



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-34757 APN: 125-17-601-012, 017 and 125-17-202-001

Name of Property Owner: Caroline's Court LLC

Name of Applicant: JPL Engineering, Inc.

Name of Representative: James Lopez

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

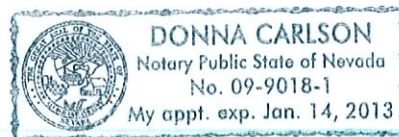
Signature of Property Owner: _____

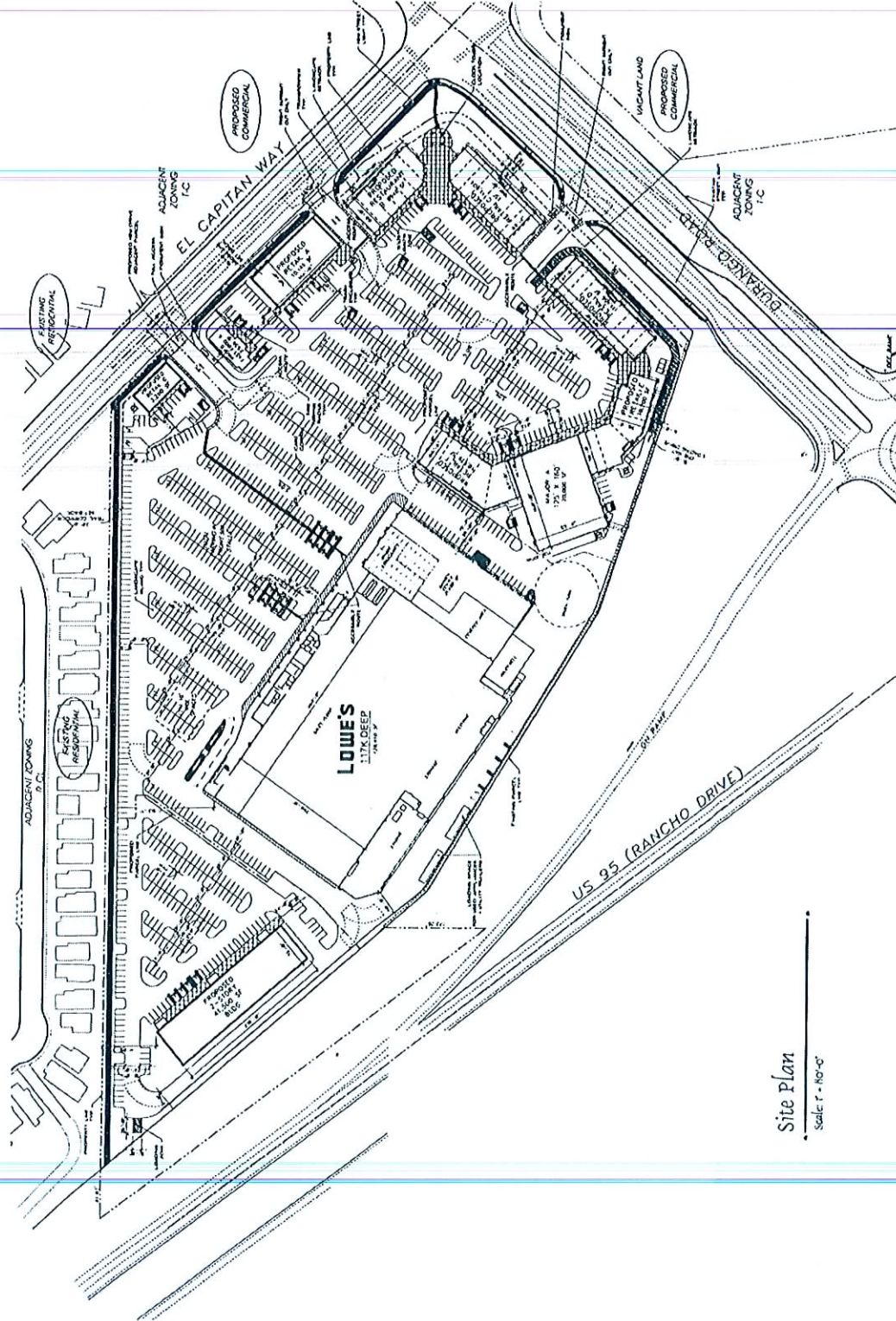
Print Name: Jacob Koby Khakshouri

Subscribed and sworn before me

This 2 day of June, 20 09

Notary Public in and for said County and State





Site Plan

Scale 1" = 60'-0"

North

Note: This Design is Conceptual in Nature and No Guarantee of Accuracy is Implied.

Caroline's Court

Site Plan

EOT-34757
07-15-09 CC

April 18, 2007

JUN 06 2009

Indigo Architecture, Inc.

Site Data

ASSESSOR'S PARCEL NUMBER (APN) 125-17-001-017
CURRENT ZONING T.C.

Site Area Data

SITE GROSS 125.17 ACRES 1,071,500 S.F.
BUILDING AREA GROSS 209,734 S.F. GROSS
SITE COVERAGE 20 PERCENT

2 STORY BUILDING SITE GROSS 146,638 S.F.
BUILDING AREA GROSS 41,500 S.F. GROSS
SITE COVERAGE 20 PERCENT

LOWE'S SITE GROSS 130,410 S.F. GROSS
BUILDING AREA GROSS 120,410 S.F. GROSS
SITE COVERAGE 27 PERCENT

RETAIL SITE / FAST FOOD SITE GROSS 88,674 S.F. GROSS
BUILDING AREA GROSS 24 PERCENT

Building Open Space:

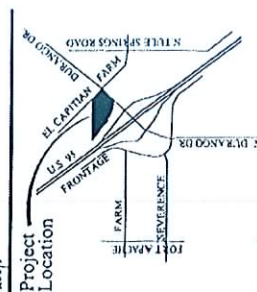
AREA REQUIRED 20%
AREA PROVIDED 22%

AREA REQUIRED 20%
AREA PROVIDED 22%

Parking Data:

BUILDING	BUILDING AREA	REQ'D RATIO	REQ'D	PROVIDED
Fast Food A	2,650 S.F.	1750	17	21
Fast Food B	42,430 S.F.	1750	170	214
Fast Food C	8,040 S.F.	1750	36	77
Fast Food D	3,200 S.F.	1750	13	19
LOWE'S	130,410 S.F.	1750	558	568
MAJOR A	20,000 S.F.	1750	60	80
MAJOR B	41,500 S.F.	1750	106	106
TOTAL	209,734 S.F.		1081	1210

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10000 WILSON AVENUE SUITE 1407
LOS ANGELES, CA 90024
JACOB KORB KAHN-GOURI (310) 208-7770
CAROL AFFALON (310) 208-7770 EXT. 113