



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-34761 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: _____

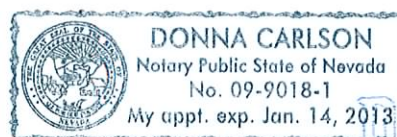
Signature of Property Owner: _____

Print Name: Jacob Kobay Khakshauri

Subscribed and sworn before me

This 2 day of June, 20 09

Notary Public in and for said County and State



Site Data
 ASSessor's PARCEL NUMBER (APN) 125-17-001-017
 T.C.

Site Area Data

SITE GROSS
 BUILDING AREA GROSS 1,031,559 S.F.
 SITE COVERAGE 26 PERCENT
 2 STORY BUILDING SITE
 BUILDING AREA GROSS 144,638 S.F.
 SITE COVERAGE 29 PERCENT
LOWE'S SITE
 BUILDING AREA GROSS 139,410 S.F.
 SITE COVERAGE 27 PERCENT
RETAIL SITE / FASTFOOD SITE
 BUILDING AREA GROSS 88,626 S.F.
 SITE COVERAGE 24 PERCENT
 +/- 23.62 ACRES 1,031,559 S.F.
 269,734 S.F. GROSS
 +/- 3.4 ACRES 144,638 S.F.
 41,500 S.F. GROSS
 +/- 11.89 ACRES 517,982 S.F.
 139,410 S.F. GROSS
 +/- 8.0 ACRES 368,273 S.F.
 88,626 S.F. GROSS

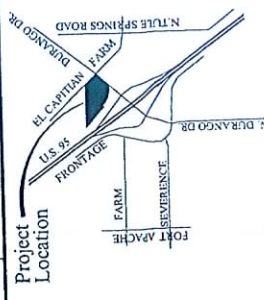
Building Open Space:

AREA REQUIRED 20% +/- 206,302 SF +/- 4.7 ACRES
 AREA PROVIDED 22% +/- 226,058 SF +/- 5.2 ACRES

Parking Data:

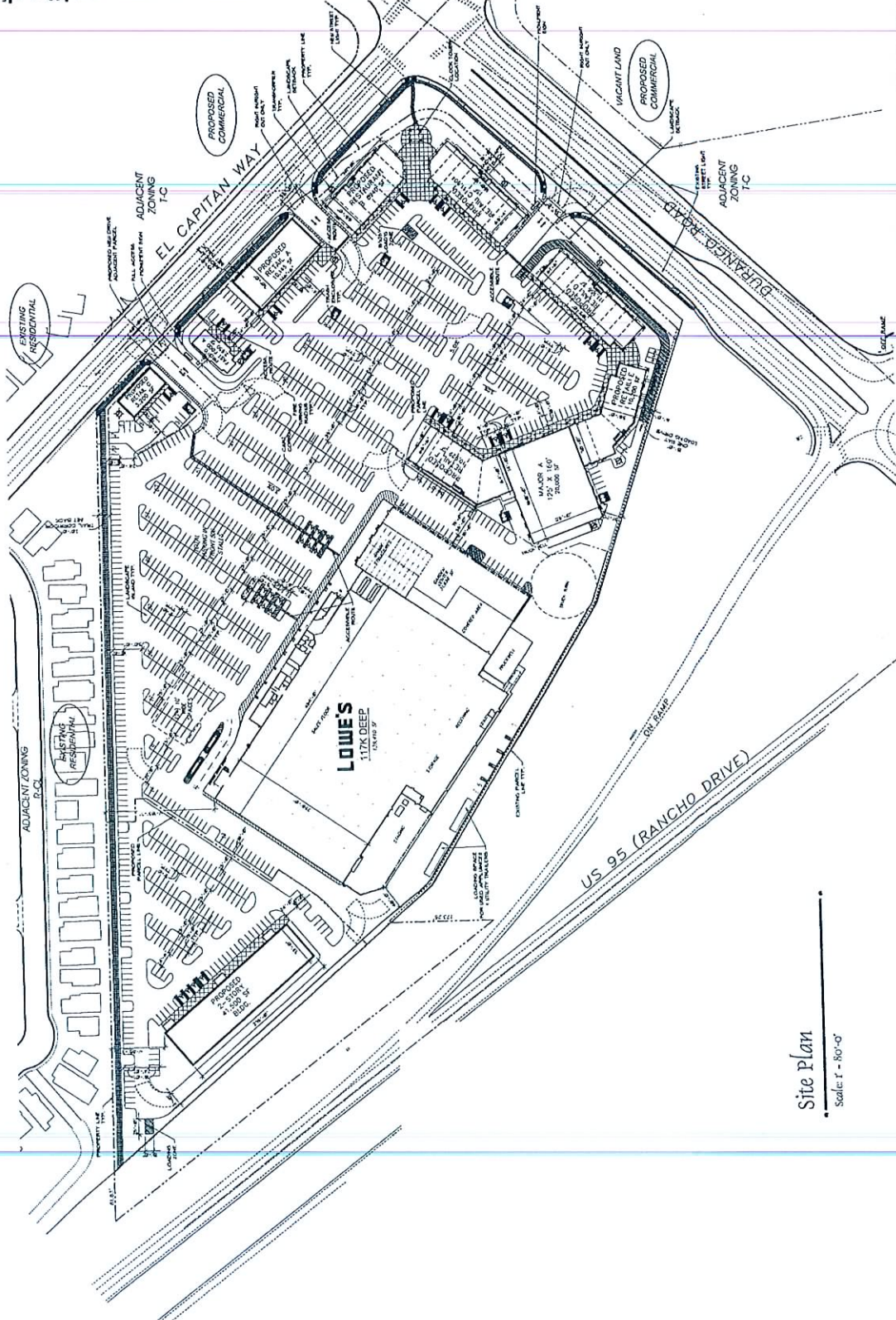
BUILDING	BUILDING AREA	REQD. RATIO	REQD.	PROVIDED
Fast Food A	2,650 S.F.	1/250	11	21 = 8/1000
RETAIL A, C, D, E, F	42,430 S.F.	1/250	170	214 = 5/1000
RESTAURANT B	8,940 S.F.	1/250	36	72 = 5/1000
RETAIL G	3,200 S.F.	1/250	13	16 = 5/1000
LOWE'S	139,410 S.F.	1/250	558	565 = 4.1/1000
MAJOR A	20,000 S.F.	1/250	80	80 = 4/1000
3 STORY BLDG.	41,500 S.F.	1/250	166	166 = 4/1000
Total	269,734 S.F.		1081	4.2/1000 = 1.137

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
 3777 W. SHORE BLVD. SUITE 1407
 LOS ANGELES, CA 90024
 JACOB KORY HANSHOURI (310) 206-7770
 CAMEL AFTALON (310) 206-7770 EXT. 113



Site Plan

Scale: 1" = 80'-0"

North

Caroline's Court

Schmittling Design

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

EOT-34761

07-15-09 CC

April 18, 2007

RECEIVED

09/06/2009