

NUMBERED LOTS: 2
GROSS AREA: 68,105 SQ. FT.
NET AREA: 60,062 SQ. FT.

TRACT NO. 84401

SHEET 1 OF 3 SHEETS


IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOTS 4, 5, 12, 13, 14, 15, 16, 17, 18
AND 19 IN BLOCK 150, TOWNSITE OF REDONDO BEACH, AS PER MAP RECORDED
IN BOOK 39, PAGES 1 THROUGH 17, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE CITY OF REDONDO BEACH AN EASEMENT FOR EMERGENCY AND SOLID WASTE COLLECTION SERVICE PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS PURPOSES, SHOWN ON SAID MAP.

RLS (REDONDO) LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER)

BY: 
NAME: RUSTY WEATHERSBY
TITLE: AUTHORIZED SIGNATORY

OPTIONEE

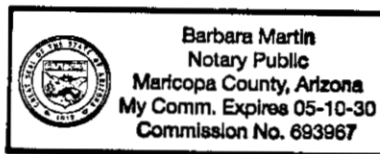
TOLL WEST COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY, OPTIONEE UNDER A MEMORANDUM OF OPTION AGREEMENT RECORDED JULY 1, 2025 AS INSTRUMENT NO. 20250440453 OF OFFICIAL RECORDS.

BY: N. W. Norvilas
NICHOLAS W. NORVILAS
GROUP PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF Maricopa } SS

ON THIS 17 DAY OF June, 2026, BEFORE ME PERSONALLY APPEARED Rusty Weathersby, WHOSE IDENTITY WAS PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND WHO ACKNOWLEDGED HE/SHE SIGNED THE ABOVE DOCUMENT.



Barbara Martin
NOTARY PUBLIC

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

ON June 16, 2026, BEFORE ME, Caren Petroff,

NOTARY PUBLIC, PERSONALLY APPEARED NICHOLAS W. NORVILAS, WHO 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 UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: 
NAME: CAREN PETROFF

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 2629147
MY COMMISSION EXPIRES 9-1-2029

CONDOMINIUM NOTE

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 43 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS OF LOTS 1 AND 2 WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN MARCH 2025, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RLS (REDONDO) LLC, IN MARCH 2025. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


DANE P. MCDUGALL
L.S. 9297

6/16/26
DATE



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 66°24'48" EAST OF THE CENTERLINE OF VINCENT STREET AS SHOWN ON PARCEL MAP NO. 18671, P.M.B. 210/13-14, RECORDS OF LOS ANGELES COUNTY, AND SHOWN AS NORTH 66°37'21" EAST ON THIS MAP.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY SURVEYOR

BY: DIEGO G. RIVERA, DEPUTY DATE _____
L.S. 9742

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF REDONDO BEACH APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (c)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

BY: LAUREN R. SABLAN, R.C.E. 70061 DATE _____
CITY ENGINEER, CITY OF REDONDO BEACH

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, BY MOTION ADOPTED AT IT'S SESSION ON THE _____ DAY OF _____, 2026 APPROVED PROCESSING OF THIS MAP, AND DID ACCEPT ON BEHALF OF THE CITY OF REDONDO BEACH THE EASEMENTS FOR EMERGENCY AND SOLID WASTE COLLECTION SERVICE PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS PURPOSES, AS DEDICATED ON SAID MAP.

CITY CLERK, CITY OF REDONDO BEACH DATE _____

COUNTY TAX CERTIFICATES

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 84401 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DEPUTY DATE _____

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DEPUTY DATE _____

TRACT NO. 84401

SHEET 2 OF 3 SHEETS

IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

MONUMENT NOTES

- ① POINT LANDS ON MANHOLE ESTABLISHED THE CENTERLINE INTERSECTION OF VINCENT STREET AND PACIFIC COAST HIGHWAY BY 6 FOUND TIES PER DRAFT CORNER RECORD PROVIDED BY CALTRANS.
- ② FOUND MAG NAIL AND WASHER STAMPED "LS 5411" PER P.W.F.B. 0517-894-895, FITS ALL TIES PER SAID P.W.F.B. ACCEPTED AS THE CENTERLINE INTERSECTION OF VINCENT STREET AND CENTRAL COURT (ALLEY).
- ③ SEARCHED, FOUND NOTHING. ESTABLISHED THE CENTERLINE INTERSECTION OF VINCENT STREET AND EL REDONDO AVENUE BY 5 REMAINING TIES, 4 LEAD AND NAILS IN TOP OF CURB, AND 1 LEAD, TACK AND TAG "LS 4702" IN LIEU OF "LS 2304" PER CITY OF REDONDO BEACH TIE SHEET NO. 191.
- ④ FOUND MAG AND WASHER STAMPED "LS 5411" PER P.W.F.B. 517-903-904, FITS ALL FOUND TIES PER SAID P.W.F.B. ACCEPTED AS A POINT ON THE CENTERLINE OF EL REDONDO AVENUE.
- ⑤ FOUND MAG AND WASHER STAMPED "LS 5411" PER P.W.F.B. 517-903-904, FITS ALL FOUND TIES PER SAID P.W.F.B. ACCEPTED THE BEGINNING OF CURVE OF EL REDONDO AVENUE.
- ⑥ FOUND LEAD AND TACK ON SIDEWALK PER CITY OF REDONDO BEACH TIE SHEET 192 PAGE 1, FITS 2 FOUND LEAD AND TACKS TIES SET ON PROD. ON TOP OF CURB PER SAID TIE SHEET. ACCEPTED AS POINT OF INTERSECTION OF THE CURVE OF EL REDONDO AVENUE.
- ⑦ FOUND LEAD NAIL, NO REFERENCE OFF S88°27'33"W 0.04' FROM THE END OF CURVE OF EL REDONDO AVENUE.
- ⑧ FOUND LEAD AND TACK PER CITY OF REDONDO BEACH TIE SHEET 192 PAGE 2, FITS 1 REMAINING FOUND LEAD AND TACK SET ON TOP OF CURB PER SAID TIE SHEET. ACCEPTED AS THE POINT OF INTERSECTION OF THE CURVE OF EL REDONDO AVENUE.
- ⑨ SEARCHED, FOUND NOTHING. ESTABLISHED THE CENTERLINE INTERSECTION OF FRANCISCAN AVENUE AND EMERALD STREET BY 4 FOUND TIES PER CITY OF REDONDO BEACH TIE NO. 177.
- ⑩ FOUND BOAT SPIKE AND WASHER STAMPED "RCE 30826" AT THE INTERSECTION OF THE TANGENT OF FRANCISCA AVENUE AND THE CENTERLINE OF EMERALD STREET. PER CITY OF REDONDO BEACH TIE NO. 177. FITS ALL FOUND TIES PER SAID TIE SHEET.
- ⑪ SEARCHED, FOUND NOTHING. ESTABLISHED THE POINT OF INTERSECTION OF PACIFIC COAST HIGHWAY AS A POINT ON THE CENTERLINE OF EMERALD STREET FROM 3 FOUND REMAINING CHISELED "X" TIES ON TOP OF CURB PER C.E.F.B. 30502-98.
- ⑫ FOUND MAG NAIL AND WASHER STAMPED "RCE" 30826" PER P.W.F.B. 517-1885-1886. ACCEPTED AS THE NORTHWEST CORNER OF LOT 5, BLOCK 150, R1.
- ⑬ FOUND LEAD, TACK AND TAG STAMPED "RCE 20327" ON SIDEWALK PER P.W.F.B. 517-1885-1886. OFF N60°16'04"E 2.00' FROM THE EASTERLY CORNER OF LOT 6, BLOCK 150, R1.
- ⑭ FOUND MAG NAIL AND WASHER STAMPED "RCE 30826" PER P.W.F.B. 517-1849-1850. ACCEPTED AS THE SOUTHWEST CORNER OF LOT 4, BLOCK 150, R1
- ⑮ FOUND BOAT SPIKE, NO WASHER, PER P.W.F.B. 517-1849-1850, DOWN 0.1'. ACCEPTED AS ANGLE POINT IN THE CENTERLINE OF CENTRAL COURT (ALLEY).
- ⑯ FOUND MAG NAIL AND WASHER STAMPED "RCE 30826" PER P.W.F.B. 517-1849-1850. ACCEPTED AS A POINT ON THE CENTERLINE OF CENTRAL COURT (ALLEY).
- Ⓐ LEAD, TACK, AND TAG STAMPED "LS 9297" TO BE SET.

ESTABLISHMENT NOTES

- Ⓐ SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R1.
- Ⓑ SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R2.
- Ⓒ HELD RECORD CURVE DATA $\Delta=1^{\circ}50'38"$ $R=322.38'$ $L=10.38'$ FROM THE BEGINNING OF CURVE PER P.W.F.B. 517-1885-1886.
- Ⓓ HELD RECORD DISTANCE OF 29.04' ALONG THE CENTERLINE OF EMERALD STREET FROM ⑪ PER R3.
- Ⓔ HELD RECORD DISTANCE OF 101.53' FROM Ⓕ PER R4.
- Ⓕ HELD RECORD DISTANCE OF 246.63' FROM ① PER R3.
- Ⓖ SEARCHED, FOUND NOTHING. ESTABLISHED CENTERLINE INTERSECTION.
- Ⓗ ESTABLISHED AT RECORD DISTANCE OF 103.30' FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 150, R1, PER R5.
- Ⓘ ESTABLISHED AT RECORD DISTANCE OF 113.30' FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 150, R1, PER R5.
- Ⓙ ESTABLISHED AT RECORD DISTANCE OF 133.00' FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 150, R1, PER R5.

EASEMENT NOTE

- Ⓐ INDICATES AN EASEMENT FOR EMERGENCY AND SOLID WASTE COLLECTION SERVICE PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS PURPOSES, DEDICATED HEREON TO THE CITY OF REDONDO BEACH.

MAP REFERENCES

- R1 - TOWNSITE OF REDONDO BEACH, M.R. 39/1-17.
R2 - R.S.B. 133/45.
R3 - PARCEL MAP NO. 23855, P.M.B. 268/10-12.
R4 - EMERALD TRACT, M.B. 12/161.
R5 - CORPORATION GRANT DEED RECORDED FEBRUARY 25, 1959 AS INSTRUMENT NO. 4993 OF OFFICIAL RECORDS.

