



LEAD SHEET

00-1786002

RECORDED/FILED IN OFFICIAL RECORDS  
 RECORDER'S OFFICE  
 LOS ANGELES COUNTY  
 CALIFORNIA  
 12:41 PM NOV 15 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 55 F 17

CODE  
20

D.A. FEE Code 20 \$ 2.00

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

00-1786002

2

**RECORDING REQUESTED BY:**

STEWART TITLE  
OF CALIFORNIA, INC.

**WHEN RECORDED, MAIL TO:**

JACKSON, DeMARCO &  
PECKENPAUGH (FSJ)  
4 Park Plaza, 16th Floor  
Post Office Box 19704  
Irvine, California 92623-9704

---

*(Space Above for Recorder's Use)*

**NOTICE OF ADDITION OF TERRITORY  
AND SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
REDONDO VILLAGE (PHASE 3)**

**NOTICE OF ADDITION OF TERRITORY  
AND SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
REDONDO VILLAGE (PHASE 3)**

THIS NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Notice of Addition") is made by REDONDO VILLAGE, LLC, a California limited liability company ("Declarant").

**P R E A M B L E:**

A. On August 16, 2000, Declarant recorded a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Redondo Village ("Declaration") as Instrument No. 00-1281006, of Official Records of Los Angeles County, California ("Official Records"). The Declaration is binding upon all Owners of Condominiums in the condominium project known as Redondo Village (the "Properties").

B. Declarant is the owner of certain real property ("Annexed Property") in the City of Gardena, Los Angeles County, California, described as follows:

Units 821 to 831, inclusive, Common Area and Association Property, as shown on the Condominium Plan for Redondo Village - Phase III ("Plan") Recorded on October 11, 2000, as Instrument No. 00-1587539, of Official Records, consisting of a portion of Lot 1 of Tract No. 46189, as shown on a Subdivision Map, filed in Book 1161, at Pages 32 to 34, inclusive, of Maps, in the Office of the Los Angeles County Recorder.

C. The Annexed Property is part of the Annexable Territory as defined in the Declaration.

D. Pursuant to Article XVI of the Declaration, Declarant now desires to add the Annexed Property to the Properties as a Phase of Development thereof.

THEREFORE, Declarant hereby declares as follows:

1. Annexation of Annexed Property. Declarant, as the owner of the Annexed Property, hereby declares that the Annexed Property is annexed to and made a part of the Properties as Phase 3 thereof. This Notice of Addition constitutes a Notice of Addition of Territory, as described in Section 16.4 of the Declaration.

2. Interests in Common Areas. Subject to the provisions of Article XI of the Declaration, each Owner of a Condominium in the Annexed Property shall have an equal and undivided one-eleventh (1/11) interest in the Common Area which is located in the Annexed Property. Such Common Area shall be conveyed in fee simple to the Owners of Condominiums in the Annexed Property as tenants in common, subject to certain reservations and easement grants.

3. Membership in Association. Each Owner of one or more Condominiums in the Annexed Property shall automatically become a Member of Redondo Village, Inc., ("Association"), a California nonprofit mutual benefit corporation, as provided in Section 4.4.1 of the Declaration.

4. Residential Units. The residential Units in the Annexed Property are shown on the Plan and are numbered 821 to 831, inclusive.

5. Association Property. The Association Property in the Annexed Property consists of a portion of Lot 1 of said Tract No. 46189, excluding the Units and the Common Area, which are all depicted on the Plan. Such property shall be conveyed to the Association and thereby become "Association Property" prior to the first Close of Escrow for the sale of a Condominium in the Annexed Property.

6. Sideyard Easements. Declarant hereby reserves nonexclusive reciprocal easements of use and enjoyment as private sideyard areas ("Sideyards"), for the benefit of certain Units in the Added Territory ("Dominant Units"), over several adjacent burdened Units in the Added Territory ("Adjoining Units"). A further description of the Sideyards and the restrictions on their use are set forth in Section 6.1.8 of the Declaration. The Sideyards in the Added Territory are depicted in the Plan, and are generally and approximately shown and described on the drawing which is attached hereto, marked *Exhibit A* and by this reference is incorporated herein; provided, however, that the Sideyards shall be actually bounded by the physical Improvements initially constructed by Declarant.

7. Assessment Obligations and Voting Rights. The rights and obligations of all Owners of Condominiums located in the Annexed Property with respect to payment of assessments and voting are set forth in Article V and Article IV of the Declaration. The Annual Assessments to be paid to the Association and each Owner's voting rights shall commence as to all Condominiums in the Annexed Property on the first day of the calendar month following the first Close of Escrow for the sale of a Condominium in the Annexed Property.

8. Maintenance Obligations. The respective maintenance obligations of the Association, the Owners, and Declarant shall be as described in the Declaration. The Association shall assume its maintenance obligations with respect to the Association Property on the later to occur of (i) the commencement of Annual Assessments in the Annexed Property or (ii) the completion of Improvements thereon in accordance with the Declaration.

5

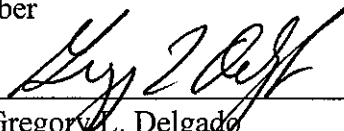
9. Conformity with Phasing Plan. This Notice of Addition is in conformity with the development plan currently on file with the DRE. This Notice of Addition is being Recorded in accordance with Section 16.1 of the Declaration. This Notice of Addition will neither (a) cause a substantial increase in Assessments against existing Owners which was not disclosed in one or more previously issued Public Reports under which pre-existing Owners purchased their Condominiums, nor (b) result in an overburdening of any Association Property facilities.

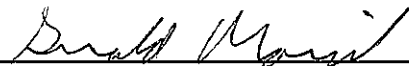
10. Miscellaneous. The provisions of this Notice of Addition shall run with all of the Annexed Property and the Properties; shall be binding upon all Persons having or acquiring any interest in the Annexed Property, the Properties, or any part thereof; shall inure to the benefit of and burden every portion of the Annexed Property, the Properties, and any interest therein; and shall inure to the benefit of, be binding upon, and may be enforced by any Owner, Declarant, each successor in interest of Declarant, the Association, and their successive Owners and assigns. Except as otherwise provided herein, the terms in this Notice of Addition shall have the same meanings as are given such terms by the Declaration. Except as otherwise expressly provided herein, all of the provisions of the Declaration are hereby incorporated by reference as if fully set forth herein.

This Notice of Addition has been executed on the date set forth below to be effective as of the date of its Recordation.

Dated: October 12, 2000 REDONDO VILLAGE, LLC,  
a California limited liability company

By: J.C.C. Capital Company,  
a California corporation  
Its Member

By:   
Gregory L. Delgado  
Its President

By:   
Gerald Marcil  
Its Member

“Declarant”

4

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On Nov 8, 2000, before me, Cara Shumaker, Notary Public  
personally appeared Gregory L. Delgado and Gerald Marcell,  
personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they executed  
the same in their authorized capacities, and that by their signatures on the instrument the persons,  
or the entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Cara Shumaker  
Notary Public in and for said State

(SEAL)

00-1786002

7

EXHIBIT A

**DRAWING DEPICTING TYPICAL  
SIDEYARD EASEMENTS IN ADDED TERRITORY**

OCT 11 1980

STEWART

00-1786002

8

LEAD SHEET

00 1587539

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Exhibit 'A'

FEE

D.T.T.

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

OCT 11 2000

STEWART

00-1786002

9

## Stewart Title

WHEN RECORDED MAIL TO:  
STEWART TITLE COMPANY,  
505 N. BRAND BLVD. #1200  
GLENDALE, CA 91203

Sheet 1 of 10 sheets

CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE III  
WITHIN A PORTION OF LOT 1, TRACT NO. 46189  
IN THE CITY OF GARDENA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

00 1587539  
330043681 (R)

Sheet 2 of 10 Sheets

CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE III  
WITHIN A PORTION OF LOT 1, TRACT NO. 46189  
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Consisting of the description of the land included within this project, diagrammatic plans of the buildings to be constructed on said land and certificate as required under California Civil Code Section 1351.

We, the undersigned, being all of the record owners of, and record holders of security interest in the real property herein described do hereby certify that:

We hereby consent to the recordation of this plan of condominiums pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, consisting of: (1) the diagrammatic air space plan as set forth herein; and (2) this certificate.

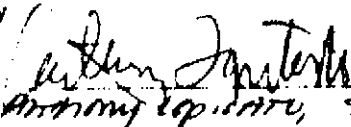
REDONDO VILLAGE, L.L.C. A California Limited Liability Company

By: J.C.C. CAPITAL COMPANY, A California Corporation (Member)

  
Gregory L. Delgado, President

By:   
Gerald Marcil, Member

IMPERIAL BANK, A California Corporation  
Beneficiary under Deed of Trust recorded July 22, 1999 as Instrument No. 99-1359038 of  
Official Records, Records of Los Angeles County

  
Anthony Squitieri, SVP  
GARDENA L.L.C., A Nevada Limited Liability Company  
Beneficiary under Deed of Trust recorded July 22, 1999 as Instrument No. 99-1359041 of  
Official Records, Records of Los Angeles County

By: STRAND, Inc., A Texas Corporation (Managing Member)

  
James F. Billmeyer, Vice President

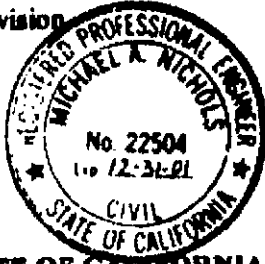
00 1587539

Sheet 3 of 10 Sheets

CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE III  
WITHIN A PORTION OF LOT 1, TRACT NO. 46189  
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

ENGINEER'S CERTIFICATE  
LANCO ENGINEERING

I hereby certify that I am a Registered Civil Engineer of the State of California; that this plan, consisting of 10 sheets, correctly represents the boundaries of the units shown hereon as derived from a field survey of this condominium project made under my supervision.



*Michael A. Nichols*  
Michael A. Nichols, RCE 22504

ACKNOWLEDGMENTS

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On September 27, 2000 before me, Cara Shumaker, a Notary Public personally appeared Gregory L. Delgado personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,  
Signature Cara Shumaker  
Notary Public



STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On September 27, 2000 before me, Cara Shumaker, a Notary Public personally appeared Gerald Marcell personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,  
Signature Cara Shumaker  
Notary Public



00 1557539

12

Sheet 4 of 10 Sheets

CONDOMINIUM PLAN FOR REDONDO VILLAGE PHASE III  
WITHIN A PORTION OF LOT 1, TRACT NO. 46189  
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

**ACKNOWLEDGMENTS**

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On September 29, 2000 before me, Kathy A. Doyle a Notary Public personally appeared Barry J. Cooney Anthony Lepore personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the persons whose names are subscribed to the within instrument and acknowledged to me they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal  
Signature [Handwritten Signature]  
Notary Public



STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On September 27, 2000 before me, Cara Shumaker a Notary Public personally appeared James E. Billingsley personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal  
Signature [Handwritten Signature]  
Notary Public



00 1587539

CONDOMINIUM PLAN FOR REDONDO VILLAGE PHASE III  
 WITHIN A PORTION OF LOT I, TRACT NO. 46189  
 IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

**NOTES AND DEFINITIONS:**

1. This condominium project ("Project") is composed of a Units 821 through 831, inclusive as shown and defined hereon, a "Common Area" and "Association Property", all within Phase III of Redondo Village within a portion of Lot I of Tract No. 46189 in the City of Gardena, County of Los Angeles, State of California as per map filed in Book 1161 Pages 32 through 34, inclusive, of Maps in the Office of the County Recorder of said county.
2. **Annexable Territory.** The Annexable Territory is a three-dimensional area of space, the horizontal limits of which are shown on the drawings included with this Condominium Plan, and the vertical limits of which are the vertical prolongations of the lateral boundaries from the center of the earth to the sky. The Annexable Territory may be further subdivided by Declarant by recordation of additional Condominium Plan(s), Tract Map(s) or Parcel Map(s), and (a) annexed and developed as part of the Project in accordance with the provisions of the Declaration, or (b) developed as part of a separate development. The Annexable Territory shall only be a part of the Properties to the extent that it is annexed thereto in accordance with the applicable provisions of the Declaration.
3. **Association.** Association means Redondo Village, Inc., a California Nonprofit Corporation (formed pursuant to the California Nonprofit Mutual Benefit Corporation Laws) and its successors in interest. The Association is an "association" as defined in Section 1351(a) of the California Civil Code
4. **Association Property.** Association Property means the portions of Lot I of Tract No. 46189, excluding the Units and the Common Area, which are all defined on this Condominium Plan.
5. **Common Area.** Common Area means "common area" as defined in California Civil Code Section 1351(b), and shall consist of a three-dimensional airspace, the lower boundary of which shall be a horizontal plane at an elevation of 120.00 feet, and the upper boundary of which shall be a horizontal plane at an elevation of 121.00 feet. The lateral boundaries shall be defined by the lateral boundaries of each Unit.
6. **Condominium.** Condominium means an estate in real property as defined in California Civil Code Section 1351(f). A Condominium consists of an undivided fee simple ownership interest in the Common Area in a Phase, together with a separate ownership interest in fee in a Unit and all easements appurtenant thereto

00 1587539

CONDOMINIUM PLAN FOR REDONDO VILLAGE PHASE III  
WITHIN A PORTION OF LOT 1, TRACT NO. 46189  
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

7. **Condominium Plan.** Condominium Plan means the recorded condominium plan, as currently in effect, for all or a portion of a Phase consisting of (a) a description or survey map of the Phase or portion thereof, which shall refer to or show monumentation on the ground, (b) a three-dimensional description of the Phase or portion thereof, one or more dimensions of which may extend for an indefinite distance upwards or downwards in sufficient detail to identify the Association Property, Common Area and each Unit, and (c) a certificate consenting to the Recordation thereof signed and acknowledge by the record owner of fee title to the Phase or portion thereof, and by either the trustee or the Mortgagee encumbering the Phase or portion thereof
8. **Declarant.** Declarant means Redondo Village, LLC, a California limited liability company, its successors, and any Person to which it shall have assigned any of its rights under the Declaration by an express written assignment. As used in this Condominium Plan, "successor" means a Person who acquires Declarant or substantially all of its assets, or who merges with Declarant, by sale, merger, reverse merger, consolidation, sale of stock or assets, operation of law or otherwise.
9. **Declaration.** Declaration means the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Redondo Village, as it is currently in effect.
10. **Phase III.** Phase III means Units 821 through 831, inclusive, the Common Area and Association Property as described in the Declaration and depicted in this Condominium Plan.
11. **Phase.** Phase means each of the following: (a) Phase III and (b) all the real property covered by a Notice of Addition, for which a Final Subdivision Public Report has been issued by DRE, unless "Phase" is otherwise defined in such Notice of Addition.
12. **Unit.** Unit means a separate interest in space as defined in Section 1351(f) of the California Civil Code. Each Unit is a separate freehold estate, as separately shown, numbered and designated in the Condominium Plan. In interpreting deeds, declarations and plans, those existing physical boundaries of the portion of the Unit that are contained in a building, as constructed or reconstructed in substantial accordance with the Condominium Plan and the original plans thereof, if such plans are available, shall be conclusively presumed to be its boundaries, rather than the description expressed in the deed, Condominium Plan or Declaration, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries, as shown on the Condominium Plan or defined in the deed and Declaration, and the boundaries of a building as constructed or reconstructed.

00 1557539

OCT 11 2000

STEWART

00-1786002

15

Sheet 7 of 10 Sheets

CONDOMINIUM PLAN FOR REDONDO VILLAGE PHASE III  
WITHIN A PORTION OF LOT I, TRACT NO. 46189  
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

13. Subject to limitation upon the use of airspace imposed, and the rights in the use of airspace granted by law, vertical boundaries of Units extend upward to elevation 120.00 feet and downward to elevation 20.00 feet, both feet above sea level.
14. Except as otherwise shown hereon, this Condominium Plan intentionally omits specific details of any buildings or other structures.
15. As used herein, the term "land" shall have the same meaning as set forth in California Civil Code Section 659.
16. Unless otherwise shown, all ties to elements are at right angles from the lines which they join, and all element lines intersect at 90 degrees or 45 degrees.
17. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 1351(e). The dimensions shown hereon are not intended to be sufficiently accurate to use for computation of floor area and airspace volume in any or all of the units.

00 1587539

OCT 11 2000

STEWART

00-1786002

10

Sheet 8 of 10 Sheets

CONDOMINIUM PLAN FOR REDONDO VILLAGE PHASE III  
WITHIN A PORTION OF LOT 1, TRACT NO. 46189  
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

**DESCRIPTION OF PROJECT:**

That portion of Lot 1 of Tract No. 46189 in the City of Gardena, County of Los Angeles, State of California as per the map filed in Book 1161 Pages 32 through 34, inclusive, of Maps in the Office of the County Recorder of said County, lying Southerly of the following described line:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE NORTH 89° 55' 07" EAST 130.29 FEET ALONG THE NORTHERLY LINE OF SAID LOT; THENCE SOUTH 0° 06' 33" EAST 217.97 FEET; THENCE NORTH 89° 53' 27" EAST 23.27 FEET; THENCE SOUTH 0° 06' 33" EAST 20.00 FEET; THENCE NORTH 89° 53' 27" EAST 21.98 FEET; THENCE SOUTH 0° 06' 33" EAST 18.00 FEET; THENCE NORTH 89° 53' 27" EAST 106.75 FEET; THENCE SOUTH 0° 06' 33" EAST 165.50 FEET; THENCE NORTH 89° 53' 27" EAST 171.50 FEET; THENCE NORTH 0° 06' 33" WEST 165.50 FEET; THENCE NORTH 89° 53' 27" EAST 141.95 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID LOT, SAID POINT BEING DISTANT NORTH 0° 06' 33" WEST 372.92 FEET, MORE OR LESS, ALONG SAID EASTERLY LINE FROM THE SOUTHEAST CORNER OF SAID LOT.

**BASIS OF BEARING:**

THE BEARING NORTH 0° 06' 33" WEST OF THE EASTERLY LINE OF LOT 1 OF TRACT NO. 46189, M.B. 1161-32-34, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS PLAN.

**BENCHMARK:**

COUNTY OF LOS ANGELES

NO Y 6937

SPK IN 5' CB 2.1 M W/O BCR @ SW COR CRINSHAW BL. & MANHATTAN BEACH BL 26 M W & 13 M S/O C L I N I

ELEV. = 49.698

(GARDENA QUAD 1995)

00 1587539

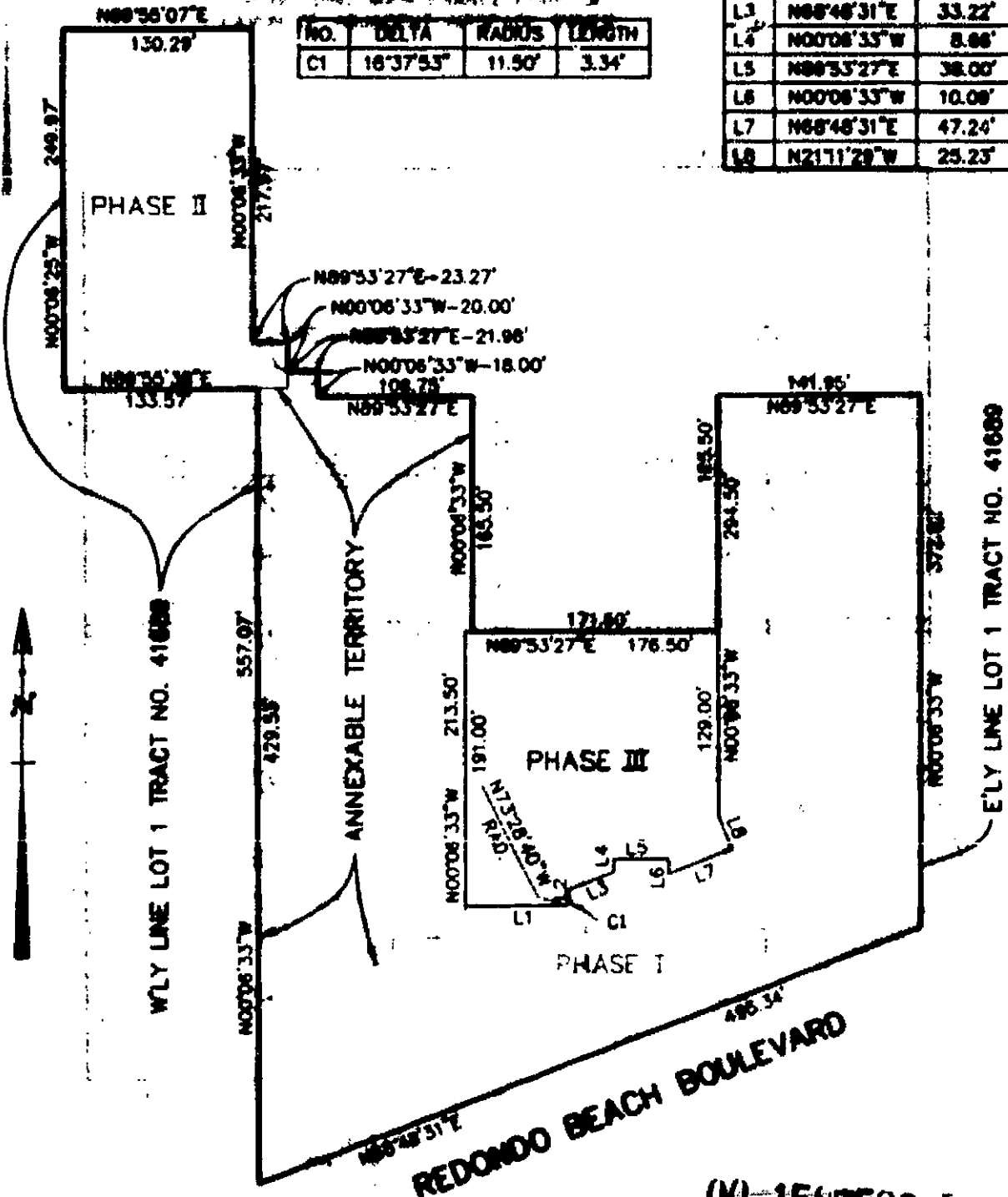
SCALE: 1"=100'

CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE II  
 WITHIN A PORTION OF LOT 1, TRACT NO. 41689  
 IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA  
**SITE PLAN**

MANHATTAN BEACH BLVD.

NO.	BEARING	DISTANCE
L1	N89°53'27"E	72.02'
L2	N00°08'33"W	7.86'
L3	N88°48'31"E	33.22'
L4	N00°08'33"W	8.86'
L5	N89°53'27"E	38.00'
L6	N00°08'33"W	10.08'
L7	N88°48'31"E	47.24'
L8	N21°11'28"W	25.23'

NO.	DELTA	RADIUS	LENGTH
C1	18°37'53"	11.50'	3.34'



00-1587539-5

