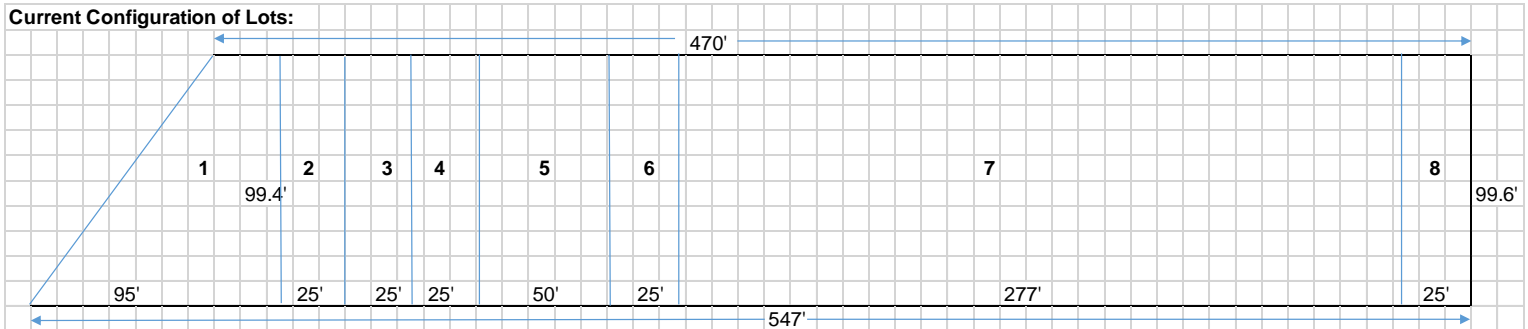


Project Description

The Applicant owns a parcel of eight contiguous lots on Ocean Avenue in Point Richmond. A description and sketch map of the parcel appear below:

Description of Lots:

APN	Lot #	Area in Square Feet	Width
558232001	Lot 1	6142 sf	96 feet
558232002	Lot 2	2701 sf	25 feet
558232003	Lot 3	2353 sf	25 feet
558232004	Lot 4	2526 sf	25 feet
558232005	Lot 5	4922 sf	50 feet
558232006	Lot 6	2477 sf	25 feet
558232007	Lot 7	27,312 sf	277 feet
558232008	Lot 8	2744 sf	25 feet

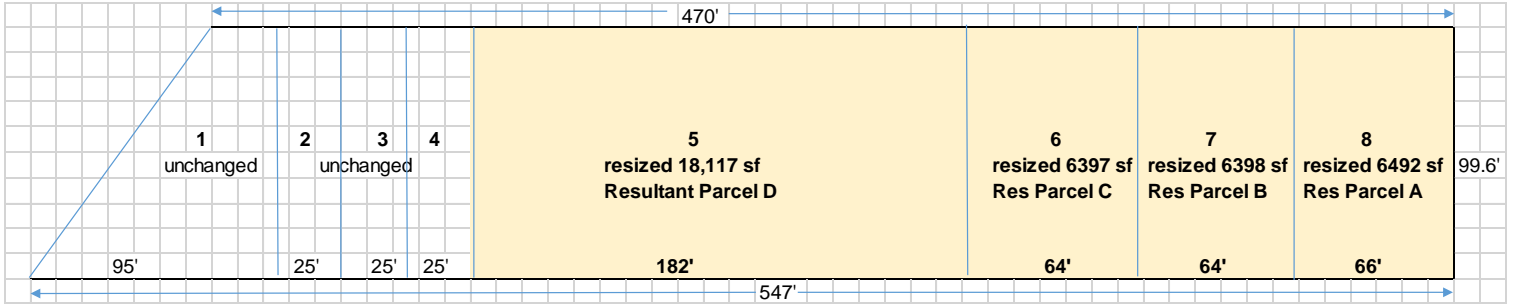


All of the lots are in the RL1 (single family very low density residential) Base Zoning District. RL1 zoning prescribes a minimum lot width of 60 feet and 6000 square feet in area. Currently, only two of the lots (Lot 1 and Lot 7) are large and wide enough to satisfy the RL1 size requirements.

Plan:

The plan is to adjust the lot lines of Lots 5, 6, 7 and 8. After the lot line adjustment, the re-sized lots ("Resultant Parcels") will conform to the RL1 dimension requirements as shown in the table and sketch map below:

APN	Lot #	Area in Square Feet	Width	Resultant Parcel
558232001	Lot 1	6142 sf	96 feet	Unchanged
558232002	Lot 2	2701 sf	25 feet	Unchanged
558232003	Lot 3	2353 sf	25 feet	Unchanged
558232004	Lot 4	2526 sf	25 feet	Unchanged
558232005	Lot 5	18117 sf	182 feet	Resultant Parcel D
558232006	Lot 6	6397 sf	64 feet	Resultant Parcel C
558232007	Lot 7	6398 sf	64 feet	Resultant Parcel B
558232008	Lot 8	6492 sf	66 feet	Resultant Parcel A



About the Applicant:

Despite its name, the applicant Four Star Oil and Gas Company is not in the oil and gas business at all. Its only business relates to the ownership of real estate in Richmond and elsewhere in California. Four Star’s owner is FrontStreet Partners, LLC, a privately held merchant banking and real estate development firm. FrontStreet acquired all of the stock of Four Star by purchase from Chevron Corporation in 2018.

Any questions about the Lot Line Adjustment application may be addressed to:

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