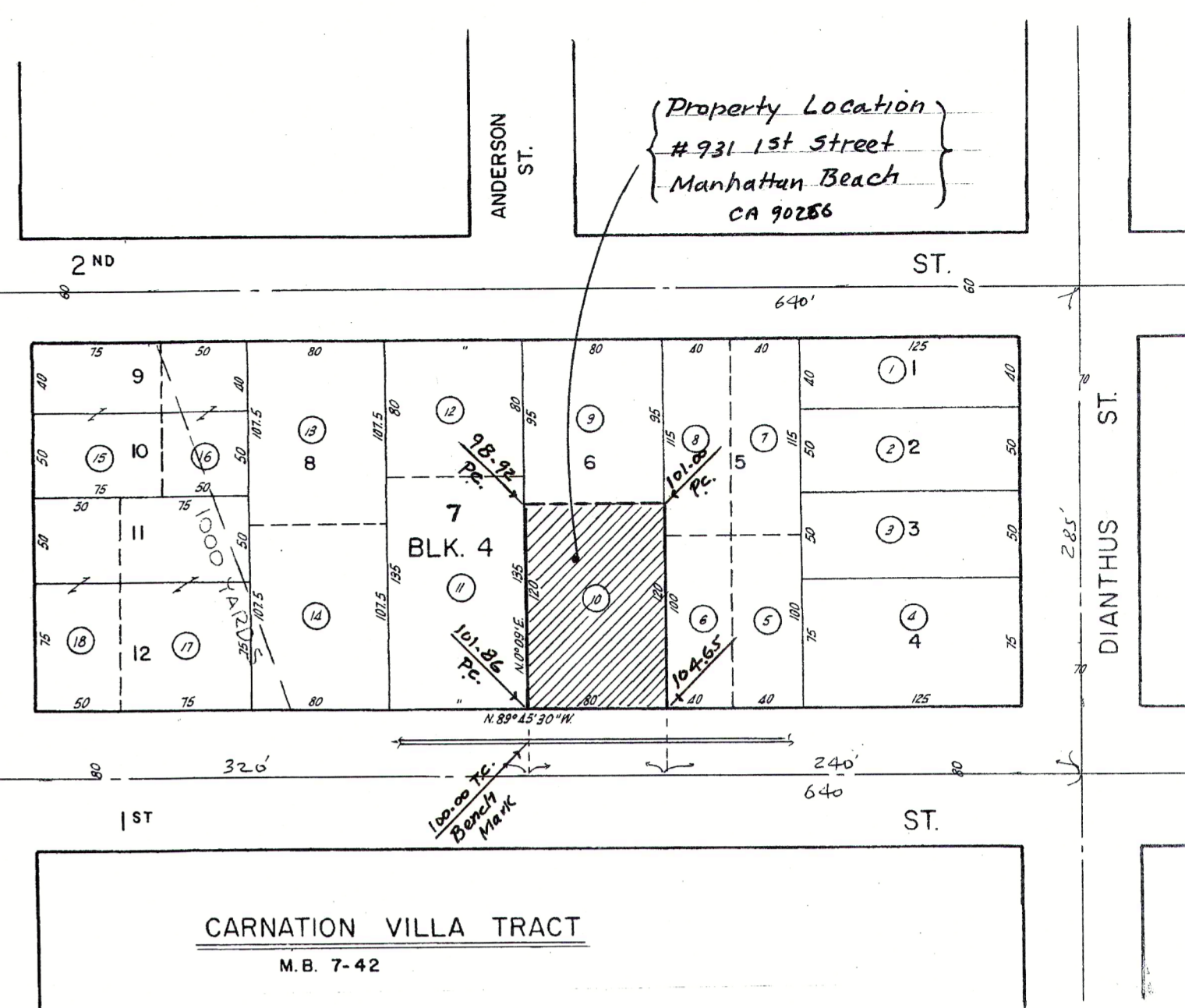


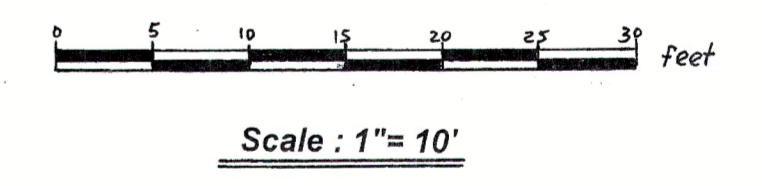
4169 16  
SCALE 1" = 60'



**ASSESSOR'S / LOCATION MAP**  
Not To Scale

**PROPERTY DATA**

**Property Address:** 931 1st Street, Manhattan Beach, California 90266  
**Record Owners:** Elizabeth C. Remy, Trustee and the subsequent Trustees of the Remy Trust, dated April 1, 1998.  
**Property Area:** 9,600 Square Feet = 0.2204 Acres., plus or minus.  
**Legal Description:** The Southerly 120 feet of Lot 6 in Block 4 of Carnation Villa Tract, in the City of Manhattan Beach, County of Los Angeles, State of California, as per Map recorded in Book 7, Page 42 of Maps, in the Office of the County Recorder of said County.  
**Assessor's Parcel Number:** (A.P.N.: 4169-016-010), Records of Los Angeles Co.  
**Zoning:** Single - Family Residential property, R-1, Allowed for Type V Construction.  
**Topography:** No Topographic Survey was performed for this property yet. Based on the field inspection the land Slopes northerly at approximately 4%.  
**Utilities:** All utilities are available in the abutting Public Road of 1st Street.  
**Easements:** Based on the Preliminary Title Report prepared by the Fidelity Title Company, dated June 15, 2022, Order No. 00355612-990, no easements encumber this property.  
**Sewage Disposal:** Disposed of into the existing public sewer system, in 1st Street.  
**Storm Drainage:** Drainage runoffs of the property is currently percolating into the ground within the property. No drainage system exists for this property.  
**Existing Structures:** One single family residence with one detached one car garage, concrete driveway, brick surface walks, patios, several trees, lawn and landscaping areas, as shown on the Boundary Survey Map hereon.  
**Basis of Bearings:** The Bearing N 89° 45' 30" W of the centerline of 1st Street, as shown on the Map of Carnation Villa Tract, M.B. 7, Pg. 42, is taken as the Basis of Bearings for this Boundary Survey Map.  
**Bench Mark:** Set & Tag on top of curb, 19.75 feet south of the southwest property corner on property line prod is taken as the Bench Mark with an assumed elevation = 100.00 feet.



**BOUNDARY & TOPOGRAPHIC SURVEY MAP**

For a Single-Family Residential Property, Located at:  
**931, 1st Street, Manhattan Beach, California 90266**  
 July 8, 2022

**Riahi Engineering & Surveying**  
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