

ALISO VIEJO PLAZA

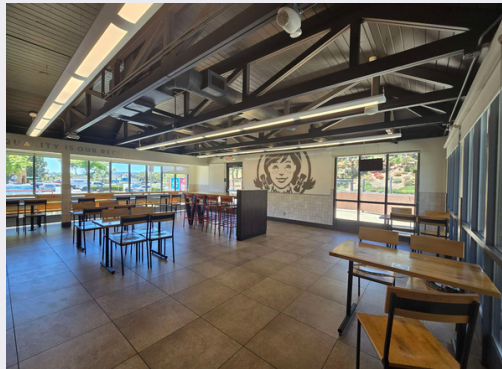
**COMING SOON:
RESTAURANT &
DRIVE-THRU**

3127 SQ. FT.

**27002 La Paz Road,
Aliso Viejo, CA 92656**



OVERVIEW



ABOUT THIS PROPERTY

Excellent restaurant space for lease in busy shopping center anchored by Target. Multiple shopping, entertainment, and relaxation options surrounding this space.

FEATURES

✓ Outdoor Dining Patio

✓ Drive-Thru

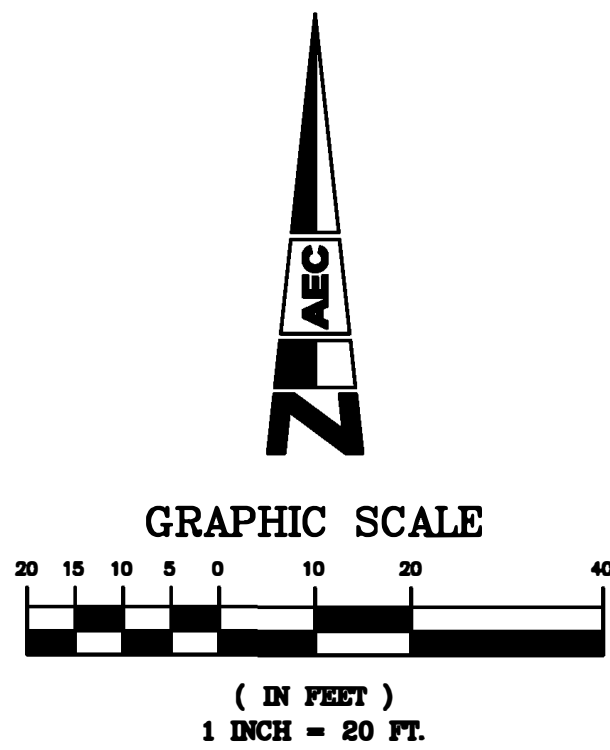
✓ Available Now

CONTACT BONNIE ELDER, ELDER ASSOCIATES

☎ (949) 497-9001 ✉ elderassoc@sekur.com

CA DRE #01245588

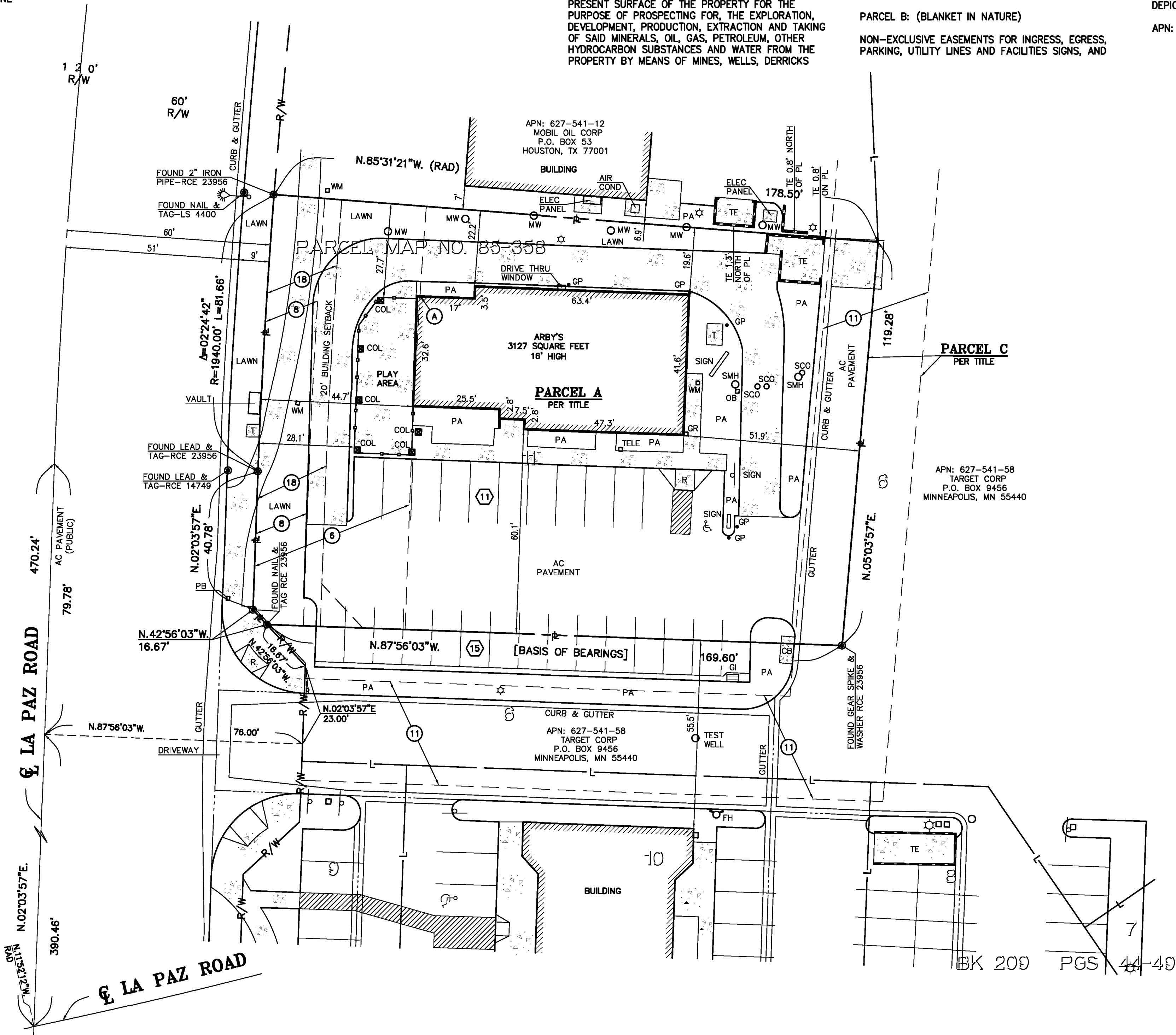
	— FIRE HYDRANT	AC	— ASPHALT PAVEMENT	RAD	— RADIAL
	— WATER VALVE	GI	— GRATE INLET	T	— TRANSFORMER
	— METER, PULL BOX	GP	— GUARD POST	R	— RAMP
	— SIGN	L	— LOT LINE	SMH	— SEWER MANHOLE
	— CONCRETE	PA	— PLANTER AREA	FH	— FIRE HYDRANT
	— BLOCK WALL	PL	— PROPERTY LINE	GR	— GAS RISER
	— LIGHT STANDARD	R/W	— RIGHT OF WAY	OB	— ORDER BOX
	— STREET LIGHT	SCO	— SEWER CLEAN OUT	MW	— MONITORING WELL
	— HANDICAP STALL	TE	— TRASH ENCLOSURE	COND	— CONDITION
	— WROUGHT IRON FENCE	WM	— WATER METER	ELEC	— ELECTRICAL
	— PARKING COUNT	CB	— CATCH BASIN	TELE	— TELEPHONE
	— PULL BOX				



1. SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, REPORT NO. NCS-549487-SAI DATED MAY 31, 2012, TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
2. BUILDING SETBACK LINES SHOWN HEREON REFLECT THE INFORMATION AS EXPLAINED BY THE CITY REPRESENTATIVE INDICATED HEREON.
3. THE PHRASE "FLOOD HAZARD" WITHIN THE CERTIFICATION HEREON REFERS TO "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FEMA AND THE NFIP AND ONLY REFERS TO THOSE AREAS ON FLOOD INSURANCE RATE MAPS AS BEING WITHIN ZONES A OR V OF SAID MAPS.
4. BY OBSERVATION NO CEMETERIES ARE KNOWN OR FOUND ON SUBJECT PROPERTY.
5. NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
6. ASSESSORS PARCEL NUMBER FOR THIS PROPERTY IS 627-541-35.
7. BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER PARCEL MAP NO. 85-358 BOOK 209 PAGES 44-49 RECORDS OF SAID COUNTY, UNLESS NOTED OTHERWISE.
8. SURVEYOR TAKES NO RESPONSIBILITY OF ITEMS OMITTED DUE TO A RESULT OF VISUAL OBSTRUCTIONS, SUCH AS AUTOMOBILES, EQUIPMENT & THICK SHRUBBERY.
9. THE BUILDING SQUARE FOOTAGE INDICATED ON THIS PLAN IS BASED ON EXTERIOR DIMENSIONS AT GROUND LEVEL ONLY.
10. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
11. THERE IS NO EVIDENCE OF EARTH MOVING WORK, EXTERIOR BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED THAT HAVE BEEN DONE WITHIN RECENT MONTHS.
12. THERE IS NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL USE.
13. THROUGH RESEARCH DONE AT THE CITY'S &/OR COUNTY'S PUBLIC WORKS DEPARTMENTS THERE ARE NO CHANGES IN THE STREET RIGHT OF WAY LINES AS SHOWN HEREON. FURTHERMORE THERE IS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. THIS PLAN DOES NOT CONTAIN SUFFICIENT DATA FOR DESIGN PURPOSES AND IS NOT FOR CONSTRUCTION PURPOSES.
15. BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.
16. IF UNDERGROUND UTILITIES OR OTHER STRUCTURES, ZONES, SETBACK AND/OR STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGED CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USER OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY.
17. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED.
18. SURVEYOR DOES NOT ASCERTAIN OWNERSHIP OF FENCES AND PERIMETER WALLS.
19. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENT, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
20. ALL RECIPROCAL EASEMENT (IF ANY) THAT THE SURVEYOR HAS BEEN MADE AWARE OF HAVE BEEN DENOTED ON THIS SURVEY. THE LIMITS OF ANY OFFSITE EASEMENTS THAT THE SURVEYOR HAS BEEN MADE AWARE OF ARE ALSO SHOWN (IF ANY).

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE SOUTH LINE OF
PARCEL 11 OF PARCEL MAP NO. 85-358 BEARING NORTH 87°56'03" WEST
BOOK 209 PAGE 48 RECORDS OF SAID COUNTY.

(A) BUILDING ENCROACHES ONTO ITEM NO. 6 PER TITLE.



ZONE: CC
 COMMUNITY COMMERCIAL
 SETBACKS:
 FRONT: 20' SIDE: 0' STREET: N/A REAR: 0'
 BULK: 1.0:1 F.A.R.
 HEIGHT: 35'
 PARKING RESTRICTIONS:
 NON CONFORMING - 1 STALL PER 220 SQUARE
 FEET
 THIS INFORMATION WAS OBTAINED FROM THE CITY OF
 ALISO VIEJO, 12 JOURNEY, SUITE 100, 92656
 PHONE: 949-425-2500 ATTN: PUBLIC COUNTER

ZONE: X

OUTSIDE 500 YEAR FLOOD PLAIN

PANEL NO. 06059C 0429J

DATED: DECEMBER 3, 2009

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE
THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE
NEEDED TO VERIFY THIS DETERMINATION OR APPLY
FOR VARIANCE FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

REGULAR STALLS	- 26
HANDICAP STALLS	- 1
TOTAL STALLS	- 27

21,703 SQUARE FEET
0.498 ACRES

THE LAND REFERRED TO IN THIS COMMITMENT IS
SITUATED IN THE CITY OF ALISO VIEJO, COUNTY OF
ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS
FOLLOWS:

PARCEL 11 OF PARCEL MAP NO. 85-358, FILED IN BOOK 209, PAGES 44 TO 49 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM THE PROPERTY WHICH UNDERLIE A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE PROPERTY FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM THE PROPERTY BY MEANS OF MINES, WELLS, DERRICKS

OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE PROPERTY, IT BEING UNDERSTOOD THAT THE OWNERS OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE PROPERTY FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THE DEED FROM ALISO VIEJO COMPANY, RECORDED JUNE 15, 1983 AS INSTRUMENT NO. 83-254804 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, OIL AND MINERAL RIGHTS
IN THE DEED RECORDED IN BOOK 11908, PAGE 567 OF
OFFICIAL RECORDS.

PARCEL B: (BLANKET IN NATURE)

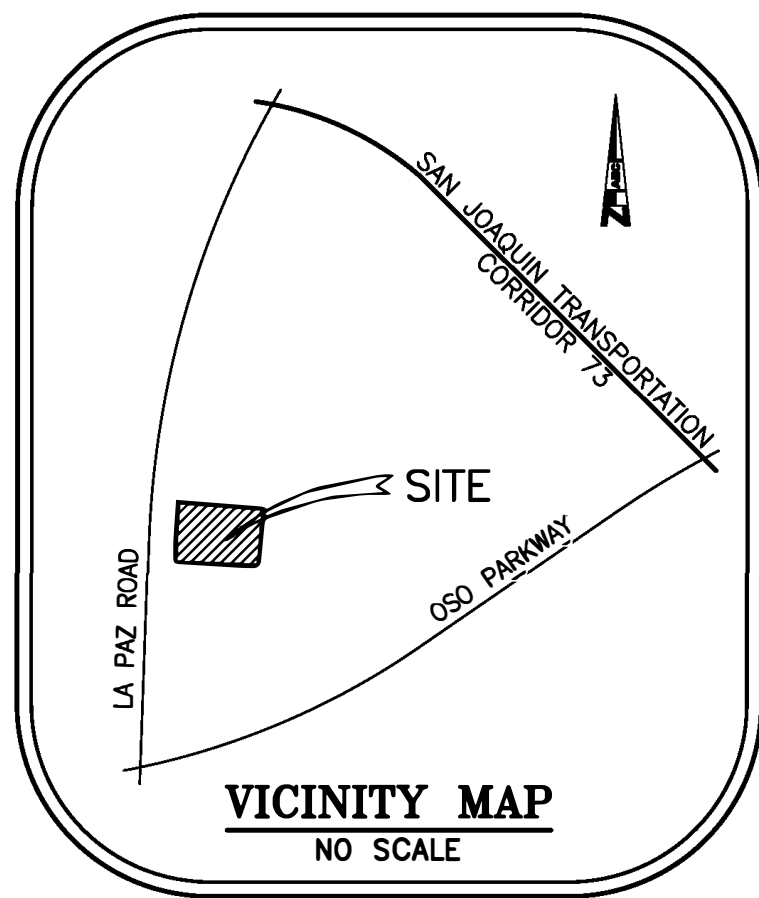
**NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS,
PARKING, UTILITY LINES AND FACILITIES SIGNS, AND**

BUILDING ENCROACHMENTS, ALL AS SET FORTH IN AN ARTICLE III "EASEMENTS" IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED MARCH 24, 1986 AS INSTRUMENT NO. 86-116286 OF OFFICIAL RECORDS.

PARCEL C:

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, DRAINAGE, REPAIRS AND OTHER PURPOSES OVER THAT PORTION OF PARCEL 5, AS SHOWN ON A MAP FILED IN BOOK 180, PAGES 1 THROUGH 4 OF PARCEL MAPS, AS SET FORTH IN AN INSTRUMENT RECORDED OCTOBER 4, 1983 AS INSTRUMENT NO. 83-437603 OF OFFICIAL RECORDS, WHICH EASEMENT IS DESCRIBED IN EXHIBIT B AND DEPICTED ON A PLAT ATTACHED TO SAID INSTRUMENT.

APN: 627-541-35



THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NCS-549487-SA
DATED MAY 31, 2012 BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- ④ AN EASEMENT FOR WATER LINE AND SEWER LINE PURPOSES TO THE MOULTON NIGUEL WATER DISTRICT. RECORDED ON PARCEL MAP NO. 82-111, AUGUST 13, 1982. EASEMENT DOES NOT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- ⑥ AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF ORANGE. RECORDED ON PARCEL MAP NO. 82-11, AUGUST 13, 1982 AND ON FILE IN BOOK 172 PAGES 48 TO 49 OF PARCEL MAPS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑦ AN EASEMENT FOR UNDERGROUND TRANSMISSION FACILITIES PURPOSES TO THE SAN DIEGO GAS & ELECTRIC COMPANY. RECORDED APRIL 21, 1983 AS INSTRUMENT NO. 83-167350 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORDS.
- ⑧ AN EASEMENT FOR PEDESTRIAN WALKWAY PURPOSES TO THE COUNTY OF ORANGE. RECORDED JUNE 15, 1983 ON PARCEL MAP NO. 83-167350 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑨ AN EASEMENT FOR ACCESS, INGRESS, EGRESS, UNDER, OVER PURPOSES TO THE ALISO VIEJO COMPANY. RECORDED JUNE 15, 1983 AS INSTRUMENT NO. 83-254804 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- ⑪ AN EASEMENT FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, DRAINAGE, REPAIRS PURPOSES TO THE MOBIL OIL CORPORATION. RECORDED JUNE 15, 1983 AS INSTRUMENT NO. 83-254806 AND OCTOBER 4, 1983 AS INSTRUMENT NO. 83-437603, BOTH OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑫ AN EASEMENT FOR UNDERGROUND LINES PURPOSES TO THE SAN DIEGO GAS & ELECTRIC COMPANY. RECORDED APRIL 3, 1985 AS INSTRUMENT NO. 85-117352 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORDS.
- ⑬ AN EASEMENT FOR WATERLINE PURPOSES TO THE MOULTON NIGUEL WATER DISTRICT. RECORDED AUGUST 24, 1986 ON PARCEL MAP NO. 85-358 BOOK 209 PAGES 44 TO 49 OF PARCEL MAPS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CALIFORNIA CERTIFIES TO (I) FIRST AMERICAN TITLE INSURANCE COMPANY (II) _____ (III) _____ AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES
ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A) (LOCATION OF
UTILITIES PER VISIBLE, ABOVEGROUND, ON-SITE OBSERVATION) 13, 14, 16,
17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY
STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE
THIS SURVEY WAS COMPLETED, THE SURVEYOR CERTIFIES THAT, IN HIS
PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE
OF CALIFORNIA, THAT THE RELATIVE POSITIONAL ACCURACY OF THIS
SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THE FIELD WORK WAS COMPLETED ON 6-19-12.

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE 'MINIMUM ANGLE DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.



C. J. QUEYREL, LS 2988

DATE _____

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS
CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY
A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE
PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER
SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF
PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE
THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A
WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SHEET NO.	SHEET TITLE	DATE	PROJECT ENGINEER		REVISIONS			
					NO.	DESCRIPTION	DATE	APP'D
1	A.L.T.A./A.C.S.M. LAND TITLE SURVEY	6-20-12	ANACAL ENGINEERING CO.					
	PROJECT	SCALE 1" = 20'	CIVIL ENGINEERING & LAND SURVEYING					
		DRAWN V. F. L.	1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805					
		CHECKED	PHONE: 714-774-1763 FAX: 714-774-4690					
			E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM					
1	27002 LA PAZ ROAD							
			ALISO VIEJO, CALIFORNIA					
	JOB NO. 12-070-A							