. The weather at the time of the site visit was mostly sunny with temperatures in the mid-70s. Terrax was able to enter all areas of the subject property.

### 6.1 General Site Characteristics

The following table describes the general site characteristics observed at the subject property.

| Site Characteristic | Observed at the Subject Property? | Description of Observations |
|---|---|---|
| **Solid waste disposal** | No | Individual trash cans were observed on the southeastern portion of the subject property. CR&R, an independent solid waste contractor, removes wastes on a weekly basis from onsite trash cans. |
| **Sewage discharge and disposal** | No | The subject property is connected to the City of San Juan Capistrano sewer system, which is serviced by the City of San Juan Capistrano Utilities Department. |
| **Surface water drainage** | No | Surface water runs off paved and landscaped areas into the municipal stormwater drainage. |
| **Surface impoundments, natural catch basins, settling ponds, drywells, wetlands, or lagoons** | No | |
| **Heating or cooling systems** | Yes | Wall-mounted cooling units (AC) system as well as domestic hot water equipment are currently developed at the subject property. Local utility providers are electricity and natural gas provided by Southern California Edison and The Gas Company - SEMPRA. |
| **Wells or cisterns** | No | |
| **Wastewater/industrial discharge** | No | The region and subdivision is developed with a municipal sewer system. |
| **Septic systems** | Yes | A sewer manhole cover was observed on the northwestern side of the subject property, and may be associated with an abandoned septic system. |
| **Other significant characteristics** | No | |

## 6.2 Environmental Hazards

The following table describes the environmental hazards observed at the subject property.

| Environmental Hazard | Observed at the Subject Property? | Description of Observations |
|---|---|---|

| Environmental Hazard | Observed at the Subject Property? | Description of Observations |
|---|---|---|
| **Hazardous materials/petroleum products stored or used onsite** | Yes | Terrax observed several small quantity containers for paints, maintenance supplies, and other supplies for operations, within the commercial and barn buildings (31841). These supplies ranged in size from one-pint to five-gallon, and were stored in a room and maintenance areas. Based on the overall small quantities of supplies observed, they do not represent a significant environmental concern. |
| **Aboveground/underground hazardous substance/petroleum storage tanks** | No | |
| **Evidence of releases or spills** | Yes | Minor amounts of oily surface staining were observed in the parking area and within the barn floor. The staining appears to be from leaking vehicles, and from cumulative use and is surficial in nature. Based on the *de minimis* and surficial nature of the staining, it is not expected to represent a significant environmental concern. |
| **Evidence of polychlorinated biphenyl-containing equipment** | Yes | Terrax observed three (3) pole-mounted electrical transformers attached to a wooden utility pole located on the APN 121-150-30, on the southern side of the property. The overall condition of the transformers appeared to be good based on observations from beneath the pole. Southern California Edison (SCE) is the regional electrical utility provider. |
| **Strong, pungent, or noxious odors** | No | |
| **Pools of liquid** | No | |
| **Drains, sumps, or clarifiers** | No | |
| **Pits, ponds, or lagoons** | No | |
| **Stressed vegetation** | No | |
| **Landfill or radiological hazards** | No | |
| **Other environmental hazards** | No | |

## 6.3 Non-ASTM Environmental Concerns

The following table describes the non-ASTM environmental concerns observed at the subject property.

| Non-ASTM Environmental Concern | Observed at the Subject Property? | Description of Observations |
|---|---|---|
| **ACMs** | Yes | Based on the age of the improvements at the subject property (Circa 1938, renovated 1968), suspect ACMs were observed at the subject property. Suspect ACMs in the form of vinyl floor tiles, resilient flooring, roofing materials, and drywall systems were observed on the interior portions of the subject property. |
| **LBPs** | Yes | Based on the age of the improvements at the subject property (Circa 1938, renovated 1968), suspect LBPs were observed at the subject property. |
| **Suspect mold** | No | |
| **Radon** | No | Radon sampling was not conducted as part of this assessment. The subject property is mapped in Zone 3, where the average predicted indoor radon screening levels less than 2 pCi/L. (yellow **zones**) Low Potential. |
| **Lead in drinking water** | N/A | According to the City of San Juan Capistrano Utilities Division (SJCUD) - Water Quality Report dated 2020, water supplied to the subject property is in compliance with all Federal and State drinking water regulations, including lead in drinking water standards. A copy of the SJCUD Water Quality Report is included in Appendix B. Water quality testing was not performed as part of this assessment. |

## 6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. Items of environmental concern were not identified on the adjacent properties during field reconnaissance activities.

# 7.0 FINDINGS AND CONCLUSIONS

## FINDINGS

A *Recognized Environmental Condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- Terrax identified the following RECs during the course of this assessment. Based on on-site observations, a review of historical aerial photographs, regional historical society documentation, city directories and topographic maps, portions of the subject property building structures have been developed as early as 1902. The 1938 aerial photographs depict the subject property in nearly its current configuration. The subject property, is identified as Roman Catholic Diocese of Orange at address 31871 Camino Capistrano, which was reported as a HWTS and HAZNET listing site (ID# CAC001112504) in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 6668580.2s, September 20, 2021. The subject property is reported as generating aqueous solution with total organic residues less than 10 percent under manifest, during 1996. These wastes were taken off-site by a registered waste hauler to a recycling facility. The EPA/DTSC ID# remained open from December 9, 1996 through October 25, 2000. Roseann Fischer, Administrative assistant to the Catholic Church and The Reynolds Group were reported as the responsible parties generating the wastes. In addition, the subject property was reported as a UST listing site (Facility ID# 17803). The subject property is reported as a permitted UST facility, under the authority of the Orange County CUPA. No additional information was provided related to the size, construction materials, contents, and dates of installation and/or removal of the UST. Based on the previous HWTS and HAZNET listing associated with the Roman Catholic Diocese of Orange generating aqueous solution with total organic residues less than 10 percent under manifest, during 1996, the UST may have been removed. Based on the limited information associated with the type of UST and location, limited information provided by the Orange County CUPA, and whether or not the UST has been removed, this listing is considered a significant environmental concern.

- In addition, based on the age of the subject property structures, lead in soils from deteriorated lead paint in soils may exceed acceptable residential and commercial levels for Title 22 metals.

A *Controlled Recognized Environmental Condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Terrax did not identify any CRECs during the course of this assessment.

A *Historical Recognized Environmental Condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- Terrax did not identify any HRECs during the course of this assessment.

An *Environmental Issue* refers to environmental concerns identified by Terrax, which do not qualify as RECs; however, require discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings (constructed circa 1938, renovated 1968), there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Suspect ACMs and painted surfaces were observed in good condition. Suspect ACMs should be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

## CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

Terrax has performed a Phase I Environmental Site Assessment for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 (“Subject Property”) in conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs, CRECs, HRECs, or Environmental Issues identified in connection with the subject property.

- Terrax recommends that a Phase II ESA be performed at the subject property in order to confirm or deny the presence of hazardous wastes at the subject property as a result of historic property operations. Ground penetrating radar (GPR) is recommended in order to determine the presence or absence of the report UST at the subject property.

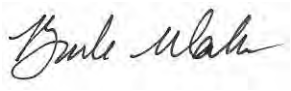
- Although not a Phase I requirement, due to the age of the subject property buildings (circa 1938, renovated 1968), a full asbestos survey and an LBP survey should be conducted prior to the disturbance of building materials via demolition or significant remodeling activities.

## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Terrax has performed a Phase I Environmental Site Assessment for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Terrax declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Terrax has developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Burke Walker, EP, CAC, CLIA
*Environmental Professional*

Reviewed By:



Andrew Brack, PG
*Principal*

## 9.0 REFERENCES

**Contact List**

California Department of Oil, Gas, and Geothermal Resources

California Department of Toxic Substances Control

California State Water Resources Control Board, Regional Water Quality Control Board, Santa Ana Region

City of San Juan Capistrano, California

County of Orange, California

South Coast Air Quality Management District

California Department of Toxic Substances Control

United States Environmental Protection Agency

**Reference Documents**

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-13.

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map.

Environmental Data Resources, Inc. Radius Report.

United States Department of Agriculture, Soil Conservation Service, National Cooperative Soil Survey, accessed via the Internet.

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the Internet.

United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, accessed via the Internet.

# FIGURES

1- SITE LOCATION MAP

2- TOPOGRAPHIC MAP

3- SITE PLAN

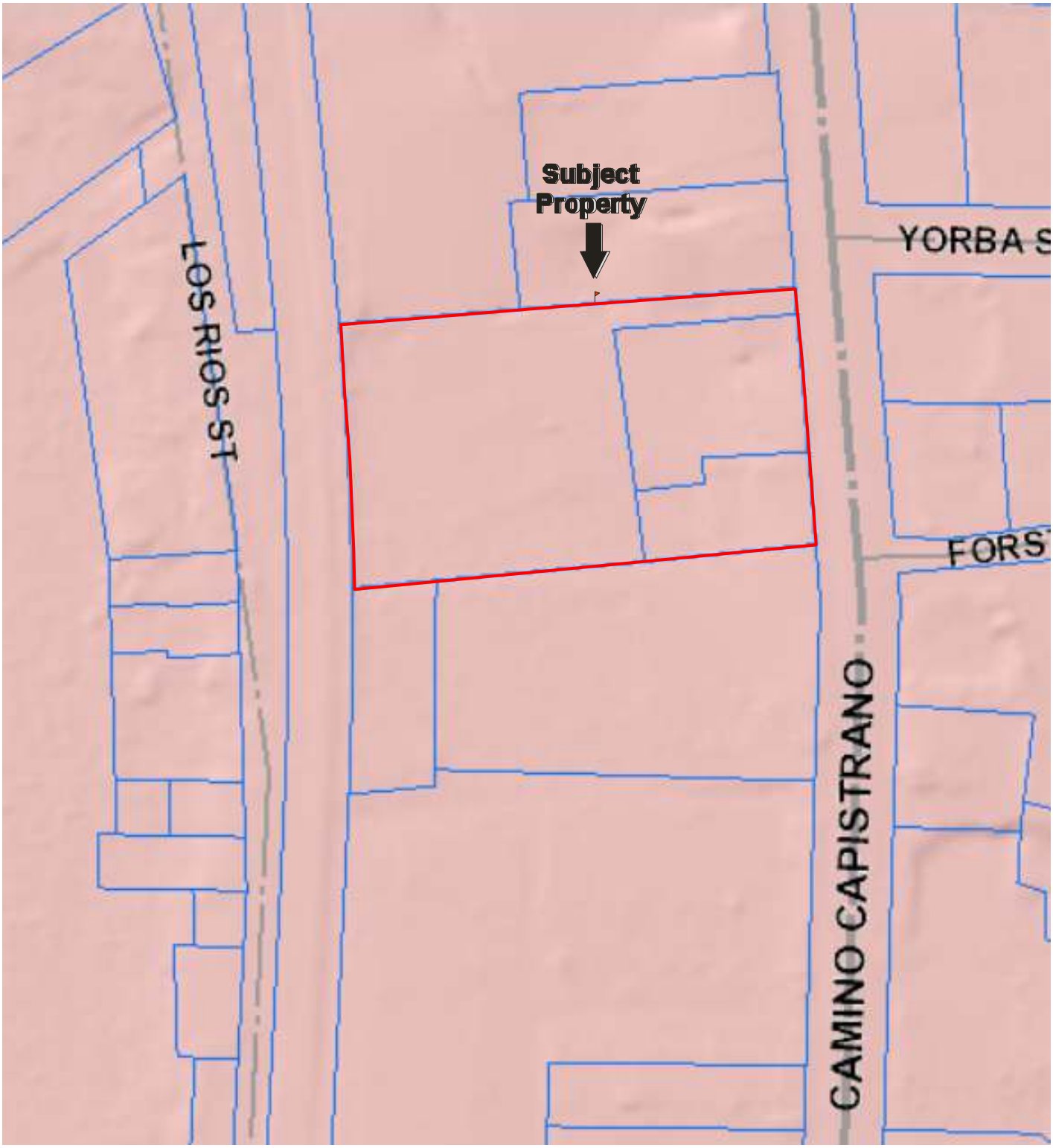
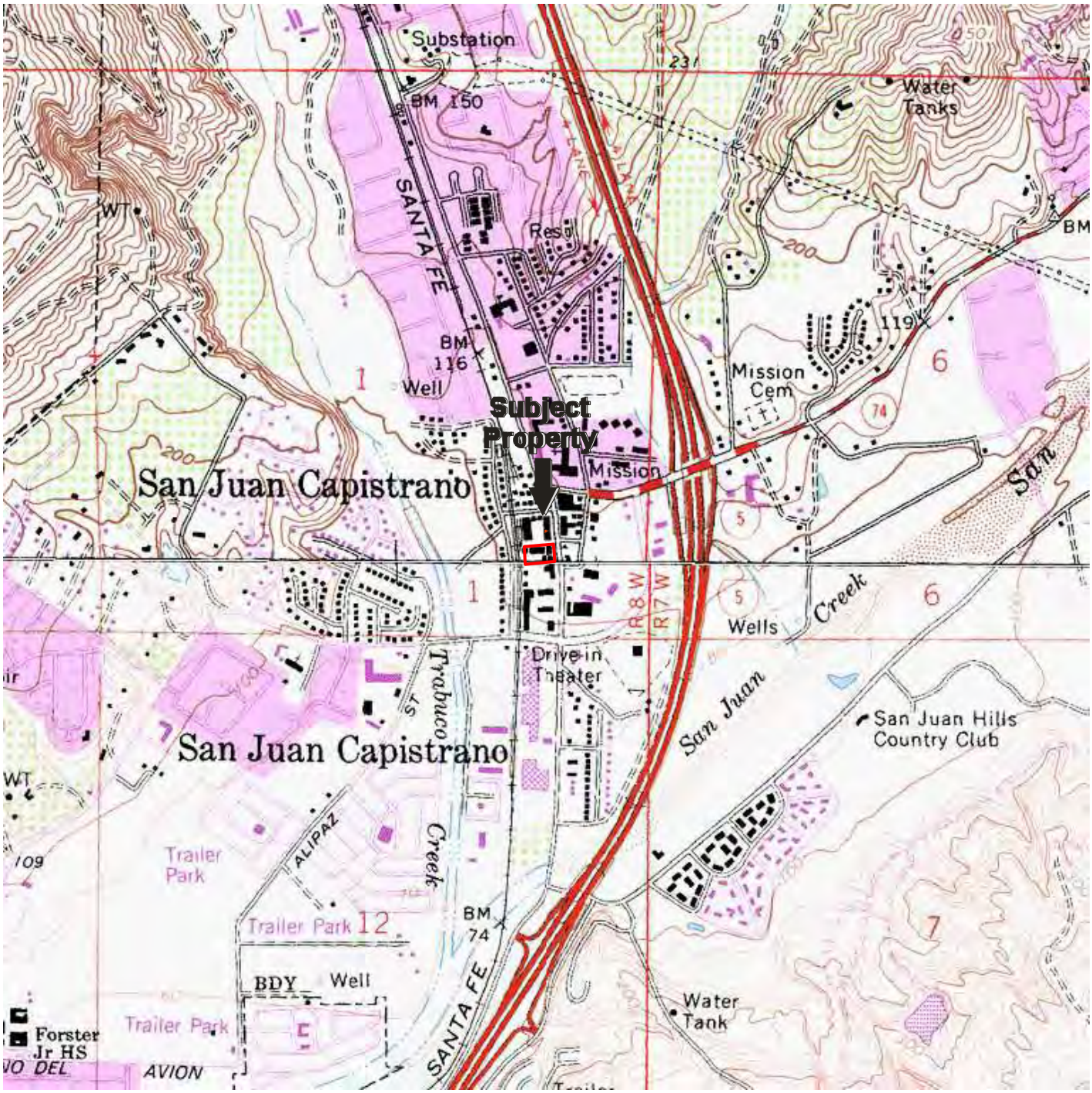



**FIGURE 1: SITE LOCATION MAP**
**Project No. P-14534**

TERRAX




NORTH

**FIGURE 2: TOPOGRAPHIC MAP**
**Project No.P-14534**

TERRAX




NORTH

GROUNDWATER FLOW

**FIGURE 3: SITE PLAN**
**Project No. P-14534**

TERRAX

# APPENDIX A: PHOTOGRAPHIC DOCUMENTATION



1. Facing north toward the subject property.



2. Facing south toward the subject property.



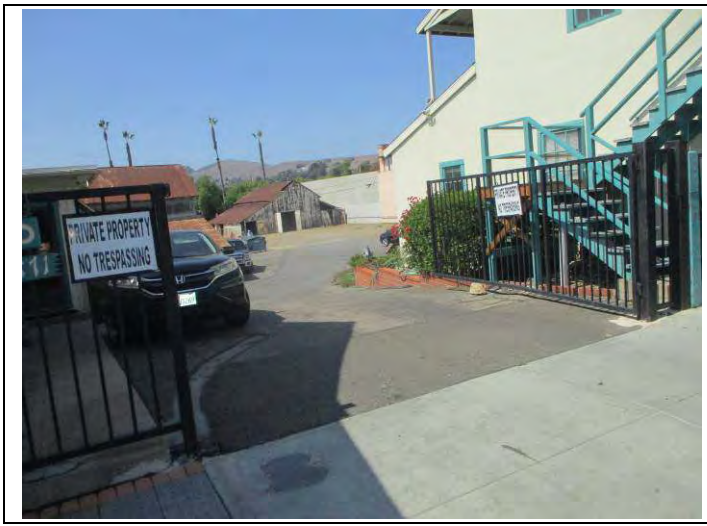
3. Facing east toward the subject property.



4. Facing west toward the subject property.



5. View of the subject property exterior.




6. View of the subject property exterior, facing west.



7. View of the subject property interior, 31841-31861.



8. View of the subject property interior, 31841-31861.



9. View of the subject property interior, 31841-31861, 2nd story.



10. View of the subject property exterior, 31841-31861.



11. View of the subject property interior, barn, 31841.



12. View of the subject property exterior, barn, chicken coups, orchard, 31841-31871.



13. View of the subject property exterior, 31871.



14. View of the subject property exterior, 31871.



15. View of the subject property exterior, 31843.



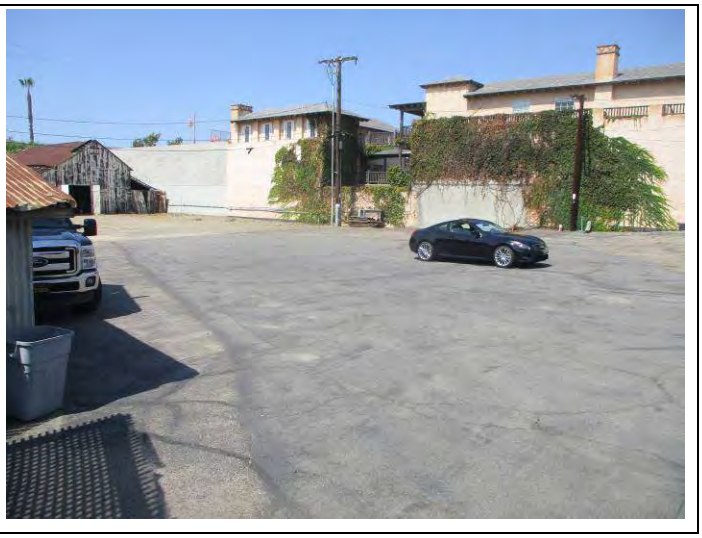
16. View of the subject property exterior, 31843 and 31871.



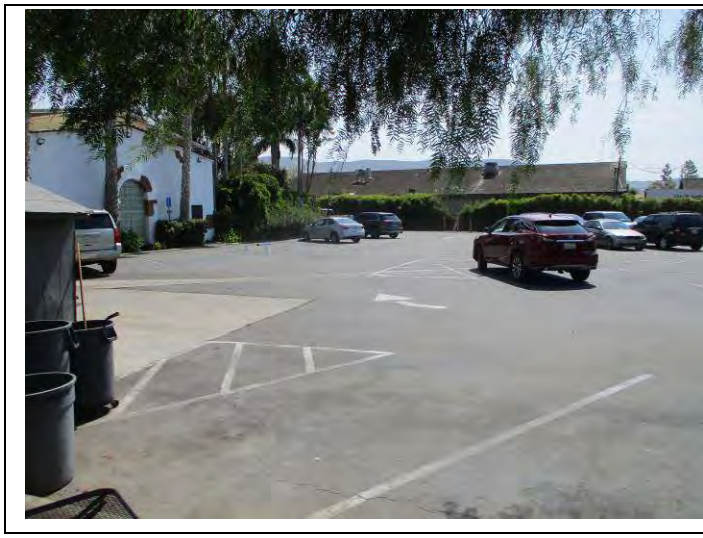
17. View of the subject property interior barn 31843.



18. View of the subject property interior, Chick Coup 31843.



19. View of the subject property exterior.



20. View of the adjacent property to the south.



21. View of the adjacent property to the west.



22. View of the adjacent properties to the east.



23. View of the adjacent properties to the north.



24. View of the adjacent properties to the northeast.

# APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

**Commercial - Multi-Use SJC**

31843 Camino Capistrano

San Juan Capistrano, CA 92675

Inquiry Number: 6668580.8

September 20, 2021

# The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Aerial Photo Decade Package

09/20/21

**Site Name:**

Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 9267
EDR Inquiry # 6668580.8

**Client Name:**

Terrax Environmental
16541 Gothard Street, Suite 111
HUNTINGTON BEACH, CA 92647
Contact: Burke Walker

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***Search Results:***

| Year | Scale | Details | Source |
|---|---|---|---|
| 2016 | 1"=500' | Flight Year: 2016 | USDA/NAIP |
| 2012 | 1"=500' | Flight Year: 2012 | USDA/NAIP |
| 2009 | 1"=500' | Flight Year: 2009 | USDA/NAIP |
| 2005 | 1"=500' | Flight Year: 2005 | USDA/NAIP |
| 2002 | 1"=500' | Acquisition Date: January 01, 2002 | USGS/DOQQ |
| 1994 | 1"=500' | Acquisition Date: June 01, 1994 | USGS/DOQQ |
| 1990 | 1"=500' | Flight Date: August 29, 1990 | USDA |
| 1988 | 1"=500' | Flight Date: September 13, 1988 | USDA |
| 1977 | 1"=500' | Flight Date: January 18, 1977 | EDR Proprietary Brewster Pacific |
| 1974 | 1"=500' | Flight Date: November 06, 1974 | USGS |
| 1967 | 1"=500' | Flight Date: May 07, 1967 | USGS |
| 1963 | 1"=500' | Flight Date: February 28, 1963 | USGS |
| 1952 | 1"=500' | Flight Date: December 12, 1952 | USDA |
| 1949 | 1"=500' | Flight Date: May 05, 1949 | USDA |
| 1946 | 1"=500' | Flight Date: December 29, 1946 | USGS |
| 1938 | 1"=500' | Flight Date: June 21, 1938 | USDA |

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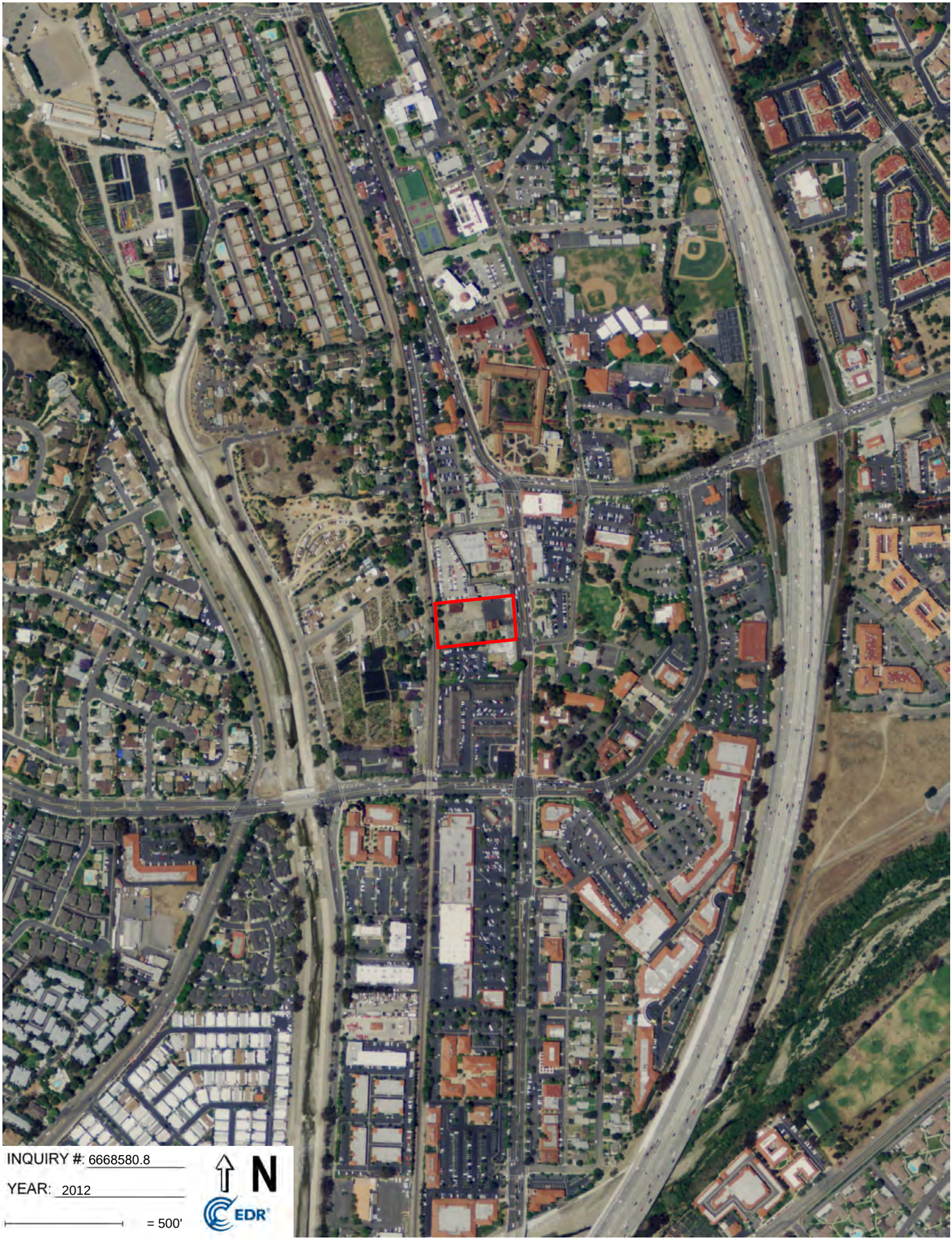
EDR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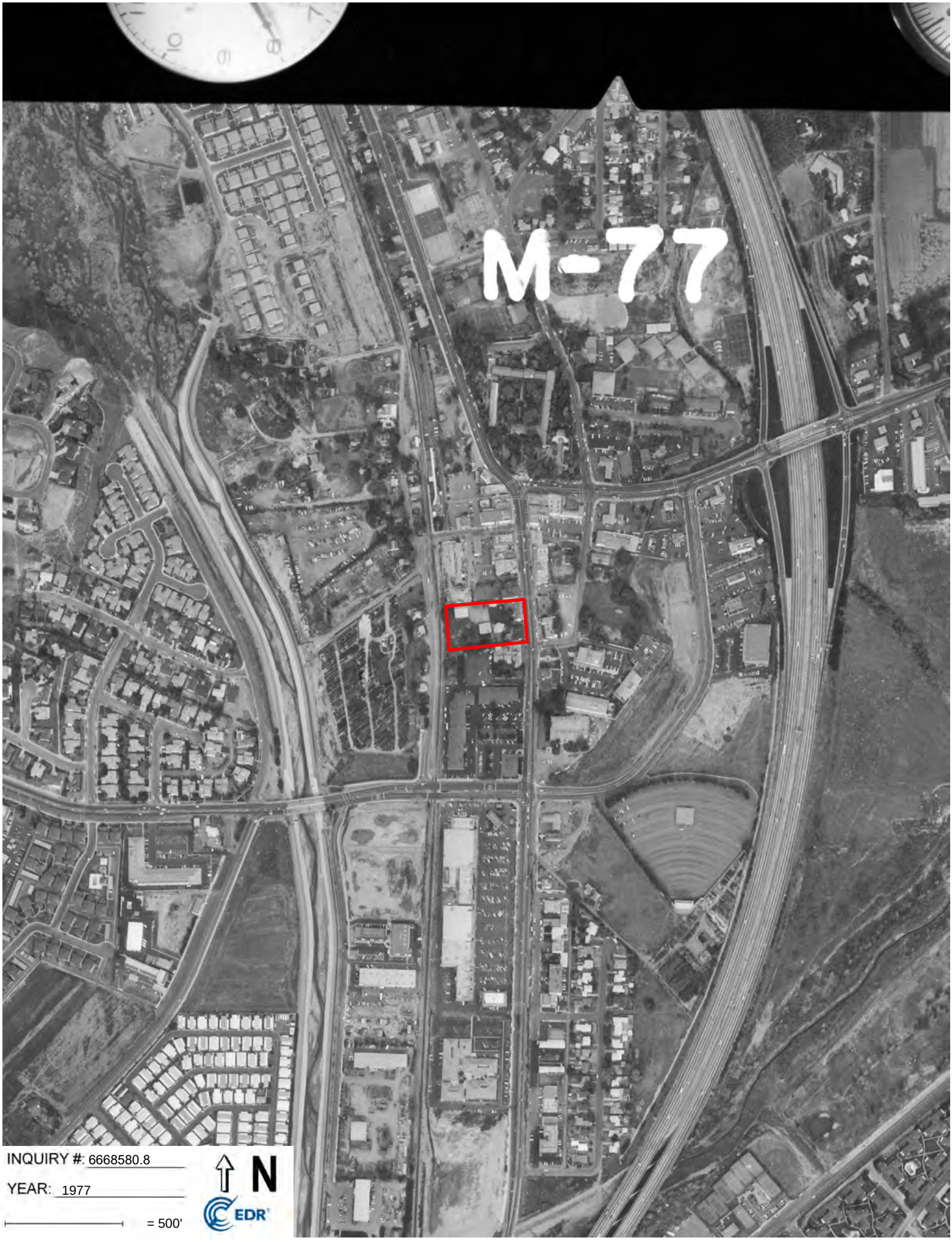


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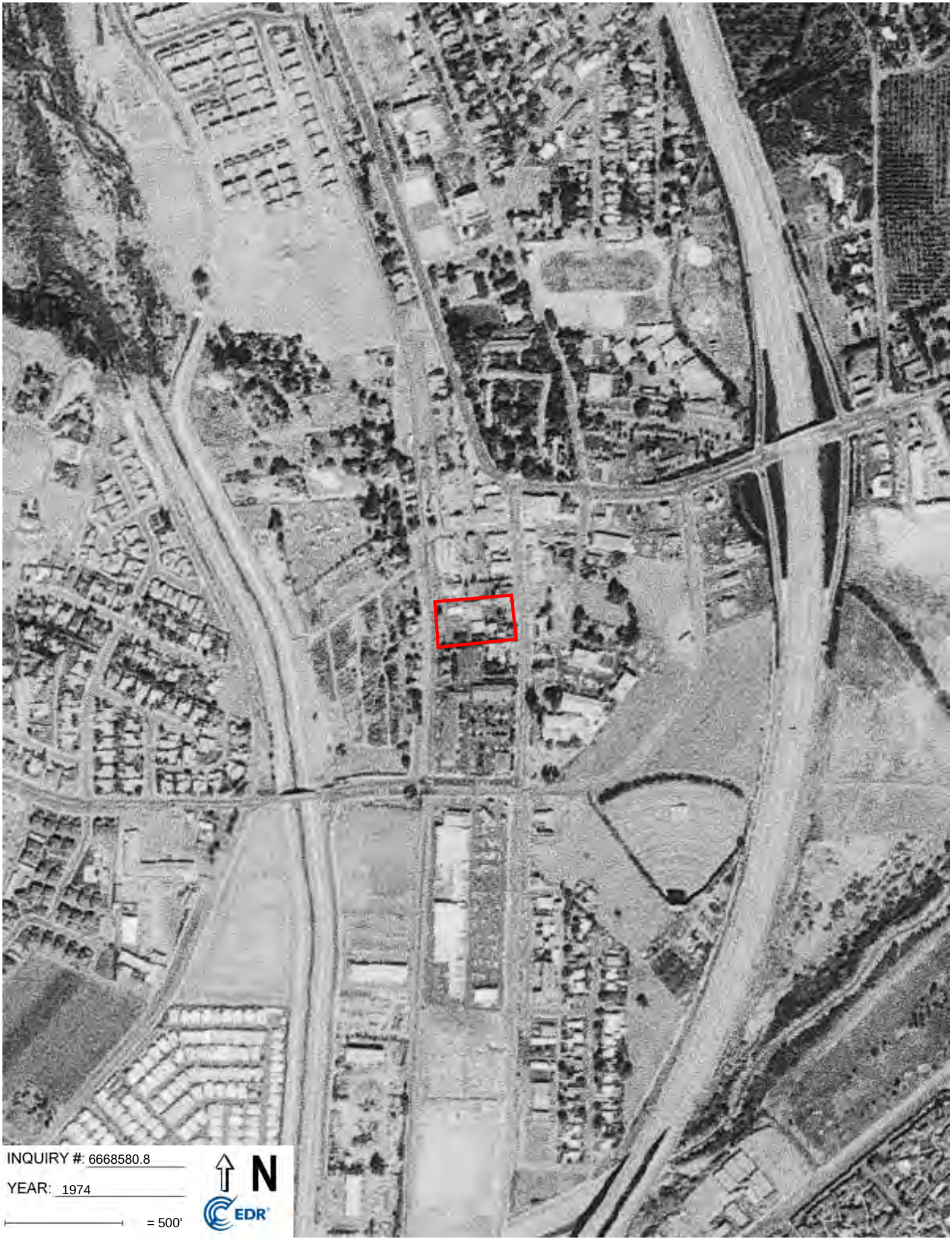
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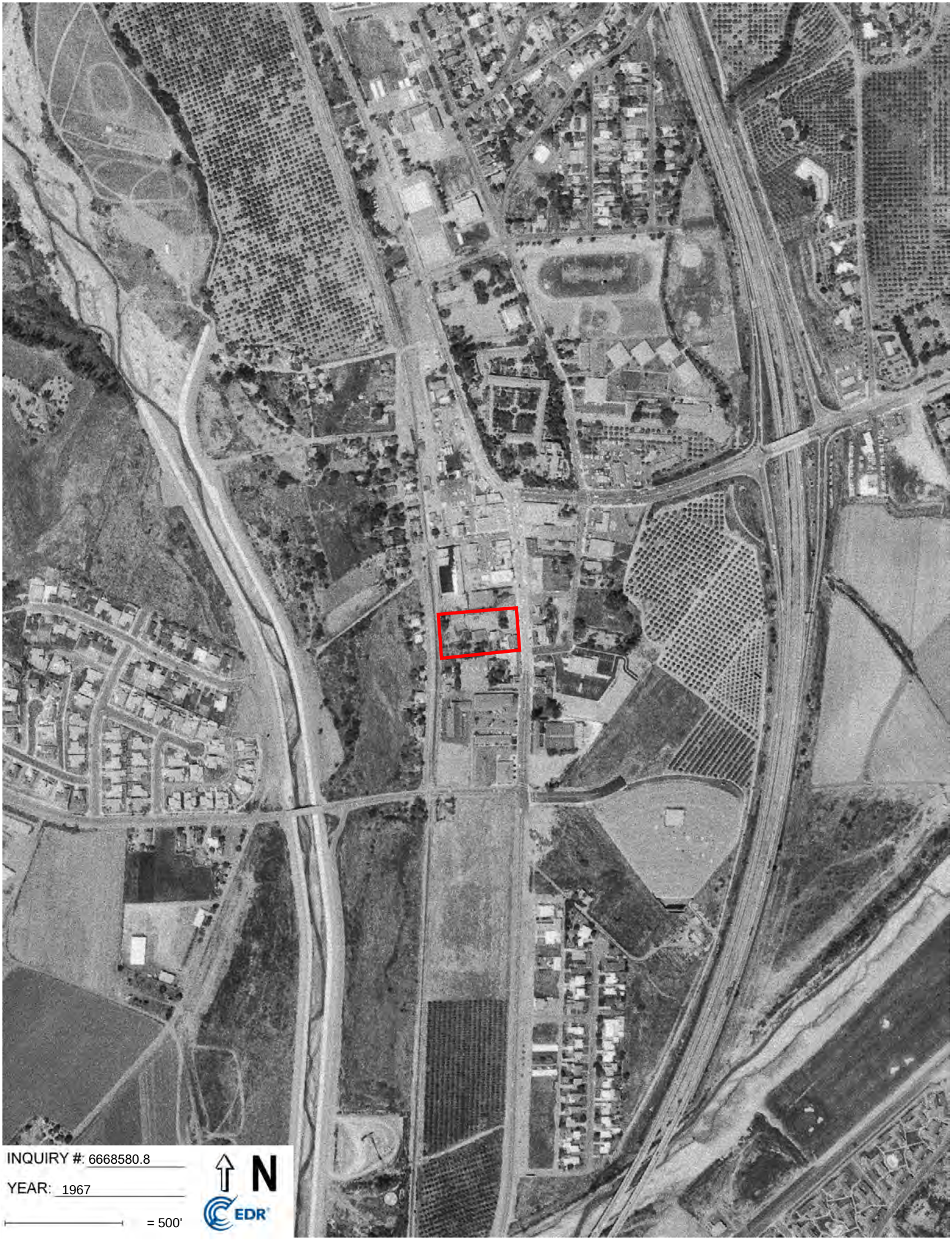
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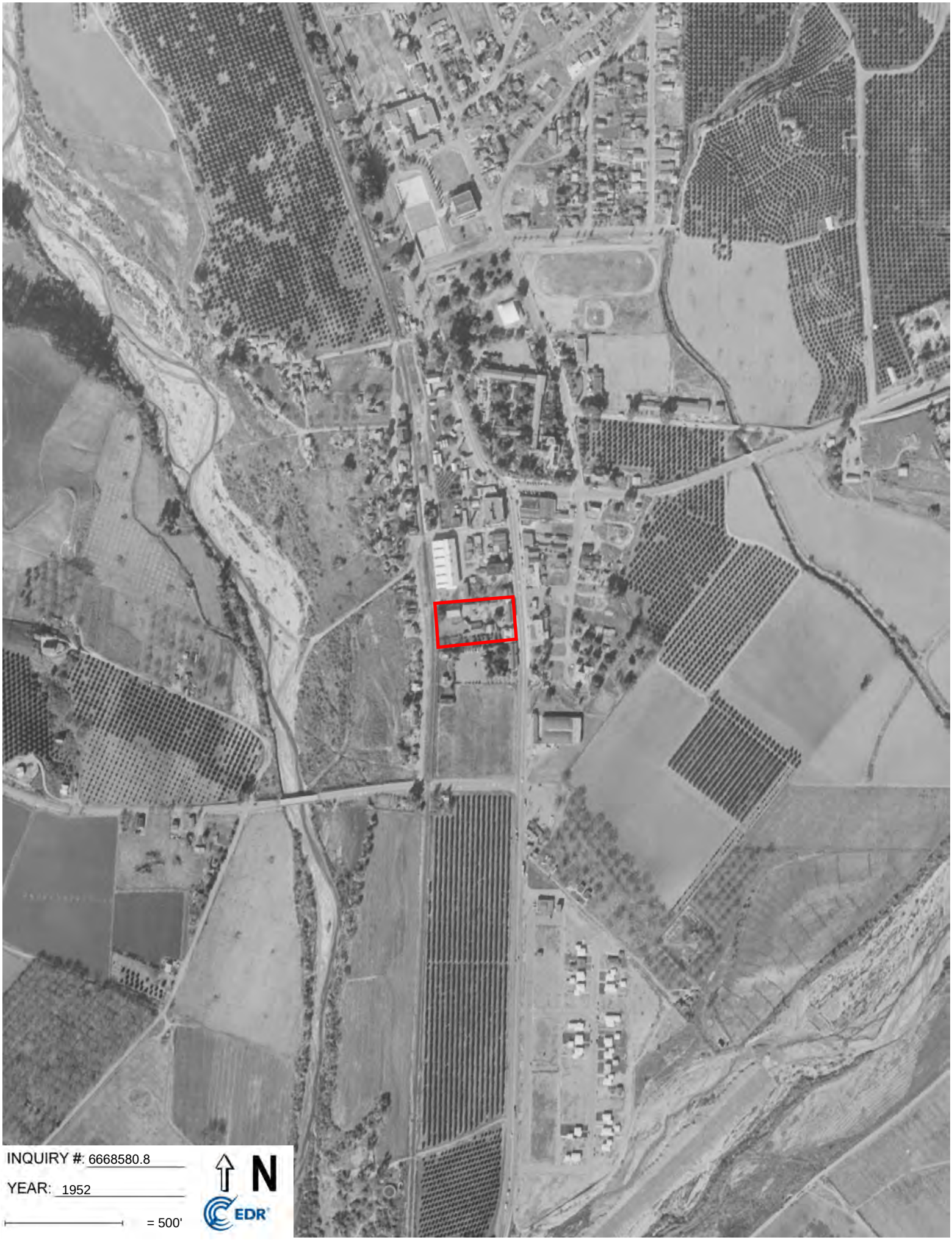
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YEAR: 1938
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EDR

Commercial - Multi-Use SJC

31843 Camino Capistrano

San Juan Capistrano, CA 92675

Inquiry Number: 6668580.3

September 20, 2021

# Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# Certified Sanborn® Map Report

09/20/21

**Site Name:**

Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 9267
EDR Inquiry # 6668580.3

**Client Name:**

Terrax Environmental
16541 Gothard Street, Suite 111
HUNTINGTON BEACH, CA 92647
Contact: Burke Walker

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## *Certified Sanborn Results:*

**Certification #** 82A6-4EB5-A6B9

**PO #** NA

**Project** Commercial - Multi-Use SJC

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 82A6-4EB5-A6B9

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**Commercial - Multi-Use SJC**
31843 Camino Capistrano
San Juan Capistrano, CA 92675

Inquiry Number: 6668580.5
September 23, 2021

# The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

# TABLE OF CONTENTS

## SECTION

**Executive Summary**

**Findings**

**City Directory Images**

***Thank you for your business.***
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with any questions or comments.

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# EXECUTIVE SUMMARY

## DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

## RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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## RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| Year | Target Street | Cross Street | Source |
|---|---|---|---|
| 2014 | ☑ | ☑ | EDR Digital Archive |
| 2010 | ☑ | ☑ | EDR Digital Archive |
| 2005 | ☑ | ☑ | EDR Digital Archive |
| 2000 | ☐ | ☑ | EDR Digital Archive |
| 1995 | ☑ | ☑ | EDR Digital Archive |
| 1992 | ☑ | ☑ | EDR Digital Archive |
| 1987 | ☑ | ☑ | Haines Criss-Cross Directory |
| 1982 | ☑ | ☑ | Haines Criss-Cross Directory |
| 1976 | ☑ | ☑ | Haines Criss-Cross Directory |
| 1973 | ☑ | ☑ | Haines Criss-Cross Directory |

# FINDINGS

## TARGET PROPERTY STREET

31843 Camino Capistrano
San Juan Capistrano, CA 92675

| *Year* | *CD Image* | *Source* | |
|---|---|---|---|
| **CAMINO CAPISTRANO** | | | |
| 2014 | pg A2 | EDR Digital Archive | |
| 2010 | pg A5 | EDR Digital Archive | |
| 2005 | pg A9 | EDR Digital Archive | |
| 2000 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 1995 | pg A14 | EDR Digital Archive | |
| 1992 | pg A18 | EDR Digital Archive | |
| 1987 | pg A22 | Haines Criss-Cross Directory | |
| 1987 | pg A23 | Haines Criss-Cross Directory | |
| 1982 | pg A25 | Haines Criss-Cross Directory | |
| 1982 | pg A26 | Haines Criss-Cross Directory | |
| 1976 | pg A28 | Haines Criss-Cross Directory | |
| 1976 | pg A29 | Haines Criss-Cross Directory | |
| 1973 | pg A32 | Haines Criss-Cross Directory | |
| 1973 | pg A33 | Haines Criss-Cross Directory | |

# FINDINGS

## CROSS STREETS

| *Year* | *CD Image* | *Source* |
|---|---|---|
| **LOS RIOS ST** | | |
| 2014 | pg. A4 | EDR Digital Archive |
| 2010 | pg. A8 | EDR Digital Archive |
| 2005 | pg. A12 | EDR Digital Archive |
| 2000 | pg. A13 | EDR Digital Archive |
| 1995 | pg. A17 | EDR Digital Archive |
| 1992 | pg. A21 | EDR Digital Archive |
| 1987 | pg. A24 | Haines Criss-Cross Directory |
| 1982 | pg. A27 | Haines Criss-Cross Directory |
| 1976 | pg. A30 | Haines Criss-Cross Directory |
| 1976 | pg. A31 | Haines Criss-Cross Directory |
| 1973 | pg. A34 | Haines Criss-Cross Directory |

# City Directory Images

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | EDR Digital Archive |

# CAMINO CAPISTRANO 2014

| | |
|---|---|
| 31681 | CERN WATKINS |
| | CPG |
| | METRIC INTENT LLC |
| | TARA LAI |
| 31721 | MISSION GRILL |
| | PEDRO TACOS |
| 31741 | ORTEGAS CAPISTRANO TRADING POST |
| 31760 | LO LO |
| | STARBUCKS COFFEE |
| 31761 | CONSERVATORY AT CURIOSITY COM |
| | CRUSADE CATHOLIC STORES |
| | EARTH ACCENTS |
| | KZEE GIFTS |
| | MYAN IMPORTS |
| | ROK PRIME |
| | THE GIFT GODDESS |
| | ZIA JEWELRY |
| 31770 | BRUSH SALON |
| | TSPOONS |
| 31781 | ANTIQUES OF LAGUNA |
| | RUBYS DINER |
| | RUSSO, BRYAN M |
| | SUNDRIED TOMATO CAFE |
| | VITOS |
| | WEISCHEDEL, ERIC D |
| 31786 | HAIR OF THE DOG BARBERSHOP & BAR |
| | SWALLOWS INN |
| 31792 | OLD BARN ANTIQUE MALL THE |
| 31815 | ALLIANCE COMPANY THE |
| | COVIELLO ROBERT D LAW OFFICE |
| | COVIELLO, ROBERT |
| | INSPIRATION BOUTIQUE |
| | MCNAUGHTON COMPANY THE |
| | PACIFIC COAST ANSWERING SERVICE |
| | STUDIO PINK LLC |
| | THE FRANCISCAN GARDENS |
| | WAIKAREMOANA |
| | YESTERDAYS PAPER INC |
| 31831 | BUSK DEVELOPMENT |
| | CRITTENDEN GOLF INC |
| | ECLUBBUY COM |
| | IP ACCESS INTERNATIONAL |
| | MISSION HOME & GARDEN |
| | SALON STUDIO W |
| | SPEECH LANGUAGE LEARNING |
| | WHIM FURNITURE & INTERIOR DESIGN |
| 31866 | RIVENDELL LAND COMPANY |
| 31871 | OYHARZABAL, CARMEN C |
| 31878 | DUDEK & ASSOCIATES |
| | O PROPERTIES |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | EDR Digital Archive |

## CAMINO CAPISTRANO 2014 (Cont'd)

| | |
|---|---|
| 31882 | COLETTE CATALINO DMD |
| | GORSKI TOM STATE FARM INS |
| | O PROPERTIES |
| | USO, MADRID |
| 31891 | EL ADOBE |
| 31901 | CASA DE KATHY THRIFT STORE |
| | CHURCHILLS WINE & SPIRITS |
| | FASHION TAILORS |
| | JIMENEZ BEAUTY SALON |
| | MAIN INTERNATIONAL GROUP |
| | SENOR BARBER THE |
| 31921 | A & S AUTO PARTS |
| | ADOBE MEDICAL GROUP INC |
| | BLACK BELT TAE KWON DO ACADEMY |
| | CARNICERIA EL CAMPEON |
| | DOELL, WILLIAM E |
| | DON ROBERTO JEWELERS |
| | FABER ROBERT K DDS INC |
| | LA MISSION FLOWERS & GIFTS |
| | MSP WIRELESS NO II |
| | TAQUERIA Y TORTILLERIA EL CAMPEON |
| | TIMBER, KIMBERLY J |
| | TRAU, CANDIS C |
| | VANNI, MICHAEL A |
| 31931 | BRODER MARVIN L DDS INC |
| | BRODER, CARRIE R |
| | DIEGOS VIDEO |
| | DISVEL CENTER TRAVEL |
| | FARMERS AGENCY JUAN HERNANDEZ |
| | FARMERS INSURANCE GROUP |
| | L A BRIDAL & KIDS |
| | REMAX ENCORE |
| | ROSALINDA HERNANDEZ REALTOR |
| 31952 | CAFE MOZART |
| | COASTAL CONSIGNMENT |
| | GRAY JOHN PAUL PHD |
| | ICA COMMUNICATIONS ARTS LLC |
| | INTERNATIONAL CREATIVE ALLIANCES L |
| | MASSAGE ASSOCIATES THE |
| | MEHRVARZI MARY DR |
| | RELATIONSHIP VISIONS |
| | SAN JUAN FAMILY DENTISTRY |
| 31971 | UNION BANK |
| 31972 | CHASE |
| | CHASE BANK |
| 32001 | CHEVRON |
| | CHEVRON STATION SAN JUAN CAPISTRANO |
| | SMOG CHECK STATIONS |

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

# LOS RIOS ST 2014

| | |
|---|---|
| 31601 | DAGAN, RAN |
| 31602 | MILLAN, SYLVIA M |
| | ROSALES, SYLVIA |
| | SORIANO, PEDRO |
| 31604 | FIGUEROA, SERGIO |
| 31606 | GARCIA, MIGUEL |
| 31608 | IBARRA, OLIVIA |
| | MCCRACKEN, JERRY L |
| 31611 | GARCIA, FILIBERTO M |
| 31631 | OCCUPANT UNKNOWN, |
| 31665 | PEREZ, RICHARD J |
| 31711 | LUCCA FOUNTAINS & STATUARY |
| | NEST |
| 31712 | TAMARA MAZZEI SALON |
| 31720 | COTTAGE HOME & GARDEN |
| 31731 | TEA HOUSE ON LOS RIOS |
| 31745 | MONTANEZ ADOBE |
| 31752 | RAMOS HOUSE CAFE |
| 31771 | JUAN, CAPISTRANO S |
| 31791 | HIDDEN HOUSE COFFEE LLC |
| | ZOOMARS |
| 31825 | ITO NURSERY INC |
| 31831 | SAN JUAN CAPISTRANO HISTORICAL SOCIE |
| 31865 | ARLEY LECK HOUSE |
| 31871 | FELLI, JULIO |
| 31875 | JOSIES ON LOS RIOS HAIR SALON & SUP |
| 31881 | OCCUPANT UNKNOWN, |
| 31891 | VASQUEZ & ASSOCIATES |
| | VASQUEZ STUDIOS |
| 31901 | SANDHAUS, STUART H |
| 31911 | OCCUPANT UNKNOWN, |
| 31921 | YORBA, ALICE F |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | EDR Digital Archive |

## CAMINO CAPISTRANO 2010

| | |
|---|---|
| 31681 | CARLOS REYNALDO CO |
| | CENTERCREATIVE PHOTOGRAPHY |
| | PRESCOTT TAX & WEALTH MGMT |
| | PRESCOTT, PETER D |
| | ROBERT HANSEN PHOTOGRAPHY |
| | WILLIAM COOK ARCHITECTS |
| 31721 | PEDROS TACOS |
| 31741 | ORTEGAS CAPISTRANO TRADING |
| 31760 | MISSION FINE ART GALLERYANTQS |
| | OOH LA LA |
| | STARBUCKS |
| 31761 | CRUSADE CATHOLIC STORES |
| | EARTH ACCENTS |
| | GIFT GODDESS |
| | INSIDE OUT INTERIORS |
| | NEWCOM OFFICE SUPPLY |
| | SIMPLY FONDUE |
| | SJC PILATES |
| | VILLAS & VERANDAS |
| | ZIA JEWELRY |
| 31770 | MOORE, KIRK A |
| | TAYLOR HILL SALON |
| 31781 | A FINE AFFAIR |
| | ALOHA MAUI |
| | ANTIQUES OF LAGUNA |
| | KLARA MACCIOTTA |
| | MORENO, BRENDA |
| | PILATES BY THE SEADUAL DYNAMI |
| | ROBERTO BRUN GOLDSMITH |
| | ROBERTO, BRUN G |
| | RUBYS DINER |
| | SUNDRIED TOMATO |
| | TUSHITA HEAVEN |
| | YURIS JEWELRY DESIGN |
| 31786 | HAIR OF THE DOG BARBERSHOP |
| | SWALLOWS INN |
| 31792 | OLD BARN ANTIQUE MALL INC |
| 31802 | MATHIS ACCOUNTANCY |
| 31815 | ALLIANCE CO |
| | BROCCARDO PHOTOGRAPHY |
| | CREATIVE SPARK GRAPHIC DESIGN |
| | HEALTH INSURANCE OPTIONS INC |
| | JUST PERFECT DOLLS & ANTIQUES |
| | PALM TOP MANAGEMENT CORP |
| | SAN JUAN KITCHENS |
| | SHINE MARKETING |
| | YESTERDAYS PAPER |
| 31831 | BOB COVIELLO LAW OFFICES |
| | CAPITAL MEDIA |
| | CRITTENDEN GOLF INC |

## CAMINO CAPISTRANO 2010 (Cont'd)

| | |
| --- | --- |
| 31831 | FIRST ONE LENDING CORP |
| | FRONTGAGE CREATIVE INC |
| | I P ACCESS INTL |
| | MISSION HOME & GARDEN |
| | WHIM FURNITURE & INTERIOR |
| 31866 | OCREO TEAM INC |
| | RIVENDELL LAND CO |
| | SYMBION MARKETING LLC |
| 31871 | OYHARZABAL, CARMEN C |
| 31878 | MARKET WATCH REAL EST ADVISORS |
| | O ENTERTAINMENT |
| 31882 | ABLE TO CHANGE RECOVERY INC |
| | CAPISTRANO VALLEY FAMILY |
| | COASTAL MOUNTAIN YOUTH ACAD |
| | FUTURE FOCUSED |
| | HENKEN EDMOND H DDS |
| | HENKEN ORTHODONIC DENTAL GROUP |
| | JOHNSON FREDERICK A DDS |
| | SOUTHWEST BARBERS |
| | STATE FARM INSURANCE |
| | USO, MADRID |
| | WEBB & ASSOC |
| | WESTERN YOUTH SVC |
| 31891 | EL ADOBE |
| 31901 | CHURCHILLS WINE & SPIRITS |
| | FASHION TAILORS |
| | JIMENEZ BEAUTY SALON |
| | MISSION BARBER SHOP |
| | SAN JUAN PHARMACY |
| 31921 | A & S AUTO PARTS |
| | ADOBE MEDICAL GROUP INC |
| | BLACK BELT TAE KWON DO ACADEMY |
| | CAPISTRANO JEANS ROPA PARA |
| | CARNICERIA EL CAMPEON |
| | DON ROBETRO JEWELERS |
| | GHODSIAN MAZIAR |
| | GHODSIAN, MAZIAR |
| | LA MISSION FLOWERS & GIFTS |
| | SAN JUAN AUTO SUPPLY |
| | TAQUERIA Y TORTILLERIA EL CMPN |
| | ZALAY, MARY E |
| 31931 | DIEGOS VIDEO |
| | DISVEL CENTER TRAVEL |
| | FARMERS INSURANCE GROUP |
| | L A BRIDAL SHOP |
| | PAOLAS ART FROM THE HEART |
| | ROBERT K FABER INC |
| | ROSALINDA HERNANDEZ & ASSOC |
| | SAN JUAN FINANCIAL WEST |
| 31952 | A DIVORCE PREVENTION PHONE |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | EDR Digital Archive |

## CAMINO CAPISTRANO 2010 (Cont'd)

| | |
|---|---|
| 31952 | AHRAR MITRA DDS |
| | CAFE MOZART |
| | CARVED HORSE |
| | GARY BURK CONSTRUCTION |
| | GRAY JOHN PAUL PHD |
| | HOME LOAN MOD USA |
| | HPE AMERICA |
| | ICA COMMUNICATIONS ARTS LLC |
| | INTERNATIONAL CREATIVE ALLNCS |
| | JO ANNE KING MASSAGE THERAPY |
| | MASSAGE ASSOCIATES |
| | MOHLER JENNIFER R DDS |
| | PARVIZ SALON |
| | SAN JUAN FAMILY DENTISTRY |
| | SLATER & SLOANE INC |
| | TOM ANGELL MED |
| 31972 | CHASE |
| 32001 | SAN JUAN CHEVRON SVC STATION |

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

# LOS RIOS ST 2010

| | |
|---|---|
| 31601 | DAGAN, RAN |
| 31602 | BARRAGAN, JESUS M |
| | BARRERA, R J |
| | LEYVA, ALONDRA |
| | MILLAN, SYLVIA M |
| | ROSALES, SYLVIA |
| | SORIANO, PEDRO |
| 31604 | FIGUEROA, SERGIO |
| | LOPEZ, OLIVA |
| 31606 | FLORES, LEVI |
| | PEREZ, ROBERTO |
| 31608 | PARRA, JAIME |
| 31611 | RAMIREZ, JOSE L |
| 31631 | BACHELDER ASSOCIATES |
| | BACHELDER, DAVE G |
| 31661 | TAYLOR, JOHN S |
| 31665 | CALDERON, ELIZABETH |
| 31701 | BOHEMIAN RHAPSODY |
| | DOURAGHI, IRAJ |
| 31712 | TAMARA MAZZEI SALON |
| 31720 | COTTAGE HOME & GARDEN |
| | YALE, BURTON A |
| 31721 | NICCOLA, ALLAN A |
| 31731 | TEA HOUSE ON LOS RIOS |
| 31742 | BEACH HOUSE APPAREL CO |
| 31745 | MONTANEZ ADOBE |
| | WHITTINGTON, DAVID T |
| 31752 | WAGONER, ERIC E |
| 31766 | MI TESORO |
| 31771 | JUAN, CAPISTRANO S |
| 31781 | KING, PAM |
| 31791 | ZOO MARS |
| 31801 | STUART SANDHAUS LAW OFFICES |
| 31825 | ITO NURSERY INC |
| 31831 | ONEILL MUSEUM |
| | SAN JUAN CAPISTRANO HISTORICAL |
| 31871 | PALMER, MICHAEL P |
| 31875 | JOSIES ON LOS RIOS HAIR SALON |
| | OCCUPANT UNKNOWN, |
| 31891 | VASQUEZ STUDIOS |
| 31901 | SANDHAUS, STUART H |
| 31911 | LEONE, KIM D |
| 31921 | FERNANDEZ, GEORGE J |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | EDR Digital Archive |

## CAMINO CAPISTRANO 2005

| | |
|---|---|
| 31681 | BUCHAN ENGINEERING STRUCTURES |
| | CALIFORNIA JEWELRY |
| | CENTER FOR CREATIVE PHOTOGRAPHY OF S |
| | COOK, WILLIAM |
| | HANSEN, R A |
| | KAECH DAVID A & ASSOCIATES |
| | LOHRBACH ASSOCIATES |
| | MARCHI & ASSOCIATES |
| | MICHAEL LUNA & ASSOCIATES INC |
| | WILLIAM COOK ARCHITECT |
| 31755 | BUSK DEVELOPMENT |
| 31760 | OOH LA LA NO 2 |
| 31761 | ART GALLERY OF LOVE |
| | CATHOLIC BOOKS & GIFT |
| | EARTH ACCENTS |
| | GIFT GODDESS THE |
| | INITIAL CONCEPT |
| | LADY DEBERAHS |
| | VILLAS & VERANDAS |
| | ZIA JEWELRY |
| 31770 | HANNAH BANANAS |
| | WWW HANNAHBANANA COM |
| 31781 | A ACCIDENT & WHPLSH TRTMNT CE |
| | A ACCIDENT AND WHIPLASH TREATMENT CE |
| | ALOHA MAUI |
| | BIG BANGS HAIR CO & BEAUTY SUPPLY |
| | BLACK CAT GALLERY THE |
| | CASA BELLA AT THE MISSION |
| | CELEBRITY THEATRES |
| | CHI LIN SUN PHOTOGRAPHY |
| | GREAT NEWS GIFTS |
| | HERSON CHIROPRACTIC INC |
| | MISSION FINE ART GALLERY & ANTIQUES |
| | RUBYS DINER |
| | STRONG, KATHLEEN D |
| | SUNDRIED TOMATO CATERING CO |
| 31786 | SWALLOWS INN |
| 31792 | COLLECTIONS |
| | HAUTE INTERIORS |
| | THE OLD BARN ANTIQUE MALL INC |
| 31802 | JAMES G MATHIS CPA PC |
| | VH ASSOCIATES INC |
| 31815 | ALLIANCE CO THE |
| | BENCHMARK INVESTIGATIONS CO |
| | BLACK, CAT G |
| | COMO, ROSS P |
| | CREATIVE SPARK |
| | DANA TECHNOLOGIES 1 INC |
| | FRANCISCAN PLAZA |
| | GOMEZ, LISA M |

## CAMINO CAPISTRANO 2005 (Cont'd)

31815 IIGEMENI PRODUCTIONS
PRIMITIVE TOOLS
YESTERDAYS PAPER
31831 A TEAR AND A SMILE
DMS MARKETING INC
DRAGONS DEN ACPNCTR & HERBS
DRAGONS DEN ACUPUNCTURE
DRAGONS DEN ACUPUNCTURE AND HERBS T
DREW, JOHN P
ELITE GOLF SALES INC
IP ACCESS INTERNATIONAL
MERRILL LYNCH PIERCE ET AL
SKIN CARE AESTHETICS
WHIM FURNITURE
WHIM FURNITURE & INTERIOR DESIGN
31866 CHINO HILLS CORP
CHINO HILLS CORPORATE PARK L P
RIVENDELL LAND CO
31871 OYHARZABAL, CARMEN C
31878 O ENTERTAINMENT INC
RCH CONSTRUCTION
31882 A 1 CHIROPRACTIC
ABLE TO CHANGE RECOVERY
ALPHA HEALING ARTS CENTER
GREENFIELD COMMUNICATIONS
JARAMILLO, MICHAEL J
LOAN STAR FUNDING INC
MIKE MILLER STATE FARM INS
THE CULLEN CO
USO LONDRES DDS
USO, LON
WESTERN YOUTH SERVICES
31891 EL ADOBE DE CAPISTRANO
31892 SEASONS
31901 CHURCHILLS WINE & SPIRITS
EL CAMPEON DISCOTECA
FASHION TAILORS
JIMENEZ BEAUTY SALON
MISSION BARBER SHOP
SAN JUAN PHARMACY
SAN JUAN PHARMACY AND HOME HEALTH CA
SHAHAN, REBECCA
STURKIE, CHOM O
31921 ADOBE MEDICAL GROUP
BLACK BELT TAE KWON DO ACADEMY
CAPISTRANO JEANS ROPA PARA HOMBRES Y
COX, CHARLES H
EL CAMPEON CARNICERIA
EL CAMPEON TAQUERIA
EMERY, PAUL S

## CAMINO CAPISTRANO 2005 (Cont'd)

| | |
| --- | --- |
| 31921 | GARRISON, DONALD L |
| | HARPER, LINDALE |
| | LA MISSION FLOWERS & GIFTS |
| | LOS, REYES |
| | MOORE, HILARIE M |
| | SAN JUAN AUTO SUPPLY |
| | SMITH, MARVIN P |
| | ZALAY, MARY E |
| 31931 | BRODER MARVIN L DDS INC |
| | COASTLINE INSURANCE AGENCY |
| | FABER ROBERT K DDS |
| | FABER, ROBERT K |
| | ZAPATERIA EL COYOTITO |
| 31952 | BACON CITIES COUNSELING |
| | CARVED HORSE THE |
| | GRAY JOHN PAUL PHD |
| | ICA CREATIVE |
| | IMAGO WEST |
| | INTERNATIONAL CREATIVE ALLIANCES |
| | LAUREN PORTER AT THE MISSION |
| | MITCHELL CO |
| | SAN JUAN FAMILY DENTISTRY |
| | THE HIGHLANDER SHOPPES INC |
| 31971 | UNION BANK OF CALIFORNIA |
| 31972 | WASHINGTON MUTUAL BANK |
| 32001 | SAN JUAN CHEVRON |

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

# LOS RIOS ST 2005

31600 HOLIDAY, CRAIG S
OUR HO OUTH COUNTY
31601 FERNANDEZ, WILLIAM
31602 ROMERO, MARIO
31604 FLORES, FERNANDO A
31606 PEREZ, SEVERIANO
31608 PARRA, JAIME
31611 RAMIREZ, JOSE L
31631 BACHELDER ASSOCS
BACHELDER, DAVE G
31661 TAYLOR, JOHN S
31665 CALDERON, ELIZABETH
31701 MEYER, GERHARDT L
31711 OCCUPANT UNKNOWN,
PINK HOUSE ON LOS RIOS
PINK HOUSE ON LOS RIOS THE
SAN JUAN KITCHENS
31720 BOHEMIAN RHAPSODY
HOOPER, ANTHONY
PACIFIC ASIAN E
31721 DIAZ, M
31731 CLAUDIA K NICCOLA
NICCOLA, ALLAN A
TEA HOUSE ON LOS RIOS
31742 THE BEACH HO
31745 WHITTINGTON, DAVID T
31752 ELIZONDO, MELANIE J
RAMOS HO AFE
31771 SHAW, KATHERINE
31781 RIOS, STEPHEN M
31782 OCCUPANT UNKNOWN,
31791 DOG GONE RIGHT
OMARS EXOTIC BIRDS
ZOOMARS
31825 ITO NURSERY INC
31831 ONEILL MUSEUM SAN JUAN CAPISTR
SAN JUAN CAPISTRANO HISTORICAL SOCIE
31861 OCCUPANT UNKNOWN,
31871 GONZALEZ, JULIO L
VILLAGE FAIR
31875 OCCUPANT UNKNOWN,
31891 VASQUZ / SMITHSON COMMUNICATIONS
31901 SANDHAUS, STUART H
31911 LEDRI, CLAUDIA
31921 FERNANDEZ, GEORGE

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

# LOS RIOS ST 2000

| | |
|---|---|
| 31600 | HELMICK, DONA A |
| 31601 | OCCUPANT UNKNOWN, |
| 31602 | MCCOY, JAY |
| 31604 | FLORES, C F |
| 31606 | LIM, ANTHONY |
| 31608 | PARRA, JAIME |
| 31611 | RIVAS, CLEOFAS L |
| 31631 | BLANK, SHELLEY N |
| 31661 | OCCUPANT UNKNOWN, |
| 31665 | PEREZ, V |
| 31711 | JAUREGUI, S D |
| 31712 | ENGSTROM, REID W |
| 31720 | OCCUPANT UNKNOWN, |
| 31721 | OCCUPANT UNKNOWN, |
| 31742 | WRIGHT, SHERRI |
| 31752 | SCODELLER, DAVID P |
| 31771 | MEADOWS, WILLIAM |
| | SHAW, FULTON |
| 31781 | RIOS, STEPHEN M |
| 31782 | OCCUPANT UNKNOWN, |
| 31861 | OCCUPANT UNKNOWN, |
| 31871 | PALMER, MICHAEL |
| 31891 | VASQUEZ, BRIAN J |
| 31901 | SANDHAUS, ESTELLE A |
| 31911 | LEDRI, CLAUDIA M |
| 31921 | OLIVARES, JOHN |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | EDR Digital Archive |

# CAMINO CAPISTRANO 1995

| | |
|---|---|
| 31681 | CALIFORNIA JEWELRY SCHOOL |
| | CENTER FOR CREATIVE PHOTOGRAPH |
| | DEPOT POURRI |
| | R A HANSEN PHOTOGRAPHY |
| | SOUTHWEST PASSAGE |
| 31741 | ORTEGAS CAPISTRANO TRADING |
| 31751 | FOUR SEASONS OPTICAL |
| | HOUSE OF TUDOR |
| | SARDUCCIS CAFE |
| 31752 | CAFE CAPISTRANO |
| 31754 | M & M JEWELERS |
| 31761 | BEAD STATION |
| | HERITAGE & HERALDRY SHOP |
| | ST NICHOLAS |
| | ZIA JEWELRY CO |
| 31762 | CATS MEOW |
| | MISSION PHOTOGRAPHY |
| 31766 | MOONROSE CANDLES |
| 31768 | SAN JAUN CAPISTRANO ANTIQUES |
| 31781 | B JS CHICAGO PIZZERIA |
| | BYNUM & ASSOC CORP |
| | CHASES OLIVE BARREL |
| | CHASES OLIVE BARREL ICE CREAM |
| | CRYSTAL ORCHID |
| | EATA PITA |
| | FOOTPRINTS SHOES |
| | GREEN DOOR |
| | HORIZON PLUMBING CORP |
| | JAMES GOODMAN ARCHITECTURE |
| | JAZZD |
| | LOR GALLERY |
| | RUBYS DINER FRANCISCAN PLAZA |
| | SLOAN & KATCEF INC |
| | ZEE FOR HAIR |
| 31786 | SWALLOWS INN |
| 31792 | OLD BARN |
| 31802 | ACCOUNTANCY PLUS |
| | THOMAS A RENKAL |
| 31815 | BENCHMARK INVESTIGATIONS |
| | BERTRAM INSURANCE |
| | CAPO VALLEY MODEL RAILROAD CLB |
| | EARTHLOGICS CONSULTANT GROUP |
| | ENCORE ANTIQUES |
| | JOHN MC INNES & ASSOC INC |
| | JUST PERFECT GIFTS & ANTIQUES |
| | MAJORCA OF SAN JUAN |
| | MANSOORS IMPORTS |
| | YESTERDAYS PAPER |
| 31831 | SAN JUAN EXECUTIVE SUITES |
| 31841 | TIME OUT |

## CAMINO CAPISTRANO 1995 (Cont'd)

31843 RUTHS BOUTIQUE
31866 E D LOHRBACH ASSOC
ED LOHRBACH ASSOC
METRO NATURAL & PRECAST STONE
31872 SAN JUAN CAPISTRANO RESEARCH
31878 AARDVARK APPLIANCE SVC
BMA INSURANCE
COLLEGE & CAREER PLANNING CTR
GARY L VOGT & ASSOC
HANSCH FINANCIAL GROUP
MARBLEHEAD REALTY ADVISORS INC
MODERN PILGRIMAGES
SOBOBA MEDICAL GROUP
31882 BIRTCHER PLAZA CHIROPRACTIC
BIRTHRIGHT
BRUCE W MOORE
DAVID P SKERSICK INC
DENTAL SHOPPER
ECONOMETRIX INC
GLEN HELLINGS INSURANCE SVC
INTEGRATED RESOURCES
LEONE & LEONE LTD
MADRID USO JR DDS
MC INERNEY COMMUNICATIONS
MERRILL LYNCH PIERCE FENNER
SOUTHWEST BARBERS
STATE FARM INSURANCE
WILLIAM COOK
31891 EL ADOBE DE CAPISTRANO
31892 GALERIA CAPISTRANO
31901 CHURCHILLS WINE & SPIRITS
FASHION TAILORS
MASTER STYLISTS
MISSION BARBERS
PHOTO EXPRESS
SAN JUAN HOME HEALTH CARE CTR
31921 A TOY FACTORY
BEACH CITIES PACKAGING
BOTA CO
BRADLEYS BEACH JERKY
CALIFORNIA REGISTRY
CAPISTRANO TRAVEL
GATEWAYS COMPU COMM
HARLAN ART GLASS
IMPACT PRODUCTS CORP
JOHN P OCONNELL
MAGNETIC SIGNS
MARRINERS STATIONERS BKSLLRS
MISSION WRAP & MAIL
PACIFIC CLEANING

## CAMINO CAPISTRANO 1995 (Cont'd)

| | |
| --- | --- |
| 31921 | PLAZA ART CTR |
| | ROSANNE INTERIORS |
| | SAN JUAN BEAUTY CTR |
| | SAN JUAN BEAUTY SUPPLY & SALON |
| | SWALLOWS CLEANERS |
| 31931 | ANDREES FLOWERS |
| | INTERCHRON FINE JEWELRY |
| | MARVIN L BRODER DDS |
| | MISS MUFFET CHILDRENS SHOPPES |
| | OSBORNE MARKS & ASSOC |
| 31952 | A DOMESTIC CONNECTION |
| | CAFE MOZART |
| | CARVED HORSE |
| | DREAMS IN THE ATTIC |
| | EUROPEAN SKIN CARE BY ZIBA |
| | EYE APPEAL OPTICIANS |
| | JOHN PAUL GRAY PHD |
| | PARVIZ SALON |
| | PREFERRED REAL ESTATE INVSTMNT |
| | SLATER & SLOANE INC |
| | SWALLOWS NEEDLE NEST |
| | YVES DELESSERT DDS |
| 31972 | HOME FED BANK |
| 32001 | SAN JUAN CHEVRON |

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## LOS RIOS ST 1995

31602 SALAZAR, JUAN J
31604 OCCUPANT UNKNOWNN
31606 GOMEZ, RAMIREZ J
31608 BAHENA, ANGEL
31611 OCCUPANT UNKNOWNN
31631 BLANK, SHELLEY N
31661 OCCUPANT UNKNOWNN
31665 MEDRANO, BYRON
31711 OCCUPANT UNKNOWNN
31712 LINSCOTT, C L
31720 CHORAK, DAVID
31752 WATERMAN, LISA
31771 SAN JUAN CAPISTRANO CRA
SHAW, FULTON
31781 RIOS, STEPHEN M
31782 OCCUPANT UNKNOWNN
31791 JONES FAMILY MINI FARM
PORCELAIN ART CREATIONS
31825 ITO NURSERY INC
31831 GONZALEZ, ARMANDO M
ONEILL MUSEUM
SAN JUAN CAPISTRANO SOCIETY
31851 COMPARAN, OSCAR V
31871 BUTZER, CAROL
31872 RANCHO MISSION VIEJO LAND
31891 VASQUEZ STUDIO
31901 ROBERTS, BRIAN C
31921 OLIVARES, JOHN

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# CAMINO CAPISTRANO 1992

| | |
|---|---|
| 31681 | CA JEWELRY SCHOOL |
| | CROW, PHYLLIS |
| | DEPOT POURRI THE |
| | HASSON PHYLLIS MFCC |
| | HASSON, PHYLLIS |
| | MOONROSE BOOKS |
| | SOUTHWEST PASSAGE |
| 31721 | GREEN BURRITO THE |
| 31741 | ORTEGAS TRADING PST |
| 31751 | HOUSE OF TUDOR&TRTN |
| | SARDUCCIS CAFE |
| 31752 | CAFE CAPISTRANO |
| 31754 | M&M JEWELERS |
| 31761 | BEAD STATION |
| | HERITAGE&HERALDRY |
| | KARENS DOLLS&BEARS |
| | SAINT, N |
| | ST NICHOLAS FANTASY |
| | ZIA JEWELRY CO |
| 31762 | CATS MEOW THE |
| | DON JULIAN IMPORTS |
| | MISSION PHOTOGRAPHY |
| | SWERDLIN, DAVID |
| 31766 | MOONROSE |
| 31768 | SAN JUAN ANTIQUES |
| 31781 | AND THYME |
| | B JS CHICAGO PZZRIA |
| | BYNUM&ASSOCIATES |
| | CAFE FRANCESCO |
| | CRYSTAL ORCHID THE |
| | DESIGN MASTERS |
| | FOOTPRINTS B |
| | FRANCISCAN PLAZA |
| | FRITZELS EATERY |
| | GOODMAN JAMES ARCH |
| | GREEN DOOR THE |
| | HORIZON PLUMBING |
| | JAZZD |
| | LOR GALLERY |
| | RUBYS DINER |
| | SLOAN&KATCES INC |
| | WISH UPON A STAR |
| 31782 | PAISLEY PENGUIN THE |
| 31786 | SWALLOWS INN |
| 31792 | THE OLD BARN |
| 31802 | ACCOUNTANCY PLUS |
| | RENKAL THOMAS A CPA |
| | RENKAL, THOAS A |
| 31811 | GENL STORE |
| 31815 | CAPO VLY MDL RR CLB |

## CAMINO CAPISTRANO 1992 (Cont'd)

| | |
| --- | --- |
| 31815 | ENCORE ANTIQUES |
| | JOYS |
| | MAJORCA OF SAN JUAN |
| | MANSOORS IMPORTS |
| | MCINERNEY COMMNCTN |
| | YATES BILL |
| | YATES, BILL |
| | YESTERDAYS PAPER |
| 31831 | SAN JUAN EXECUTIVE |
| 31841 | TIME OUT |
| 31843 | RUTHS BOUTIQUE |
| 31866 | HERNANDEZ, ROBERT M |
| | LOHRBACH E D ASSOC |
| 31871 | BROWN, DANIEL II |
| | OYHARZABAL, CARMEN |
| | SPANISH TREASURES |
| | VALDEBINOS, ADELINA D |
| 31872 | SAN JUAN INSTITUTE |
| 31878 | AARDVARK APPLNC SRV |
| | COLLEGE&CAREER PLNG |
| | HANSCH FNCL GROUP |
| | MODERN PILGRIMAGES |
| | SOBOBA MED GROUP |
| | VOGT GARY L |
| | VOGT, GARY L |
| 31882 | BIRTCHER PLZA CHIRO |
| | BRUCE W MOORE ARCH |
| | COOK WILLIAM ARCH |
| | DENTAL SHOPPER |
| | ECONOMETRIX INC |
| | HELLINGS GLEN INS |
| | INTGRTD RESOURCES |
| | KAYE, MARK A |
| | LEONE&LEONE LTD |
| | MILLER MIKE R |
| | MISSION SCHOOL |
| | PRESTON FORBES |
| | PRESTON, FORBES |
| | SKERSICK DAVID DDS |
| | SOUTHWEST BARBERS |
| | USO LONDRES DDS |
| | USO, MADRID JR |
| 31891 | ADOBE DE CAPISTRANO |
| 31892 | GALERIA CAPISTRANO |
| | GARERIA, C |
| 31901 | CHURCHILLS WINE |
| | FASHION TAILORS |
| | MASTER STYLISTS |
| | MISSION BARBERS |
| | PHOTO EXPRESS |

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## CAMINO CAPISTRANO 1992 (Cont'd)

| | |
|---|---|
| 31901 | SAN JUAN HM HLTH CR |
| 31921 | BEACH CITIES PCKGNG |
| | BRADLEYS BEACH JRKY |
| | CAPSTRNO BRIDAL |
| | MAGNETIC SIGNS |
| | MARINERS STATIONERS |
| | MISSION WRAP&MAIL |
| | OCONNELL JOHN ATTY |
| | PLAZA ART CENTER |
| | ROSANNE INTERIORS |
| | RUNDQUIST TAX PLANG |
| | SAN JUAN BEAUTY CTR |
| | TOY FACTORY |
| 31931 | ANDREES FLOWERS |
| | BRODER MARVIN DDS |
| | INTERCHRON FN JWLRY |
| | MISS MUFFET SHOPPE |
| | OSBORNE MARKS&ASCTS |
| | ROBERTAS AT BEACH |
| | TUX&TAILS SWALLOWS |
| 31952 | CAFE MOZART |
| | CAPSTRNO ENGR ASCTS |
| | CARVED HORSE THE |
| | DANIELSON D A AIA |
| | DANIELSON, DOUGLAS A |
| | DELESSERT YVES DMD |
| | DREAMS IN THE ATTIC |
| | EYE APPEAL OPTICNS |
| | FLYING NURSES INC |
| | GRAY JOHN PAUL PHD |
| | GRAY, JOHN P |
| | JACOMELLA&ASSOCTS |
| | PARVIZ SALON |
| | PREFERRED RE INVST |
| | SLATER&SLOANE INC |
| | SWALLOWS NEEDLE NST |
| | TIME SHARE VCTN STR |
| 31971 | UNION BANK OFFICE |
| 31972 | HOMEFED BANK |
| 32001 | SAN JUAN CHEVRON SS |

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# LOS RIOS ST 1992

31602 MCCOY, MARY A
31631 BLANK, SHELLEY N
31711 GONZALES, LUIS
31720 CHORAK, DAVID
31752 JONES, ROBERT L
31771 SAN JUAN CRA
SHAW, FULTON
31782 RIOS, STEPHEN M
31791 JONES FMLY MINI FRM
31825 ITO NURSERY INC
31831 ONEILL MUSEUM
31872 RANCHO LND CNSRVNCY
31921 OLIVARES, JOHN

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# CAMINO CAPISTRANO 1987

| | | | |
|---|---|---|---|
| 31681 | ★BEACH TOWN MARKETNG | 661-0300 | 6 |
| | ★FANTASY FAIR | 493-1408 | 6 |
| | ★GALAXY OF GIFTS | 661-7007 | 9 |
| | ★GALERIA CAPISTRANO | 661-1781 | 0 |
| 31721 | ★O BOY BURGERS | 496-9414 | +7 |
| 31741 | ★CAPSTRNO TRDNG POST | 493-9088 | |
| 31751 | ★CA FACTORY STORE | 493-1586 | |
| | ★HOUSE OF TUDOR&TRTN | 496-3974 | |
| | ★SARDUCCIS CAFE | 493-9593 | +7 |
| 31752 | ★CAFE CAPISTRANO | 493-0607 | 2 |
| 31754 | ★M&M JEWELERS | 496-0882 | |
| | ★M&M TRADING | 496-0882 | |
| 31761 | ★ARMOIRE IMPRT FSHNS | 661-0761 | 0 |
| | ★CAMINO RLTY&INVSTMT | 493-7512 | 3 |
| | ★DOLLS&BEARS EXCLSVL | 240-3561 | 6 |
| | ★KIDS CORNER | 661-3755 | 6 |
| | ★SAINT NICHOLAS | 661-2850 | |
| | ★ST NICHOLAS HNDCRFT | 661-2850 | |
| | ★ZIA JEWELRY CO | 493-1322 | |
| 31762 | ★CATS MEOW THE | 661-6115 | 4 |
| | ★DON JULIAN IMPORTS | 496-0698 | +7 |
| | ★GAZEBO THE | 661-6115 | 4 |
| | ★GREAT AMER STARS | 496-6190 | +7 |
| | ★MISSION MART PRPRTY | 496-6199 | |
| | ★MISSION PHOTOGRAPHY | 493-0526 | 3 |
| | ★SUPER PIX PRODUCTNS | 496-6199 | 3 |
| 31766 | ★MOONROSE | 493-8905 | 4 |
| 31768 | ★COUNTRY SHOPPE | 493-0753 | +7 |
| 31781 | ★SAN JUAN BAR&GRILL | 493-6464 | 5 |
| 31782 | ★PAISLEY PENGUIN THE | 661-9295 | +7 |
| 31783 | ★AU BON CROISSANT | 496-5322 | 6 |
| | ★JACQUES BAKERY | 496-5322 | +7 |
| 31786 | ★SWALLOWS INN | 493-3188 | 9 |
| 31787 | ★DARLENE MONOGRAMER | 493-8821 | 6 |
| | ★RANGER SALES | 493-2992 | +7 |
| 31789 | ★SOUTHWSTRN ANTIQUES | 493-1023 | 5 |
| 31792 | ★OLD BARN ANTIQUES | 493-9144 | +7 |
| | ★THE OLD BARN ATQ | 493-9144 | 6 |
| 31795 | ★ECKANKAR CENTER | 661-9533 | 5 |
| 31802 | ★PENDLETON P ARCH | 496-7213 | +7 |
| 31804 | XXXX | 00 | |
| 31808 | XXXX | 00 | |
| 31811 | ★SANJUAN CAP GEN STR | 493-2848 | 6 |
| 31812 | ★DORS MINI MALL | 661-8879 | 5 |
| 31815 | BUILDING | | |
| | ★ARMOR FENCE | 493-0320 | 9 |
| | ★BRONGOS BACKHOE SRV | 661-0278 | +7 |
| | ★CLARK JOANNA ASC | 661-7612 | 3 |
| | ★DANIEL LNDSCP ARCH | 240-3407 | +7 |
| | ★ELCOOUI GIFTS&SVNRS | 661-3164 | +7 |
| | ★ERIKSSON PETERS ASC | 661-7127 | 0 |
| | ★J 2 C P INFO SERV | 496-5227 | +7 |
| | ★MAJORCA OF SAN JUAN | 496-7465 | +7 |
| | ★MANSOORS IMPORTS | 240-6056 | 5 |
| | ★MCINNES JOHN&ASC | 496-0847 | 5 |
| | ★MCINNIS JOHN&ASSOC | 831-5034 | 6 |
| | ★MIKE MARKILLIE EQP | 240-1529 | 6 |
| | ★NUSSER DANA DESIGNS | 661-3771 | 6 |
| | ★ODELL CNSLNG ASSOC | 493-6189 | 6 |
| | ★PETERS ERIKSSON&ASC | 661-7127 | 0 |
| | ★SMITH VALERIE RE | 240-2311 | 5 |
| | ★STEWART DANL LNDSCP | 240-3407 | +7 |
| | ★SWEET DRMS ICE CRM | 661-3202 | 4 |
| | ★THOMS ERIKSSON&ASC | 661-7127 | 0 |
| | ★VILLAGE RL EST ASCT | 661-2412 | 3 |
| | ★VISUAL ARTS ENTPRS | 661-1251 | +7 |
| | ★WESTAR CONTRACTORS | 240-0950 | +7 |
| | ★WINE CELLAR | 240-8878 | +7 |
| | ★YATES BILL | 496-9433 | 4 |
| | ★ZE ANTIQUES ZERVLLE | 493-0222 | |
| 31815 | ..... | | |
| 31821 | XXXX | 00 | |
| 31831 | ★POLLAK JOHN D MD | 493-1234 | 0 |
| 31841 | ★ROSEBUD BOUTIQUE | 493-3353 | 3 |
| 31843 | ★RUTHS BOUTO&ANTQS | 493-1114 | |
| 31866 | ★ARCHITCTRL ENTRPRS | 831-6145 | +7 |
| | ★ARCHITCTRL ENTRPRS | 831-3666 | +7 |

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# CAMINO CAPISTRANO 1987



..CAMINO CAPISTRANO 92675 CONT..

| | | | |
|---|---|---|---|
| | ★COOK&TAYLOR ARCHTCT | 831-5315 | +7 |
| | ★IRWIN FERNE ASID | 831-3666 | 4 |
| | ★M L A ARCHITCHS AIA | 831-3666 | 4 |
| | ★M L A ARCHITECTS | 831-3666 | |
| 31871 | ★BROWN DANL 2D | 493-1791 | |
| | OYHARZABAL E MRS | 493-1762 | |
| | ★SPANISH TREASURS SH | 493-1791 | |
| | VALDEBINOS ADELINA | 493-0638 | |
| 31872 | XXXX | 00 | |
| 31877 | XXXX | 00 | |
| 31878 | ★ALLENS DAVID | 493-3152 | 9 |
| | ★BOWMAN ROBBINS | 661-0964 | 5 |
| | ★DAVID ALLENS | 493-3152 | 8 |
| | ★GORMAN COMPANY | 240-2055 | 5 |
| | ★HECKSCHER YVON O | 493-5351 | 2 |
| | ★ROBBINS V INS BROKR | 493-1833 | 5 |
| | ★SOBOBA MED GROUP | 496-1101 | |
| | ★SUTTON INTR DESIGN | 493-3737 | |
| | ★TRAC WEST | 240-1342 | 6 |
| | ★WESTWAY PRODUCTS | 240-1311 | 5 |
| 31882 | BUILDING | | |
| | ★A S E A PRESSRE SYS | 493-9299 | +7 |
| | ★CA REGISTRY | 493-0300 | +7 |
| | ★COFFEE GARDEN | 493-4919 | |
| | ★DENTAL SHOPPER | 661-4176 | 5 |
| | ★FIRST FINANCIAL SV | 831-8515 | 6 |
| | ★FIRST FINANCIAL SVS | 661-9768 | 5 |
| | ★K H K INTL TRADE | 496-0863 | +7 |
| | ★LEONE&LEONE LTD | 493-7988 | +7 |
| | ★MILLER MIKE R | 493-3888 | |
| | ★OCONNOR LOREN PHD | 661-1407 | 9 |
| | ★SKERSICK DAVID DDS | 493-7661 | |
| | ★STATE FARM INS AGNT | 493-3888 | 9 |
| | ★SYSTEM CONNECTION | 661-0105 | 6 |
| | ★TIERRA PLANNG&DESGN | 661-6212 | 5 |
| | ★USO LONDRES DDS | 493-7007 | |
| | ★USO MADRID JR DDS | 493-7007 | |
| | ★VANGUARD DVLP&MRKTG | 496-3926 | +7 |
| | ★WEST VERH W CPA | 240-8000 | 6 |
| 31882 | | | |
| 31891 | ★ADOBE DE CAPISTRANO | 493-1163 | |
| | ★EL ADOBE WDDNG CHPL | 493-1163 | |
| | ★ELADOBE DE CAPSTRNO | 493-1163 | |
| | ★ELADOBE DE CAPSTRNO | 830-8620 | |
| 31892 | PAPEL BERNARD | 661-3573 | 9 |
| 31901 | ★CHURCHILLS WINE | 493-4181 | |
| | ★FANCHINS GOURMT LQR | 493-4181 | |
| | ★FASHION TAILORS | 661-8538 | 4 |
| | ★LIQUOR FANCHIN GRMT | 493-4181 | |
| | ★LORRIES NAILS UNLTD | 493-1327 | 6 |
| | ★MASTER STYLISTS | 493-1272 | 8 |
| | ★PLAZA ART CENTER | 493-1950 | |
| | ★SAN JUAN PHARMACY | 493-4559 | |
| | ★SANJUAN HM HLTH CTR | 493-4559 | |
| 31921 | BUILDING | | |
| | ★AYE DANNY | 661-7173 | 2 |
| | ★CAPSTRNO FURNITURE | 661-0574 | 4 |
| | ★CAPSTRNO NRS RGSTRY | 661-0506 | +7 |
| | ★CAPSTRNO TRAVEL | 493-4555 | |
| | ★COFFEES ET CETERA | 496-3334 | 5 |
| | ★DATA ENTRY ALTRNTVS | 240-9435 | 6 |
| | ★FARMERS INS | 831-8824 | 4 |
| | ★FARMERS INS AGENT | 661-7173 | 3 |
| | ★JANETTES DRESSES | 661-3113 | 9 |
| | ★KIDDIE CARE | 661-1114 | +7 |
| | ★MARINERS STATIONERS | 493-0190 | |
| | ★MARRINERS STATIONRS | 493-0190 | |
| | ★MISSION WRAP&MAIL | 493-5295 | 5 |
| | ★ROSANNE INTERIORS | 493-3777 | 6 |
| | ★SAN JUAN STAMP&COIN | 493-2419 | 4 |
| | ★SOFFA INDUSTRIES | 661-4981 | +7 |
| | ★TOY FACTORY | 496-3383 | |
| | ★WESTRN UNION AGENTS | 493-5295 | 4 |
| 31921 | | | |
| 31931 | ★BECKER DONALD R DR | 493-4467 | |
| | ★BRODER MARVIN L DDS | 493-3376 | 3 |
| | ★CENTURY 21 OSBORNE | 493-1126 | 9 |
| | ★INTERCHRON FN JWLRY | 493-3247 | 9 |
| | ★MISS MUFFET SHOPPE | 493-4704 | |
| | ★OSBORNE MARKS&ASCTS | 493-1126 | 0 |
| | ★ROBERTAS DISCOUNT | 493-3464 | 0 |
| | ★SWALLOWS CLEANERS | 493-1807 | |
| | ★TUX&TAILS SWALLOWS | 493-1807 | 3 |
| 31952 | BUILDING | | |
| | ★AILEENS ATTIC | 493-0655 | 6 |
| | ★CAFE MOZART | 496-0212 | 3 |
| | ★CARVED HORSE THE | 661-9780 | 3 |
| | ★DREAMS IN THE ATTIC | 240-6220 | 4 |
| | ★EYE APPEAL OPTICNS | 496-6458 | 4 |
| | ★JEFFREY GROUP | 661-4103 | +7 |
| | ★LANKFORD DALE TAX | 496-4477 | +7 |
| | ★LASHES&MUSTACHES | 661-0603 | 6 |
| | ★LEONARD GERALD L | 496-0453 | +7 |
| | ★LEONARD GROUP INC | 496-0453 | |
| | ★MOZART CAFE | 496-0212 | 5 |
| | ★SLATER&SLOANE INC | 661-6150 | +7 |
| | ★SWALLOWS NEEDLE NST | 496-8336 | 6 |
| 31952 | | | |
| 31971 | ★CA FIRST BNK BRANCH | 493-1141 | |
| 31972 | ★HOME FEDERAL | 493-0601 | 3 |
| | ★HOME FEDERAL ESCROW | 661-2854 | 6 |
| 32001 | ★SAN JUAN CHEVRON SV | 493-9511 | 4 |

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## LOS RIOS ST 1987

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|---|---|---|---|
| 31600 | XXXX | 00 | |
| 31601 | ORNELAS RAYMOND R | 240-1192 | 4 |
| 31604 | XXXX | 00 | |
| 31606 | CAPPELLO STEVEN | 493-9497 | +7 |
| 31611 | MOOLENAAR BRUCE | 493-5562 | 4 |
| 31631 | CONROY ANA | 240-6369 | |
| | CONROY BILL | 240-6369 | |
| 31661 | XXXX | 00 | |
| 31665 | OLIVARES ELOISA | 493-7994 | |
| 31720 | CHORAK DAVID | 661-1463 | 2 |
| 31730 | XXXX | 00 | |
| 31742 | BOYLE C | 496-9444 | +7 |
| 31752 | JONES ROBT LEROY | 661-2269 | 9 |
| 31771 | ★SANJUAN CAP CRA | 661-3848 | +7 |
| | SHAW FULTON | 496-3423 | 6 |
| 31782 | RIOS STEPHEN M | 493-1166 | 6 |
| 31791 | ★PORCELAIN ART CRTNS | 831-6550 | 2 |
| 31825 | ★ITO NURSERY INC | 661-7291 | 6 |
| 31831 | ★ONIEL MSM HSTRC SOC | 493-8444 | 3 |
| | ★SANJUAN CAP HSTRCL | 493-8444 | 0 |
| 31851 | XXXX | 00 | |
| 31861 | XXXX | 00 | |
| 31872 | XXXX | 00 | |
| 31891 | XXXX | 00 | |
| 31901 | REYES BELLE | 493-4419 | |
| 31921 | OLIVARES JOHN | 493-1683 | |
| ★ | 7 BUS 130 RES | 31 NEW | |

| Target Street | Cross Street | Source |
|---|---|---|
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## CAMINO CAPISTRANO 1982

| | | | |
|---|---|---|---|
| 31681 | CAPISTRANO BACKSNPS | 661-6766 | 0 |
| | CEE LOU DESIGNS | 661-6857 | 0 |
| | GALAXY OF GIFTS | 661-7007 | 9 |
| | GALERIA CAPISTRANO | 661-1781 | 0 |
| 31721 | PINATA CAFE | 496-9414 | +2 |
| 31741 | CAPISTRNO TRDNG PST | 493-9088 | |
| 31751 | CALIF FACTORY STORE | 493-1586 | 4 |
| | HOFFIES RESTAURANT | 493-1948 | 0 |
| | HOUSE OF TUDOR | 496-3974 | 6 |
| 31752 | CAFE CAPISTRANO | 493-0607 | +2 |
| 31754 | M&M TRADING | 496-0882 | 7 |
| 31761 | ARMOIRE JR FASHIONS | 661-0761 | 0 |
| | BUSY BEE NEEDLECRFT | 661-B157 | +2 |
| | CATS MEOW THE | 661-6115 | +2 |
| | CONSOLIDATED SUPPLY | 493-1022 | 4 |
| | MANNINGS COLLECTORS | 496-7551 | 8 |
| | MERRIE LYNNE FASHNS | 496-B93B | +2 |
| | SAINT NICHOLAS | 681-2850 | 0 |
| | ZIA | 493-1322 | 6 |
| 31762 | A&A TRADING CO | 496-6199 | 7 |
| | ELKINS GEORGE CO | 496-4800 | 0 |
| | GEORGE ELKINS CO | B31-6111 | 0 |
| | IDEAS UNLIMITED SHP | 493-9321 | 7 |
| | MISSN MART | 498-8199 | 7 |
| 31766 | XXXX | 00 | |
| 31768 | SCARNECCNIA RICHARD | 493-2921 | +2 |
| 31781 | MARIES COUNTRY STRE | 493-515S | +2 |
| 31782 | SWALLOWS WEST WSTR | 661-D10S | 0 |
| 31786 | SWALLOWS INN | 493-3188 | 9 |

| Target Street | Cross Street | Source |
|---|---|---|
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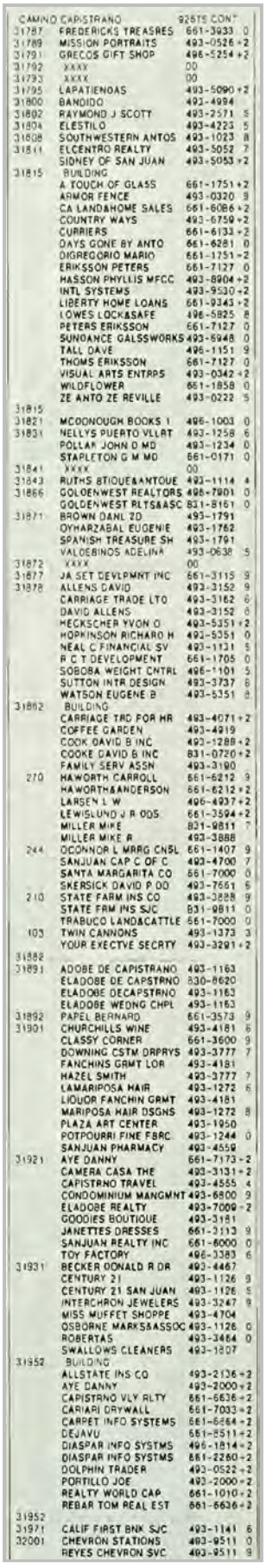
# CAMINO CAPISTRANO 1982



| CAMINO CAPISTRANO | | 92STS CONT | |
|---|---|---|---|
| 31787 | FREDERICKS TREASRES | 661-3933 | 0 |
| 31789 | MISSION PORTRAITS | 493-0526 | +2 |
| 31791 | GRECOS GIFT SHOP | 496-5254 | +2 |
| 31792 | XXXX | 00 | |
| 31793 | XXXX | 00 | |
| 31795 | LAPATIENOAS | 493-5090 | +2 |
| 31800 | BANDIDO | 493-4994 | |
| 31802 | RAYMOND J SCOTT | 493-2571 | 5 |
| 31804 | ELESTILO | 493-4223 | 5 |
| 31808 | SOUTHWESTERN ANTOS | 493-1023 | 8 |
| 31811 | ELCENTRO REALTY | 493-5052 | 7 |
| | SIDNEY OF SAN JUAN | 493-5053 | +2 |
| 31815 | BUILDING | | |
| | A TOUCH OF GLASS | 661-1751 | +2 |
| | ARMOR FENCE | 493-0320 | 9 |
| | CA LAND&HOME SALES | 661-6086 | +2 |
| | COUNTRY WAYS | 493-6759 | +2 |
| | CURRIERS | 661-6133 | +2 |
| | DAYS GONE BY ANTO | 661-6281 | 0 |
| | DIGREGORIO MARIO | 661-1751 | +2 |
| | ERIKSSON PETERS | 661-7127 | 0 |
| | HASSON PHYLLIS MFCC | 493-6904 | +2 |
| | INTL SYSTEMS | 493-9530 | +2 |
| | LIBERTY HOME LOANS | 661-9343 | +2 |
| | LOWES LOCK&SAFE | 496-5825 | 8 |
| | PETERS ERIKSSON | 661-7127 | 0 |
| | SUNDANCE GALSSWORKS | 493-6948 | 0 |
| | TALL DAVE | 496-1151 | 9 |
| | THOMS ERIKSSON | 661-7127 | 0 |
| | VISUAL ARTS ENTRPS | 493-0342 | +2 |
| | WILDFLOWER | 661-1858 | 0 |
| | ZE ANTO ZE REVILLE | 493-0222 | 5 |
| 31815 | | | |
| 31821 | MCDONOUGH BOOKS 1 | 496-1003 | 0 |
| 31831 | NELLYS PUERTO VLLRT | 493-1258 | 6 |
| | POLLAK JOHN D MD | 493-1234 | 0 |
| | STAPLETON G M MD | 661-0171 | 0 |
| 31841 | XXXX | 00 | |
| 31843 | RUTHS BTIQUE&ANTQUE | 493-1114 | 4 |
| 31866 | GOLDENWEST REALTORS | 496-7901 | 0 |
| | GOLDENWEST RLTS&ASC | 831-8161 | 0 |
| 31871 | BROWN DANL 2D | 493-1791 | |
| | OYHARZABAL EUGENIE | 493-1762 | |
| | SPANISH TREASURE SH | 493-1791 | |
| | VALDEBINOS ADELINA | 493-0638 | 5 |
| 31872 | XXXX | 00 | |
| 31877 | JA SET DEVLPMNT INC | 661-3115 | 9 |
| 31878 | ALLENS DAVID | 493-3152 | 9 |
| | CARRIAGE TRADE LTD | 493-3162 | 6 |
| | DAVID ALLENS | 493-3152 | 6 |
| | HECKSCHER YVON O | 493-5351 | +2 |
| | HOPKINSON RICHARD H | 493-5351 | 0 |
| | NEAL C FINANCIAL SV | 493-1131 | 5 |
| | P C T DEVELOPMENT | 661-1705 | 0 |
| | SOBOBA WEIGHT CNTRL | 496-1101 | 5 |
| | SUTTON INTR DESIGN | 493-3737 | 6 |
| | WATSON EUGENE B | 493-5351 | 8 |
| 31882 | BUILDING | | |
| | CARRIAGE TRD FOR HR | 493-4071 | +2 |
| | COFFEE GARDEN | 493-4919 | |
| | COOK DAVID B INC | 493-1288 | +2 |
| | COOKE DAVID B INC | 831-0720 | +2 |
| | FAMILY SERV ASSN | 493-3190 | |
| 270 | HAWORTH CARROLL | 661-6212 | 9 |
| | HAWORTH&ANDERSON | 661-6212 | +2 |
| | LARSEN L W | 496-4937 | +2 |
| | LEWISLUND J R DDS | 661-3594 | +2 |
| | MILLER MIKE | 831-9811 | 7 |
| | MILLER MIKE R | 493-3888 | |
| 244 | OCONNOR L MRG CNSL | 661-1407 | 9 |
| | SANJUAN CAP C OF C | 493-4700 | 7 |
| | SANTA MARGARITA CO | 661-7000 | 0 |
| | SKERSICK DAVID P DD | 493-7661 | 5 |
| 210 | STATE FARM INS CO | 493-3888 | 9 |
| | STATE FRM INS SJC | 831-9811 | 0 |
| | TRABUCO LAND&CATTLE | 661-7000 | 0 |
| 103 | TWIN CANNONS | 493-1373 | 3 |
| | YOUR EXECTVE SECRTY | 493-3291 | +2 |
| 31882 | | | |
| 31891 | ADOBE DE CAPISTRANO | 493-1163 | |
| | ELADOBE DE CAPSTRNO | 830-8620 | |
| | ELADOBE DECAPSTRNO | 493-1163 | |
| | ELADOBE WEDNG CHPL | 493-1163 | |
| 31892 | PAPEL BERNARD | 661-3573 | 9 |
| 31901 | CHURCHILLS WINE | 493-4181 | 6 |
| | CLASSY CORNER | 661-3600 | 9 |
| | DOWNING CSTM DRPRYS | 493-3777 | 7 |
| | FANCHINS GRMT LOR | 493-4181 | |
| | HAZEL SMITH | 493-3777 | 7 |
| | LAMARIPOSA HAIR | 493-1272 | 6 |
| | LIQUOR FANCHIN GRMT | 493-4181 | |
| | MARIPOSA HAIR DSGNS | 493-1272 | 8 |
| | PLAZA ART CENTER | 493-1950 | |
| | POTPOURRI FINE FBRC | 493-1244 | 0 |
| | SANJUAN PHARMACY | 493-4559 | |
| 31921 | AYE DANNY | 661-7173 | +2 |
| | CAMERA CASA THE | 493-3131 | +2 |
| | CAPISTRNO TRAVEL | 493-4555 | 4 |
| | CONDOMINIUM MANGMNT | 493-6800 | 9 |
| | ELADOBE REALTY | 493-7009 | +2 |
| | GOODIES BOUTIQUE | 493-3181 | |
| | JANETTES DRESSES | 661-3113 | 9 |
| | SANJUAN REALTY INC | 661-6000 | 0 |
| | TOY FACTORY | 496-3383 | 6 |
| 31931 | BECKER DONALD R DR | 493-4467 | |
| | CENTURY 21 | 493-1126 | 9 |
| | CENTURY 21 SAN JUAN | 493-1126 | 5 |
| | INTERCHRON JEWELERS | 493-3247 | 9 |
| | MISS MUFFET SHOPPE | 493-4704 | |
| | OSBORNE MARKS&ASSOC | 493-1126 | 0 |
| | ROBERTAS | 493-3464 | 0 |
| | SWALLOWS CLEANERS | 493-1307 | |
| 31952 | BUILDING | | |
| | ALLSTATE INS CO | 493-2136 | +2 |
| | AYE DANNY | 493-2000 | +2 |
| | CAPISTRNO VLY RLTY | 661-6636 | +2 |
| | CARIARI DRYWALL | 661-7033 | +2 |
| | CARPET INFO SYSTEMS | 661-6664 | +2 |
| | DEJAVU | 661-8511 | +2 |
| | DIASPAR INFO SYSTMS | 496-1814 | +2 |
| | DIASPAR INFO SYSTMS | 661-2260 | +2 |
| | DOLPHIN TRADER | 493-0522 | +2 |
| | PORTILLO JOE | 493-2000 | +2 |
| | REALTY WORLD CAP | 661-1010 | +2 |
| | REBAR TOM REAL EST | 661-6636 | +2 |
| 31952 | | | |
| 31971 | CALIF FIRST BNK SJC | 493-1141 | 6 |
| 32001 | CHEVRON STATIONS | 493-9511 | 0 |
| | REYES CHEVRON SVC | 493-9511 | 9 |

| Target Street | Cross Street | Source |
|---|---|---|
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## LOS RIOS ST 1982

| | | | |
|---|---|---|---|
| 31600 | XXXX | 00 | |
| 31601 | WILLIAMS ROBT H | 661-0174 | 0 |
| 31602 | MASON W S | 493-0395 | 0 |
| | MCKENZIE R W | 496-8412 | +2 |
| 31604 | XXXX | 00 | |
| 31606 | PENNINGTON M | 496-8075 | 0 |
| 31608 | HATLEBERG WAYNE | 496-7264 | +2 |
| 31611 | XXXX | 00 | |
| 31631 | XXXX | 00 | |
| 31661 | BARKER KENNETH | 661-9437 | +2 |
| 31665 | OLIVARES ELOISA | 493-7994 | 7 |
| 31711 | XXXX | 00 | |
| 31712 | GREENLEE MARY L | 661-3439 | +2 |
| 31720 | CHORAK DAVID | 661-1463 | +2 |
| 31730 | XXXX | 00 | |
| 31752 | JONES ROBT L | 661-2269 | 9 |
| 31771 | CHEVRON STATION | 493-3091 | +2 |
| | DUNIVINS TOWNG&STRG | 493-3091 | +2 |
| 31782 | RIOS STEPHEN M | 496-4718 | 0 |
| 31791 | PORCELAIN ART CREA | 831-555D | +2 |
| 31831 | SANJUAN CAP HSTRCL | 493-8444 | 0 |
| 31851 | XXXX | 00 | |
| 31861 | XXXX | 00 | |
| 31872 | XXXX | 00 | |
| 31881 | BECERRA JESUS | 493-6872 | 9 |
| 31891 | BECERRA MIGUEL | 496-7186 | 5 |
| 31901 | REYES BELLE | 493-4419 | |
| 31921 | OLIVARES JOHN | 493-1683 | |
| * | 5 BUS 142 RES | 44 NEW | |

| Target Street | Cross Street | Source |
|---|---|---|
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# CAMINO CAPISTRANO 1976



```
31663  XXXX                 00
31721*PITTS ELBOCOD DR IN493-4314 4
31741*CAPISTRNO TRAOG PST493-9088
31751*CAL FACTORY STORE  493-1586 4
      *HOUSE TUDDR&TARTAN 496-3974+6
      *LINDY LDU COFFEE SH493-1948
31752*FLAMING PIT BAR8ECU493-4001 2
31754*SOL CASA           493-98B1 5
31761*CONSOLIOATED SUPPLY493-1022 4
      *EXOTIC LEATHER IMP 496-6444+6
      *IDEAS UNLIMITEO SH 493-9321 4
      *MENOOZAS SILVERSMTH493-2D41+6
      *OLOE OEPOT GALLERY 493-08B1+6
      *POSTERHOUSE        496-2522 4
      *SPARKLE PLENTY SHOP496-D343+6
      *WHISTLE STOP       496-7373 5
      *Z I A SILVER CO    493-1322+6
31762*8ABS STUFF          493-0161+6
      *THEOS INTERIORS    493-1900 2
31766*CASA LORENZOS       493-1DBD
31768*DYAL PATRICIA JANE 496-5357
      *JANE DYALS ANTIQUES496-5357
31781*FRANCISCAN RSTRNT  493-6464+6
      *MAGGIS COUNTRY STR 493-5155 4
317B2*CAVERLEY JACK RLTR 493-1137
      *SAN JUAN REALTY    493-1137 2
31786*SWALLOWS INN        493-9D67
317B7*CASA DE VINO       493-677D 4
317B9*SANOPIPER TRAVEL SVB31-2550 5
      SANDPIPER TRAVEL SV493-2313+6
31791*ELGRECO GLASS 8LOWG496-5254+6
31792*PATTERSON W HDWR SH493-1B11
31793*SAN JN CPSTRND C C 493-4700 4
31795*NEW HDRIZONS        493-2321+6
31B0D*8ANOI00            493-4994
      MOISO JAS ROBT      493-4994
31802 RAYMONO J SCOTT     493-2571 5
      RAYMONO SCOTT J     831-0670 5
31804*ELESTILD           493-4223 5
      *HARTMANN RUPERT    493-4223 2
31B0B*HIATTS INDIAN CRAFT493-4425
31811*8LUM LED REALTY    493-6022+6
      *REO GERANIUM THE   493-10DD 2
31B12*HUNTERS BOOKS      493-7272 5
31813 POLLAK JDHN O MD   493-1234
31B15*CAPSTRNO OEVELDPMNT493-1153 5
      GUTIERREZ MAXIMINO 496-D644+6
      *PROVINCIAL PRPRTS  493-1153 5
      *TUSTIN LAND&CATTLE 493-1153+6
      *US FLYWHEELS INC   831-9282+6
      *ZE ANTQ ZE REVILLE 493-D222 5
    A*THINGS DLO ANO NOT 493-3523 2
    D*BOYOS ACE KEY      493-966D 3
    J*ZALI LILA BALLET   493-0066 4
31831*NELLYS PUERTD VLLRT493-125B+6
31841*ELCHARRO           493-4882
31843*RUTHS BTIQUE&ANTQUE493-1114 4
31B66 ESSLINGER PAUL H MO493-1818
31B71*8RDWN OANL 20      493-1791
      OYHARZABAL EUGENIE 493-1762
      *SPANISH TREASURE SH493-1791
      VALDEBINDS AOELINA 493-0638 5
31872*8ANK DF AM N T&S A 493-4567
31878...BUILOING
      *BEISNER JDHN R     B31-1121+6
      *CARRIAGE TRAOE BRBR493-3152+6
      *CARRIAGE TRO CLTHRS493-3162+6
      *CONN ORGANS        496-3661 5
      *HECKSCHER YVON O   493-5351 5
      *JEANIES INTERIORS  496-3661 5
2D3U *LOS SWALLOWS REALTY493-7741 4
      *MCMECHAN RICHARO L 493-5351+6
 270 *MCMECHAN RICHARO L 831-1121 5
 276 *NEAL CHARLES FNC SV493-1131 5
 1D3 *ROBERSON GENE STOO 496-3661 5
      *SO8O8A MEOICAL GRP 496-11D1 5
      *STATE&FEORL INCM TX493-7741 4
      *STRONG INOUSTRIES  493-33DD 4
      *SUTTON INTR OESIGN 493-3737+6
 282 *THOMPSON BEN 8 MO   496-11D1 5
      *WATSON EUGENE 8     B31-1121+6
31878.....................
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| Target Street | Cross Street | Source |
|---|---|---|
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# CAMINO CAPISTRANO 1976



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..CAMINO CAPISTRANO   92675 CONT..
31882...BUILDING
 270 *BANNAN THOMAS J     493-1331 2
 106 *CHRISTIANSEN&ASSOC 837-3321 5
 107 *CHRISTIANSEN&ASSOCS493-3321 4
 101 *COFFEE GAROEN       493-4919 2
1D6A *FAMLY SV ASN ORG CD493-3190 2
 244 *FOSTER MARK EQUIPMT837-8800 2
 102 *MARY BARRYS         493-4451 2
 24D *MILLER MIKE R       493-3888
     *SKERSICK DAVID DDS 493-7661+6
     *STATE FARM INS CO  831-9811+6
 240 *STATE FRM INSURANCE493-3888
 104 *TRUMBAUERS          493-3771 4
 103 *TWIN CANNONS        493-1373 3
 102 *WILT M B            493-4451 2
31882.....................
31891*ADOBE DECAPISTRANO 493-1163
     *EL ADOBE DE CAPSTRO830-8620 4
     *EL ADOBE WDDNG CHPL493-1163+6
     *ELADDBE DECAPISTRNO493-1163
319D1*CAPRICE            493-1927
     *CHURCHILLS WNE&SPRT493-4181+6
     *FANCHINS GOURMT LQR493-4181
     *LA POTPOURRI       493-1244
     *LAMARIPOSA STYLING 493-1272+6
     *LIQR FANCHINS GRMT 493-41B1
     *ORANGE CNTY LIBRARY493-1752
     *PLAZA ART CENTER   493-1950
     *SAN JUAN PHARMACY  493-4559
31921...BUILDING
     *BLOCK H&R          493-3323+6
     *CAMERA CASA THE    493-3131
     *CAPSTRNO HARDWARE  493-1031 5
  21 *CAPSTRNO TRAVEL    493-4555 4
     *DENAULTS HARDWARE  493-1031 3
     *DOWNING CSTM DRAPES493-3777 5
   9 *GOODIES BOUTIQUES  493-3181
     *H&R BLOCK          493-3323+6
     *HAZEL SMITH ORPRS  493-3777 5
  10 *JORDAN HUBY W      493-4521 2
  14 *KOS FOOTWEAR       493-3474 5
  10 *PERSONAL BUSINSS SV493-3323 2
     *SCOFIELD EO        493-1551+6
     *TDY FACTORY        496-3383+6
31921.....................
31931...BUILDING
  22 *BECKER DONALD R OR 493-4467 2
     *CASTORFF WM G      493-1833
     *CENTURY 21         493-1126 5
     *FARMERS INS GROUP  493-4407+6
     *KASTORFF WM G&ASSOC493-1833
     *LEMON GLADO        493-42DD+6
     *MISS MUFFET SHOPPE 493-4704
     *PADEREWSKI ALLEN   493-4407+6
     *SWALLOW CLEANERS   493-18D7
   2 *TRASSARE JEWELERS  493-3247 2
     *WEBER DON          493-2000+6
    A*CENTURY 21 REAL EST493-1126 4
    A*SOUTH COAST REALTY 493-4346
    C*OSENBAUGH WATSON P 493-42DO
    G*ROBERTAS           493-3464
31931.....................
31966*CALIF CLOCK CO     493-4552
     *STORER CABLE TV    493-1800
     *TWIN WINTON CERAMIC493-4551
     *WINTON BRUCE       493-4551
31971*CALIF FIRST BANK   493-1141+6
32001*CHEVRON STANORO STN493-9511 5
     *MATTHEWS&REYES CHVN493-9511 4
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| Target Street | Cross Street | Source |
|---|---|---|
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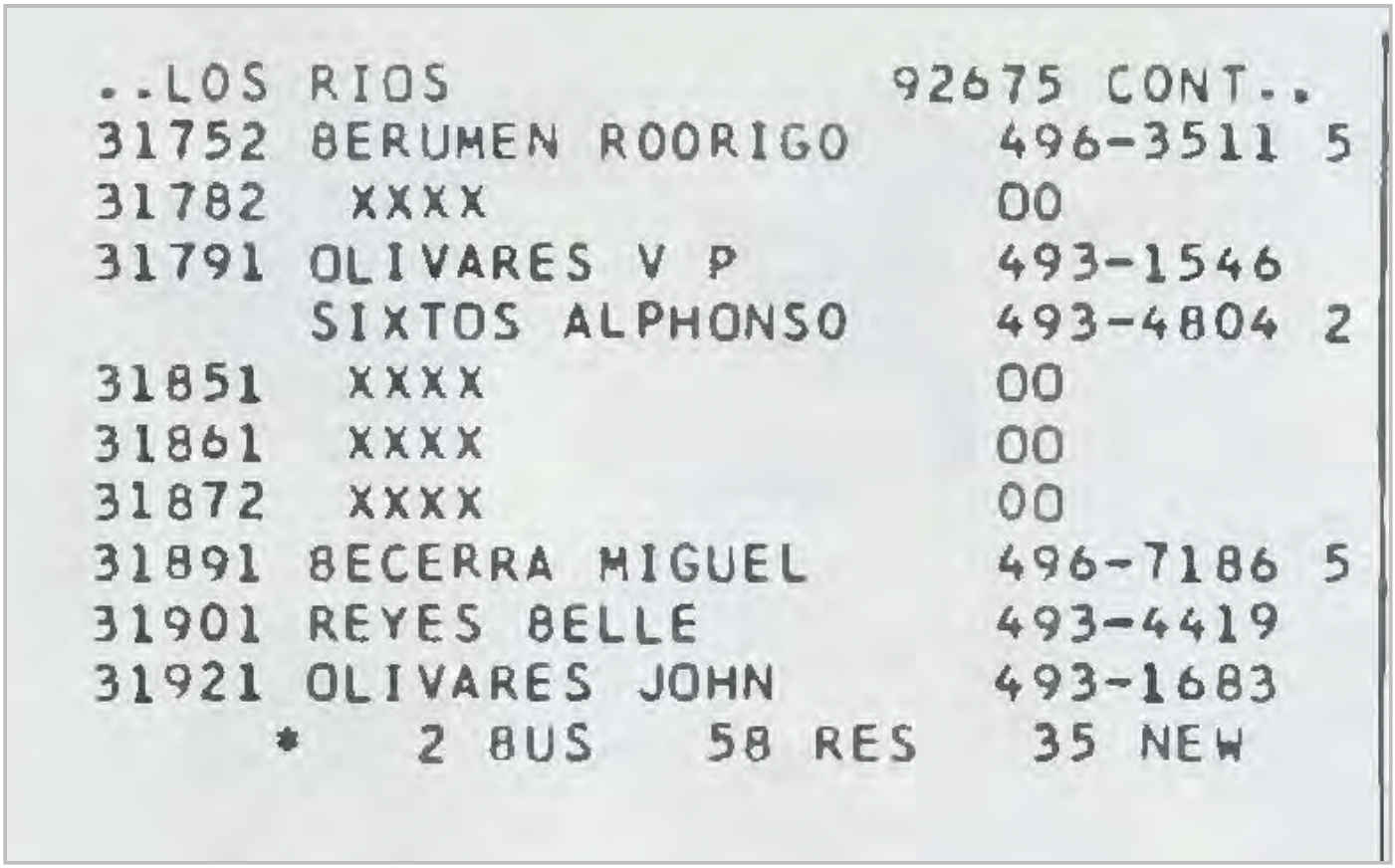
## LOS RIOS ST 1976

| | | |
|---|---|---|
| 31600 | XXXX | 00 |
| 31631 | GREENLEE ROBT | 493-3120 3 |
| 31661 | *PASSPORT | 493-9903+6 |
| 31665 | OLIVARES ELOISA | 496-9428+6 |
| 31711 | XXXX | 00 |
| 31720 | SANCHEZ ALFREO | 493-1715 |
| 31730 | XXXX | 00 |

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | Haines Criss-Cross Directory |

## LOS RIOS ST 1976



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..LOS RIOS                    92675 CONT..
31752 BERUMEN ROORIGO          496-3511 5
31782  XXXX                    OO
31791 OLIVARES V P             493-1546
      SIXTOS ALPHONSO          493-4804 2
31851  XXXX                    OO
31861  XXXX                    OO
31872  XXXX                    OO
31891 BECERRA MIGUEL           496-7186 5
31901 REYES BELLE              493-4419
31921 OLIVARES JOHN            493-1683
      *   2 BUS   58 RES   35 NEW
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| Target Street | Cross Street | Source |
|---|---|---|
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## CAMINO CAPISTRANO 1973

```
31752*FLAMING PIT BARBECU493-4001 2
31754*NAROOS RESTAURANT  493-4060
31761*BABS STUFF         493-0161+3
      *CALIF FACTORY STORE493-1586+3
      *CONSOLIDATED SUPPLY493-1021+3
      *DELORME FASHN JWLRY493-0422+3
      *EL SOMBRERO       493-3227+3
      *PEPPER TREE THE   493-4930+3
      *TRANSCAP CO       493-1712+3
31762*THEOS INTERIORS    493-1900 2
31766*CASA LORENZOS      493-1080
31768*DYAL PATRICIA JANE 496-5357
      *JANE DYALS ANTIQUES496-5357
31781*FRANCISCAN THE     493-3235+3
      *SYFAN B F CORP     493-7771+3
31782*CAVERLEY JACK RLTR 493-1137
      *SAN JUAN REALTY    493-1137 2
31786*SWALLOWS INN       493-9067
31789*SANDPIPER TRAVEL SV493-2313+3
31791  XXXX               00
31792*PATTERSON W HOWR SH493-1811
31795*INTI CORI IMPORTS  493-2321+3
31800*BANDIDO            493-4994
       MOISO JAS ROBT    493-4994
31802*HORSE DEALINS      493-0343+3
31804*EL ESTILO          493-4223 2
      *HARTMANN RUPERT    493-4223 2
31808*HIATTS INDIAN CRAFT493-4425
31811*BROWN R S&CO RLTRS 493-4774
      *REO GERANIUM THE   493-1000 2
31812 HATFIELD W C J SR  493-1793
      *HATFIELDS MISSN TV 493-1793
      *MISSION TV&APPLNCS 493-1793
31813 POLLAK JOHN D MD   493-1234
31815...BUILDING
      *BOYDS ACE KEY      493-9660+3
      *CAPISTRANO DEVELPMT493-1154+3
      *CAPISTRANO TV ELECT493-0652+3
      *CHAPCO ENGINEERG CO493-2121+3
      *FIRST COMMERCL CORP831-1210+3
      *HARPERS BAZAR      493-2211+3
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| Target Street | Cross Street | Source |
|---|---|---|
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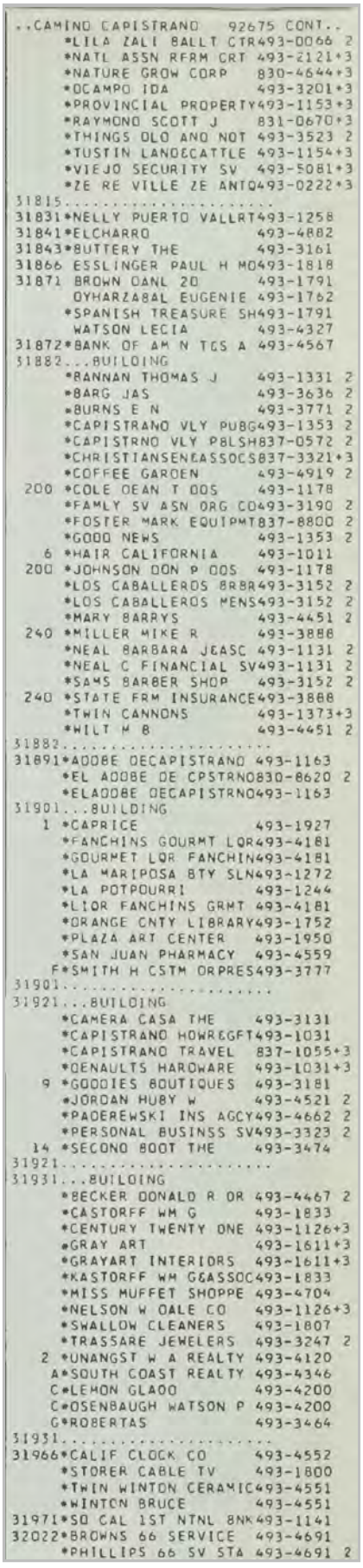
# CAMINO CAPISTRANO 1973



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..CAMINO CAPISTRANO   92675 CONT..
     *LILA ZALI BALLT CTR493-0066 2
     *NATL ASSN RFRM CRT 493-2121+3
     *NATURE GROW CORP   830-4644+3
     *OCAMPO IDA         493-3201+3
     *PROVINCIAL PROPERTY493-1153+3
     *RAYMOND SCOTT J    831-0670+3
     *THINGS OLD AND NOT 493-3523 2
     *TUSTIN LANDECATTLE 493-1154+3
     *VIEJO SECURITY SV  493-5081+3
     *ZE RE VILLE ZE ANTQ493-0222+3
31815.....................
31831*NELLY PUERTO VALLRT493-1258
31841*ELCHARRO           493-4882
31843*BUTTERY THE        493-3161
31866 ESSLINGER PAUL H MD493-1818
31871 BROWN DANL 2D      493-1791
      OYHARZABAL EUGENIE 493-1762
     *SPANISH TREASURE SH493-1791
      WATSON LECIA       493-4327
31872*BANK OF AM N TGS A 493-4567
31882...BUILDING
     *BANNAN THOMAS J    493-1331 2
     *BARG JAS           493-3636 2
     *BURNS E N          493-3771 2
     *CAPISTRANO VLY PUBG493-1353 2
     *CAPISTRNO VLY PBLSH837-0572 2
     *CHRISTIANSEN&ASSOCS837-3321+3
     *COFFEE GARDEN      493-4919 2
 200 *COLE DEAN T DDS    493-1178
     *FAMLY SV ASN ORG CO493-3190 2
     *FOSTER MARK EQUIPMT837-8800 2
     *GOOD NEWS          493-1353 2
   6 *HAIR CALIFORNIA    493-1011
 200 *JOHNSON DON P DDS  493-1178
     *LOS CABALLEROS BRBR493-3152 2
     *LOS CABALLEROS MENS493-3152 2
     *MARY BARRYS        493-4451 2
 240 *MILLER MIKE R      493-3888
     *NEAL BARBARA JEASC 493-1131 2
     *NEAL C FINANCIAL SV493-1131 2
     *SAMS BARBER SHOP   493-3152 2
 240 *STATE FRM INSURANCE493-3888
     *TWIN CANNONS       493-1373+3
     *WILT H B           493-4451 2
31882.....................
31891*ADOBE DECAPISTRANO 493-1163
     *EL ADOBE DE CPSTRNO830-8620 2
     *ELADOBE DECAPISTRNO493-1163
31901...BUILDING
   1 *CAPRICE            493-1927
     *FANCHINS GOURMT LOR493-4181
     *GOURMET LOR FANCHIN493-4181
     *LA MARIPOSA BTY SLN493-1272
     *LA POTPOURRI       493-1244
     *LIOR FANCHINS GRMT 493-4181
     *ORANGE CNTY LIBRARY493-1752
     *PLAZA ART CENTER   493-1950
     *SAN JUAN PHARMACY  493-4559
    F*SMITH H CSTM ORPRES493-3777
31901.....................
31921...BUILDING
     *CAMERA CASA THE    493-3131
     *CAPISTRANO HOWREGFT493-1031
     *CAPISTRANO TRAVEL  837-1055+3
     *DENAULTS HARDWARE  493-1031+3
   9 *GOODIES BOUTIQUES  493-3181
     *JORDAN HUBY W      493-4521 2
     *PADEREWSKI INS AGCY493-4662 2
     *PERSONAL BUSINSS SV493-3323 2
  14 *SECOND BOOT THE     493-3474
31921.....................
31931...BUILDING
     *BECKER DONALD R DR 493-4467 2
     *CASTORFF WM G      493-1833
     *CENTURY TWENTY ONE 493-1126+3
     *GRAY ART           493-1611+3
     *GRAYART INTERIORS  493-1611+3
     *KASTORFF WM G&ASSOC493-1833
     *MISS MUFFET SHOPPE 493-4704
     *NELSON W DALE CO   493-1126+3
     *SWALLOW CLEANERS   493-1807
     *TRASSARE JEWELERS  493-3247 2
   2 *UNANGST W A REALTY 493-4120
    A*SOUTH COAST REALTY 493-4346
    C*LEMON GLADD        493-4200
    C*OSENBAUGH WATSON P 493-4200
    G*ROBERTAS           493-3464
31931.....................
31966*CALIF CLOCK CO     493-4552
     *STORER CABLE TV    493-1800
     *TWIN WINTON CERAMIC493-4551
     *WINTON BRUCE       493-4551
31971*SO CAL 1ST NTNL BNK493-1141
32022*BROWNS 66 SERVICE  493-4691
     *PHILLIPS 66 SV STA 493-4691 2
```

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | Haines Criss-Cross Directory |

## LOS RIOS ST 1973

LOS RIOS 92675 SAN JUAN CPSTRNO

| | | |
|---|---|---|
| 31600 | XXXX | OD |
| 31631 | GREENLEE ROBT | 493-3120+3 |
| 31661 | ORDE BRIAN | 493-5973+3 |
| 31665 | PEREZ JUAN R | 493-1986 |
| | PEREZ VICTORIA M | 493-1986 |
| 31711 | PRADO JESSIE C | 493-9574+3 |
| 31712 | LOBO CLARENCE JR | 493-1085 |
| 31720 | SANCHEZ ALFREO | 493-1715 |
| 31730 | ARREOLA RODOLFO L | 493-3707 2 |
| 31782 | XXXX | OO |
| 31791 | OLIVARES V P | 493-1546 |
| | SIXTOS ALPHONSO | 493-4804 2 |
| 31851 | XXXX | OO |
| 31861 | MENDEZ ANTONIA | 493-4667 |
| 31872 | LOPEZ PEDRO | 493-4339 2 |
| 31901 | REYES BELLE | 493-4419 |
| 31921 | OLIVARES JOHN | 493-1683 |

* 0 BUS 17 RES 3 NEW

Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 92675

Inquiry Number: 6668580.4
September 20, 2021

# EDR Historical Topo Map Report

## with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Historical Topo Map Report

09/20/21

**Site Name:**

Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 9267
EDR Inquiry # 6668580.4

**Client Name:**

Terrax Environmental
16541 Gothard Street, Suite 111
HUNTINGTON BEACH, CA 92647
Contact: Burke Walker

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terrax Environmental were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

***Search Results:***

**P.O.#** NA

**Project:** Commercial - Multi-Use SJC

***Coordinates:***

| | |
|---|---|
| **Latitude:** | 33.50016 33° 30' 1" North |
| **Longitude:** | -117.66311 -117° 39' 47" West |
| **UTM Zone:** | Zone 11 North |
| **UTM X Meters:** | 438406.35 |
| **UTM Y Meters:** | 3706933.69 |
| **Elevation:** | 112.57' above sea level |

**Maps Provided:**

2012
1981
1975
1968
1949
1948
1942, 1947
1906
1902


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## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2012 Source Sheets



Dana Point
2012
7.5-minute, 24000



San Juan Capistrano
2012
7.5-minute, 24000

### 1981 Source Sheets



San Juan Capistrano
1981
7.5-minute, 24000
Aerial Photo Revised 1977

### 1975 Source Sheets



Dana Point
1975
7.5-minute, 24000
Aerial Photo Revised 1967

### 1968 Source Sheets



San Juan Capistrano
1968
7.5-minute, 24000
Aerial Photo Revised 1967



Dana Point
1968
7.5-minute, 24000
Aerial Photo Revised 1967

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1949 Source Sheets



Dana Point
1949
7.5-minute, 24000
Aerial Photo Revised 1946



San Juan Capistrano
1949
7.5-minute, 24000
Aerial Photo Revised 1946

### 1948 Source Sheets



San Juan Capistrano
1948
7.5-minute, 24000
Aerial Photo Revised 1946



Dana Point
1948
7.5-minute, 24000
Aerial Photo Revised 1946

### 1942, 1947 Source Sheets



SANTIAGO PEAK
1942
15-minute, 50000



SAN JUAN CAPISTRANO
1947
15-minute, 50000

### 1906 Source Sheets



Capistrano
1906
30-minute, 125000

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

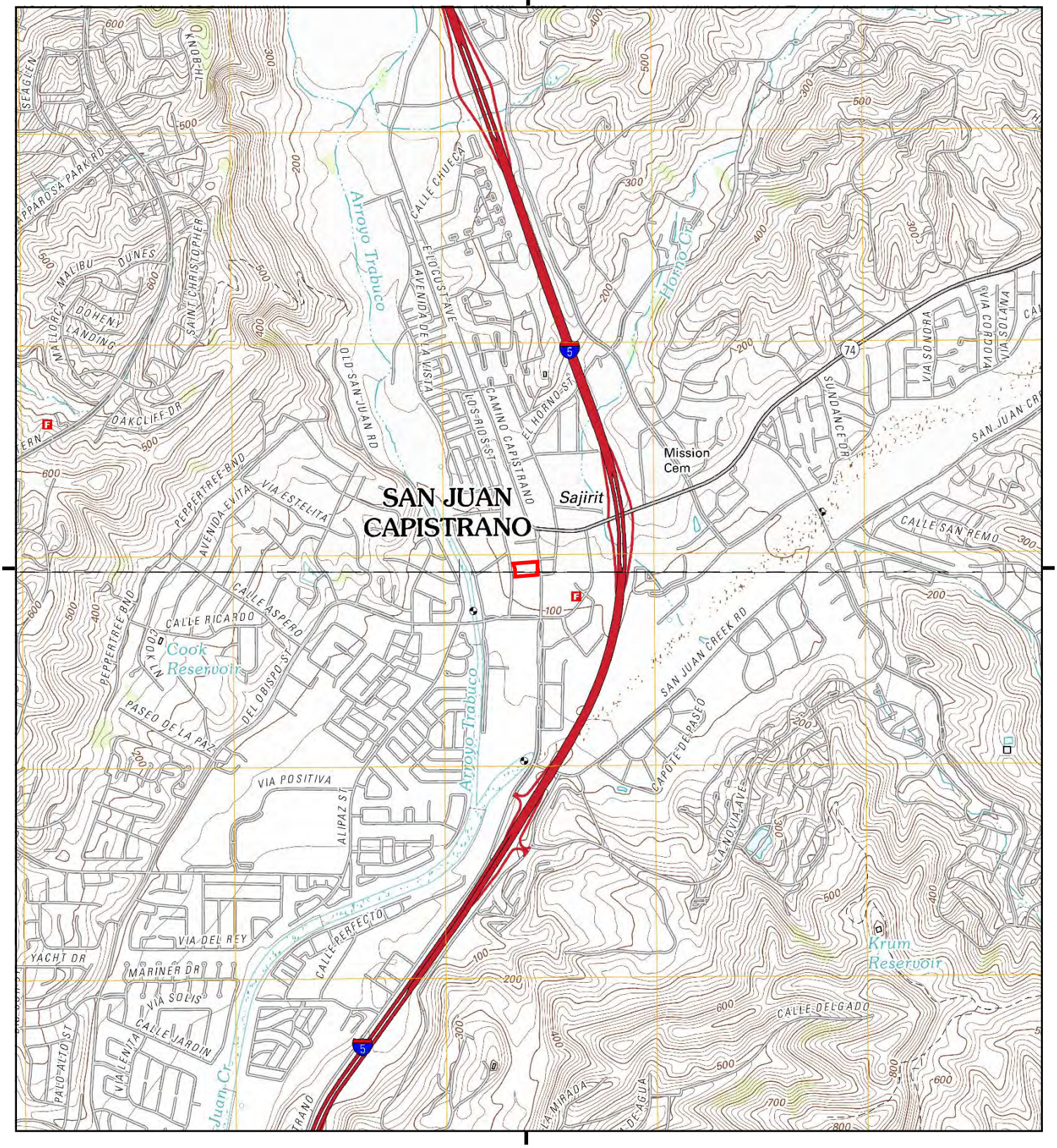
### 1902 Source Sheets



Corona
1902
30-minute, 125000



Capistrano
1902
30-minute, 125000




This report includes information from the following map sheet(s).

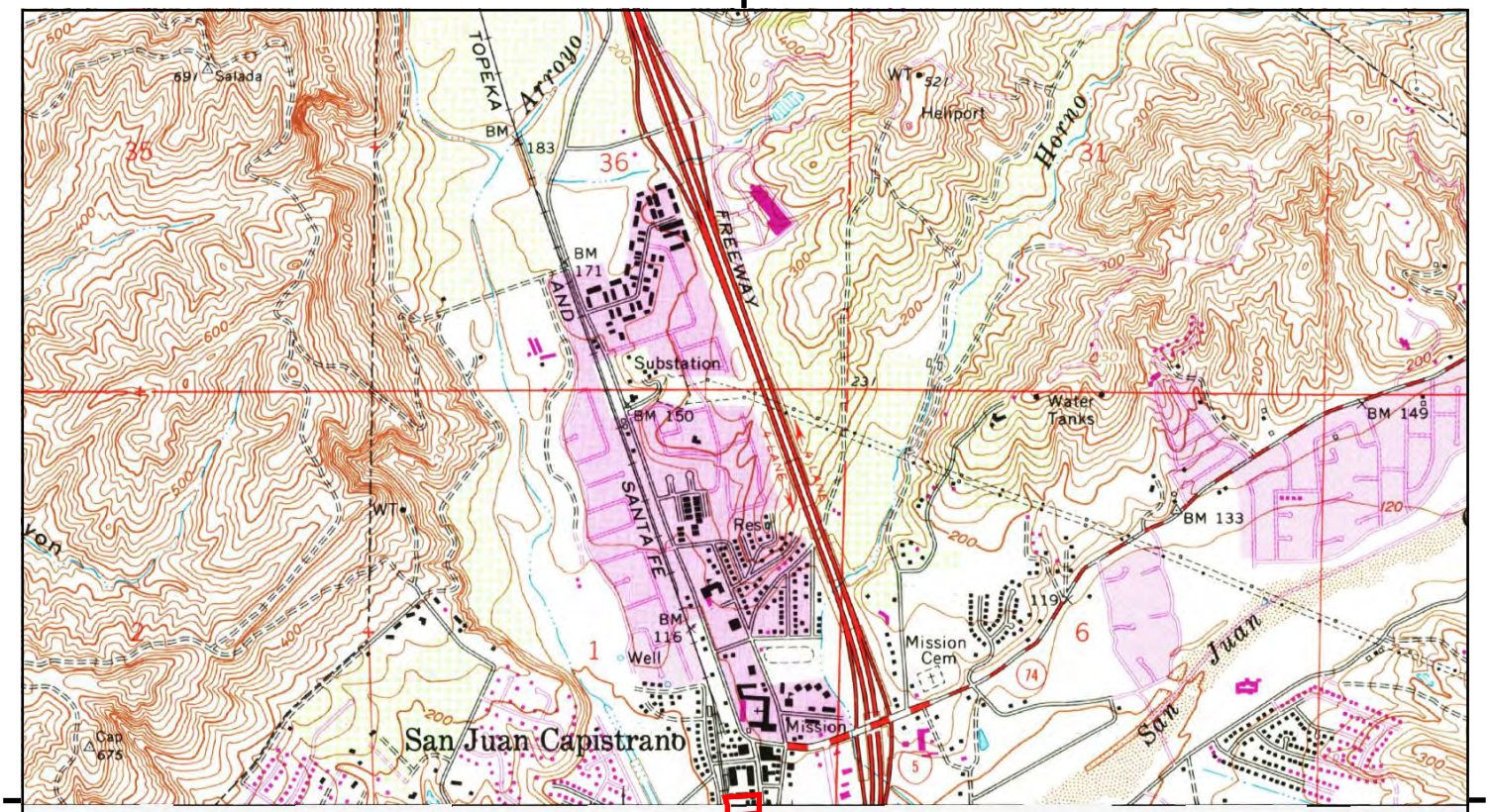
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 2012, 7.5-minute
S, Dana Point, 2012, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N




UNMAPPED

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

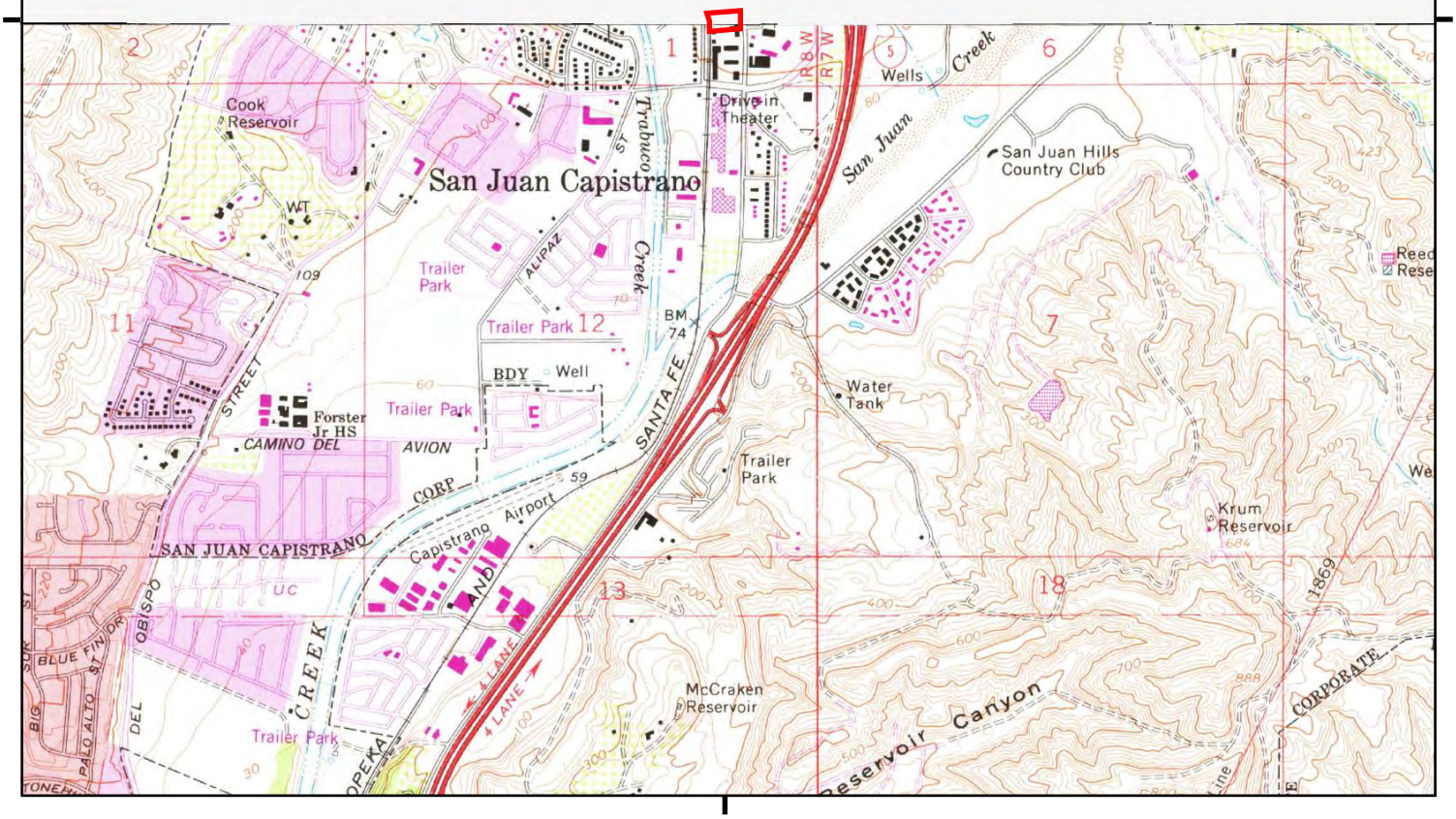
NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1981, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N

UNMAPPED




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

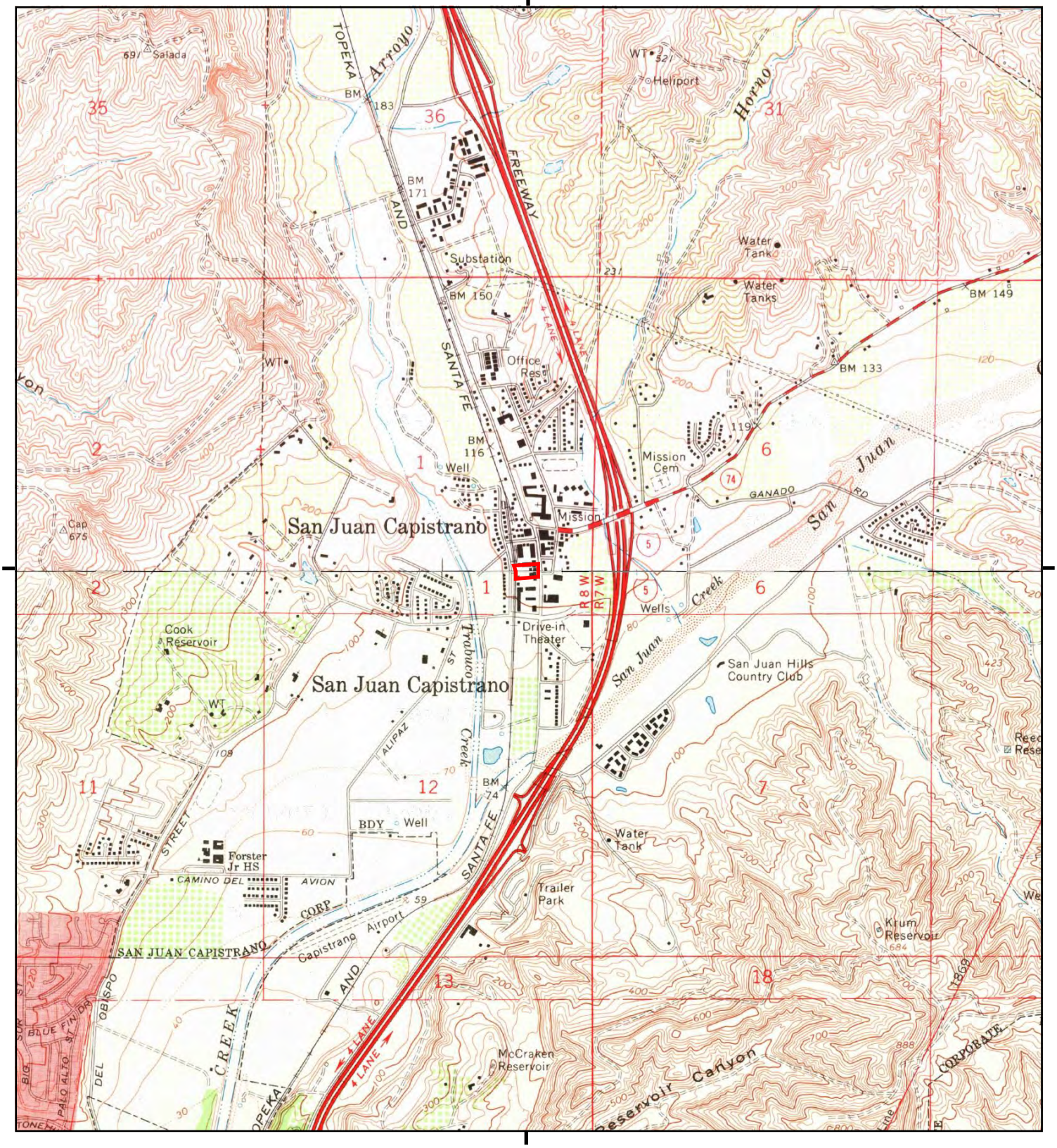
S, Dana Point, 1975, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N

# Historical Topo Map

1968




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1968, 7.5-minute
S, Dana Point, 1968, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

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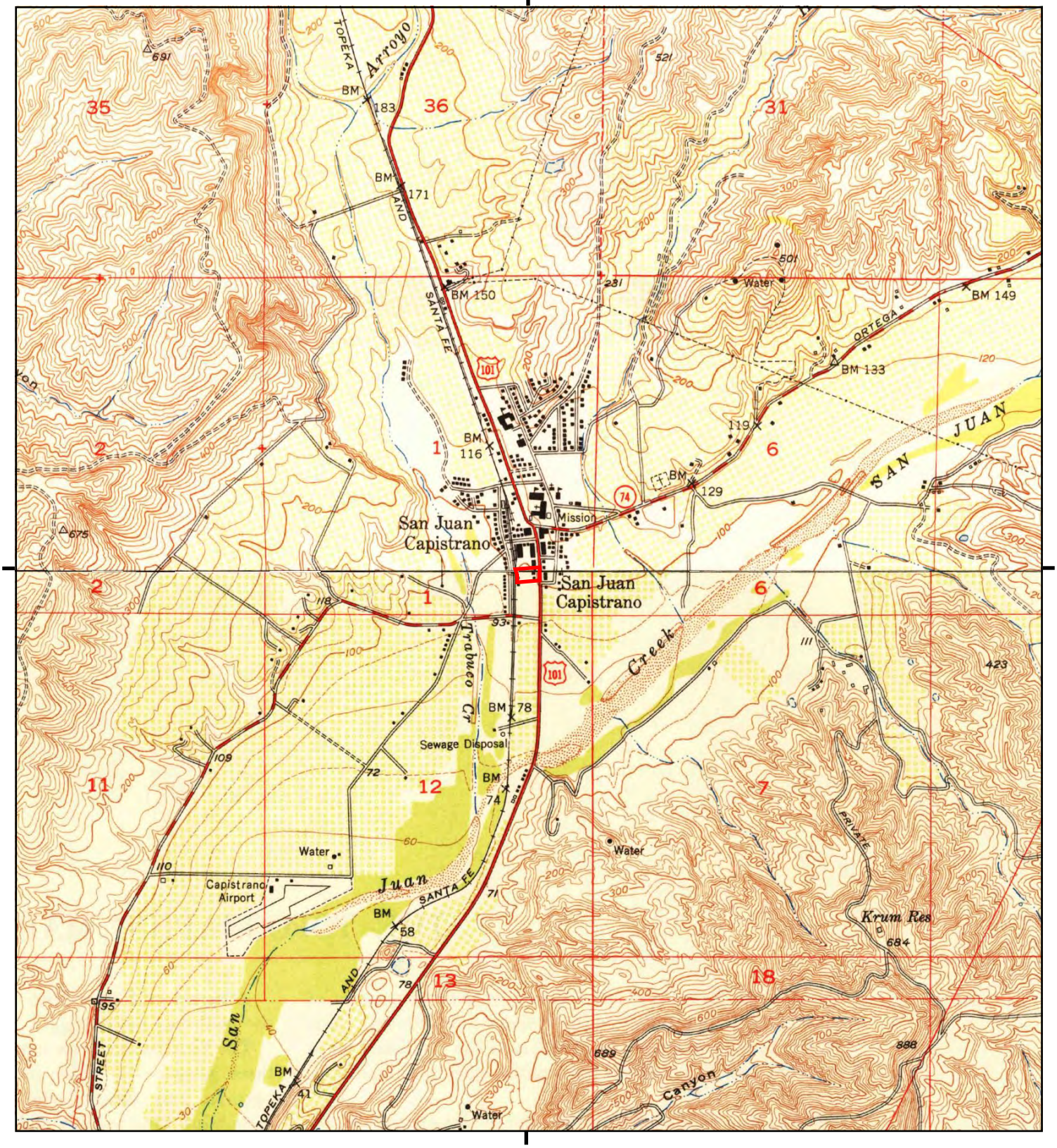


This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1949, 7.5-minute
S, Dana Point, 1949, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

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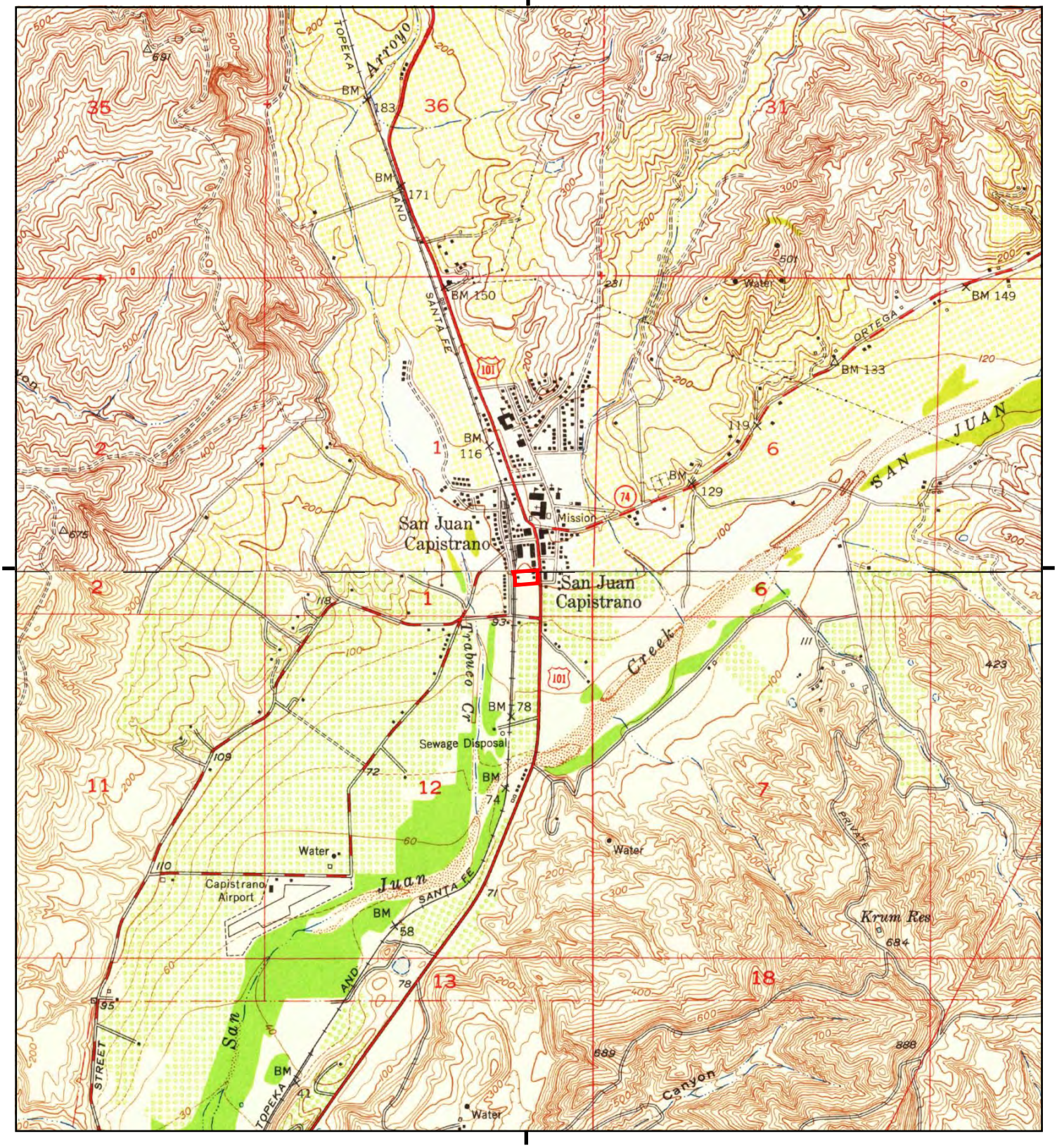


This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1948, 7.5-minute
S, Dana Point, 1948, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

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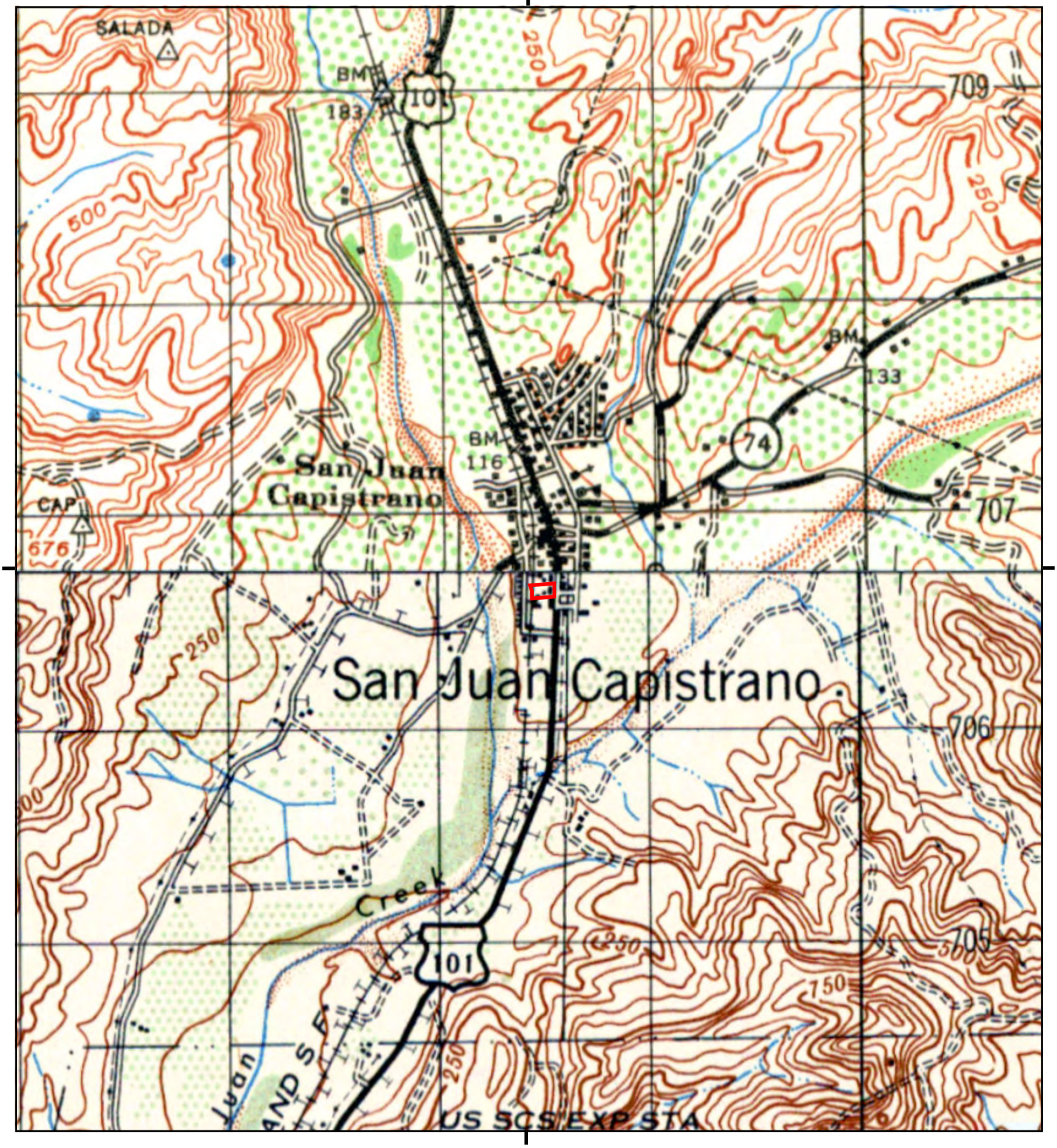


This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, SANTIAGO PEAK, 1942, 15-minute
S, SAN JUAN CAPISTRANO, 1947, 15-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

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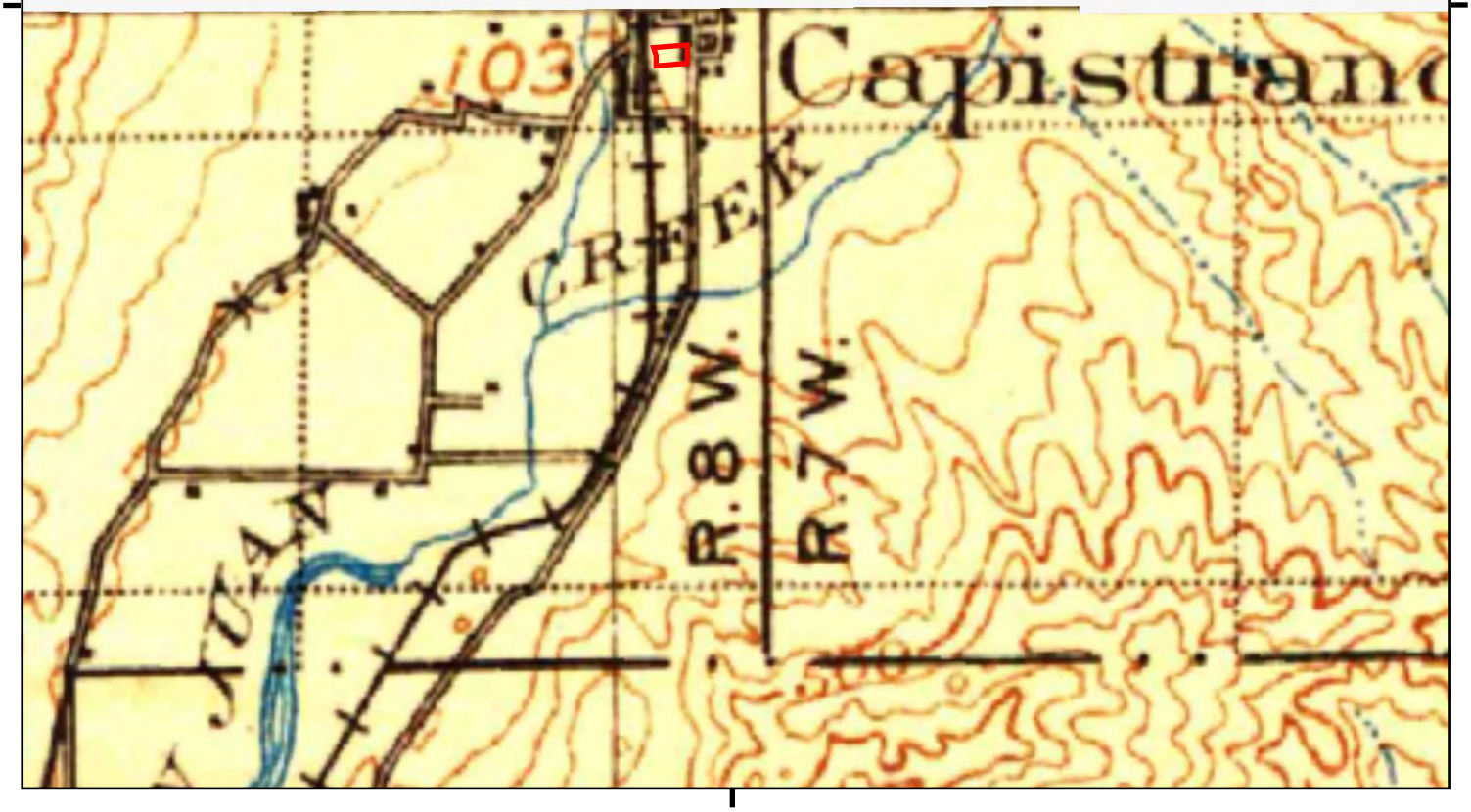



This report includes information from the following map sheet(s).

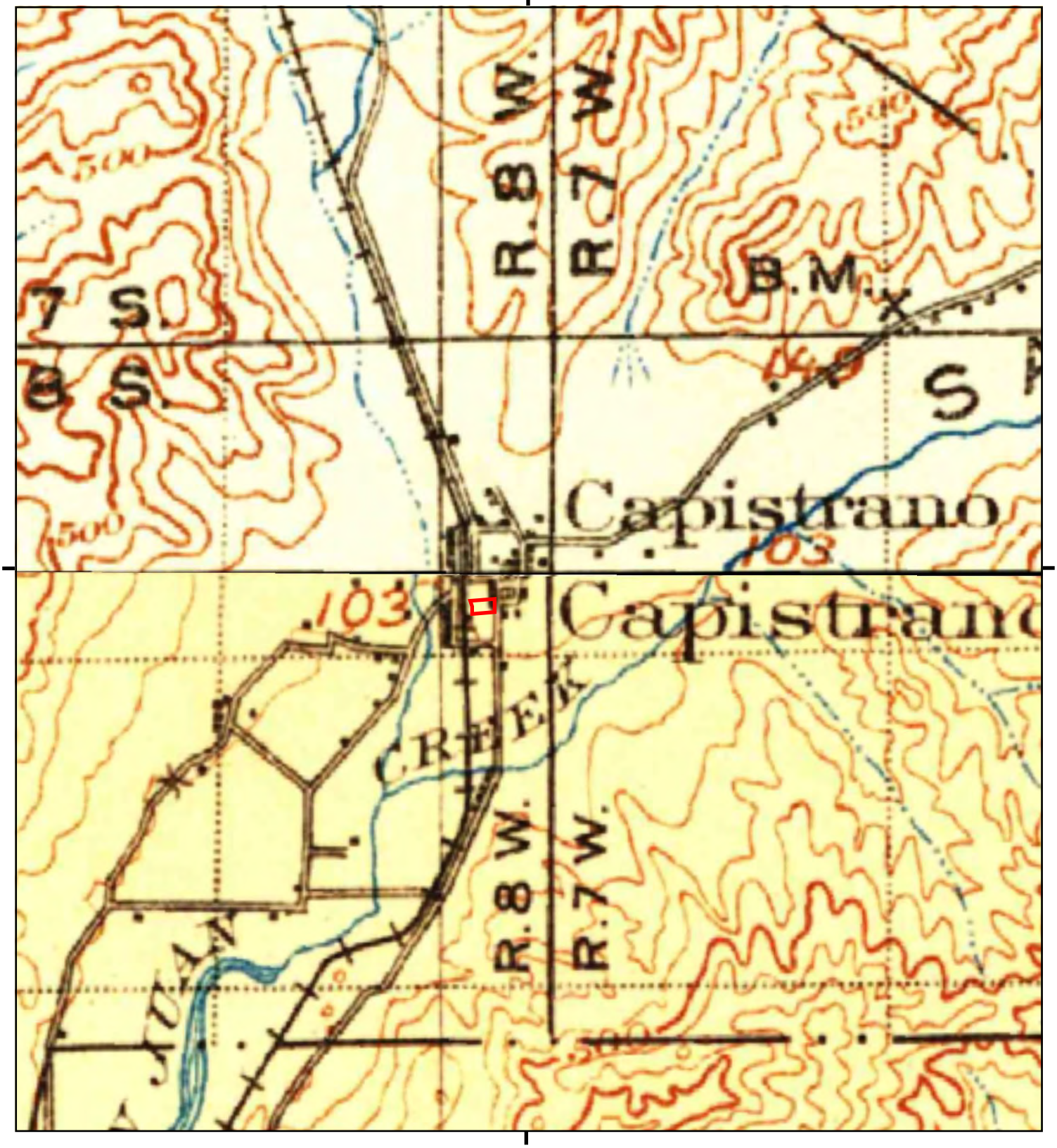
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

S, Capistrano, 1906, 30-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Corona, 1902, 30-minute
S, Capistrano, 1902, 30-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N

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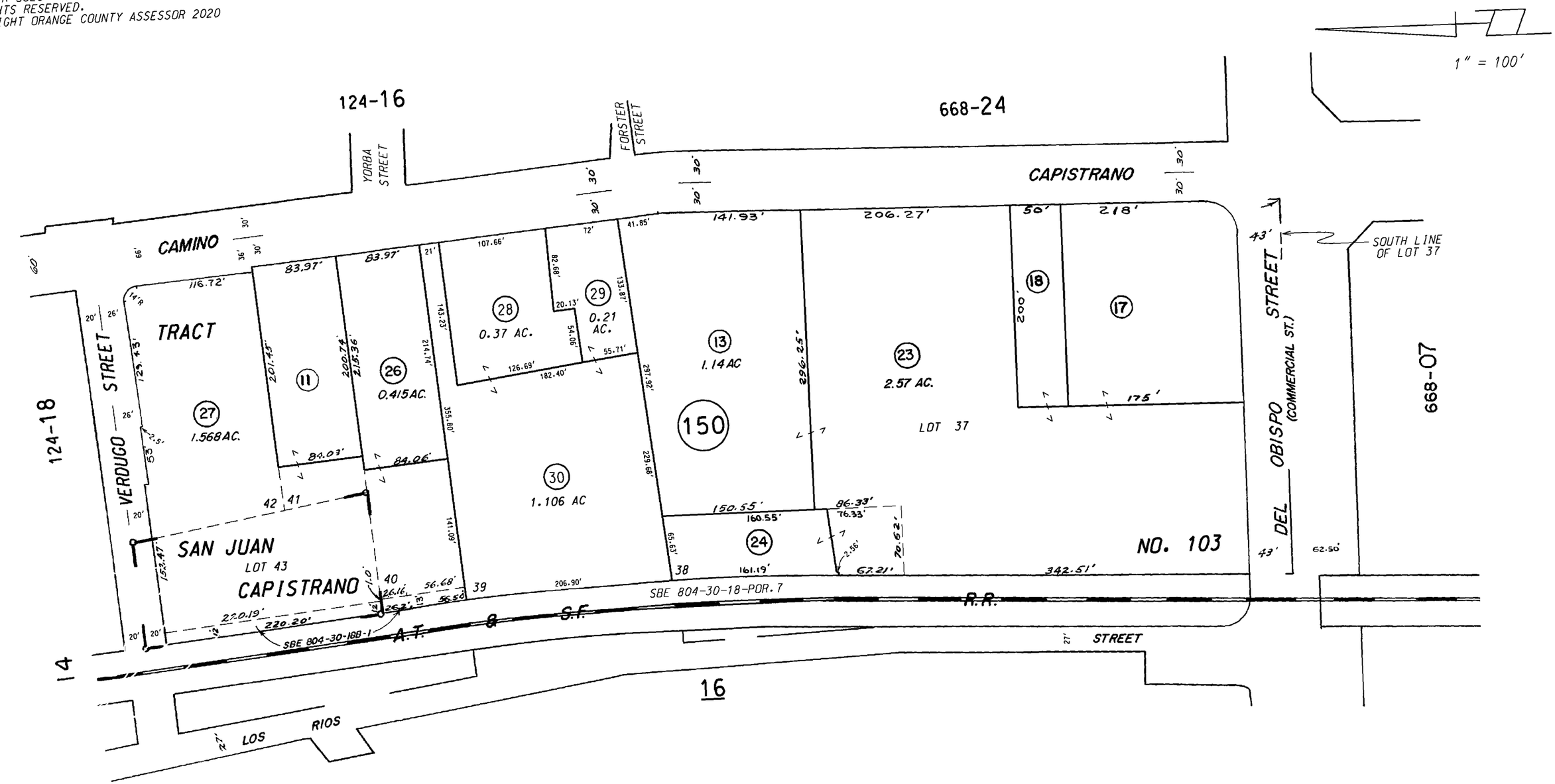


MARCH 1951

SAN JUAN CAPISTRANO
TRACT NO. 103

R.S. 2-31 to 37 incl.
M.M. 11-29 to 33 incl.

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 121 PAGE 15
COUNTY OF ORANGE