



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: EUT-34762 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: \_\_\_\_\_

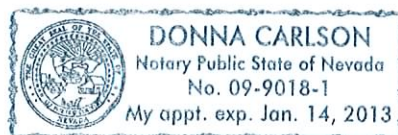
Signature of Property Owner: 

Print Name: Jacob Kobay Khakshoury

Subscribed and sworn before me

This 2 day of JUNE, 2009

  
Notary Public in and for said County and State



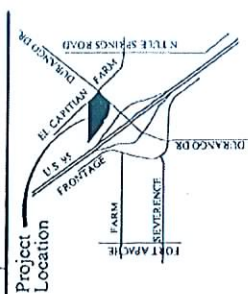
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| ASSESSORS PARCEL NUMBER (APN) | DATE |
|-------------------------------|------|
| 25-17-00-217                  | 1-C  |

|                 |                |            |
|-----------------|----------------|------------|
| -1. 23.02 ACRES | 1,071,300 S.F. | 20 PERCENT |
| BUILDING AREA   | 299,734 S.F.   | 20 PERCENT |
| SITE COVERAGE   |                |            |
| 2. 3.4 ACRES    | 144,038 S.F.   | 20 PERCENT |
| BUILDING AREA   | 41,500 S.F.    | 20 PERCENT |
| SITE COVERAGE   |                |            |
| 3. 11.80 ACRES  | 517,982 S.F.   | 27 PERCENT |
| BUILDING AREA   | 130,410 S.F.   | 27 PERCENT |
| SITE COVERAGE   |                |            |
| 4. 8.0 ACRES    | 348,273 S.F.   | 24 PERCENT |
| BUILDING AREA   | 86,874 S.F.    | 24 PERCENT |
| SITE COVERAGE   |                |            |

|                   |                              |
|-------------------|------------------------------|
| AREA REQUIRED 20% | +/- 200,302 SF +/- 4.7 ACRES |
| AREA PROVIDED 22% | +/- 220,058 SF +/- 5.2 ACRES |

| BUILDING | BUILDING     |            |            | PAIRING |          |           |
|----------|--------------|------------|------------|---------|----------|-----------|
|          | BLOS.        | BLOS. AREA | WED. RATIO | REQD.   | PROVIDED |           |
| BLDG. 1  | 27,600 S.F.  | 12,550     | 45         | 27      | 27       | 0         |
| BLDG. 2  | 47,500 S.F.  | 22,430     | 47         | 170     | 214      | -51,000   |
| BLDG. 3  | 8,940 S.F.   | 12,550     | 36         | 77      | 58       | 19,000    |
| BLDG. 4  | 3,200 S.F.   | 12,550     | 13         | 16      | 5        | 11,000    |
| BLDG. 5  | 1,390 S.F.   | 12,550     | 568        | 568     | 4        | 1,000     |
| BLDG. 6  | 20,000 S.F.  | 12,550     | 80         | 80      | 40       | 10,000    |
| BLDG. 7  | 47,500 S.F.  | 12,550     | 160        | 160     | 40       | 10,000    |
| BLDG. 8  | 269,734 S.F. |            |            |         |          | 4,211,000 |
| Total    |              |            |            |         |          | 1,137     |



Owner / Developer

CAROLINE'S COURT, LLC  
10877 WILSHIRE BLVD. SUITE 1407  
LOS ANGELES, CA 90024  
JACOB ROBY KASHOURE (310) 208-7770  
CAMIL AFTALON (310) 208-7770 EXT. 113

Indigo Architecture, Inc.

April 18, 2007

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# Caroline's Court

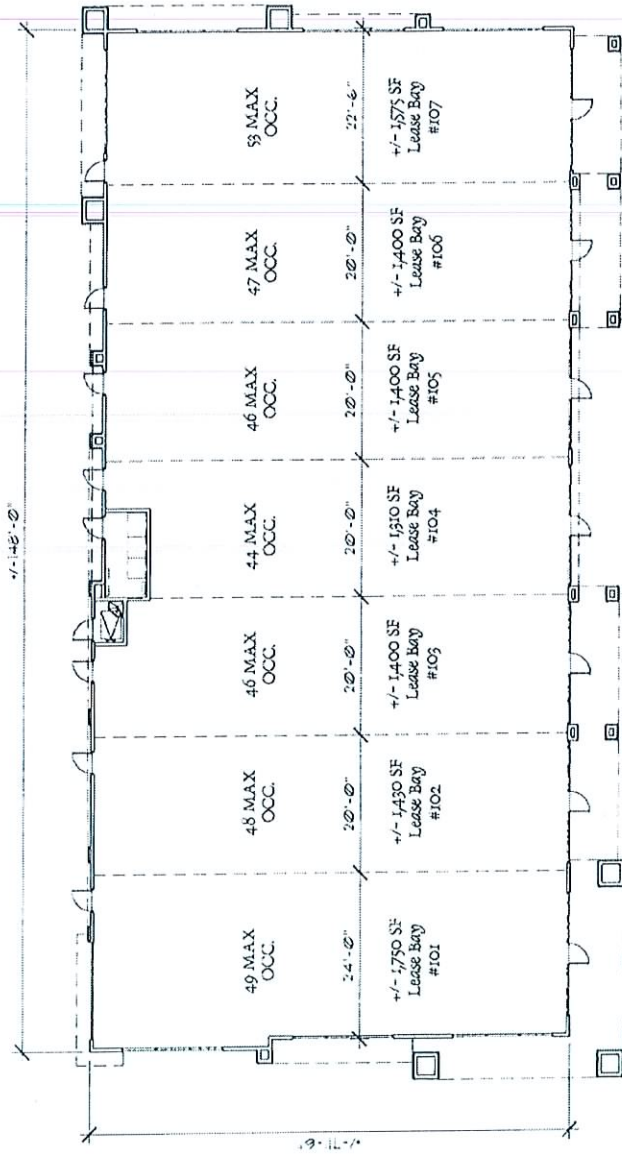
Information Design

NOTE: This Design is Conceptual in Nature and No Guarantee of its Success is intended.

North

## Site Plan

0-05 - 2 1/2 hrs



Floor Plan

Scale: 1/8" = 1'-0"

North

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

Caroline's Court (Retail Building A)

Superior Design

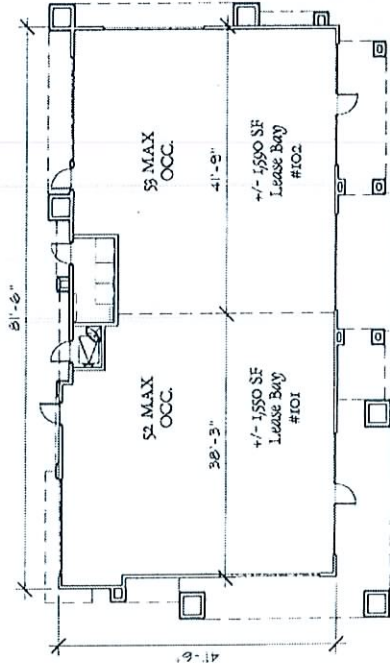
April 23, 2007  
Curtis P. Vercillo

EOT-34762

-07-15-09 CC

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Floor Plan

Scale: 1/8" = 1'-0"

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Indigo Architecture, Inc.  
©  
April 23, 2007  
Las Vegas, Nevada  
Drawn: JAH-272

Caroline's Court Retail Building G)

Site Plan

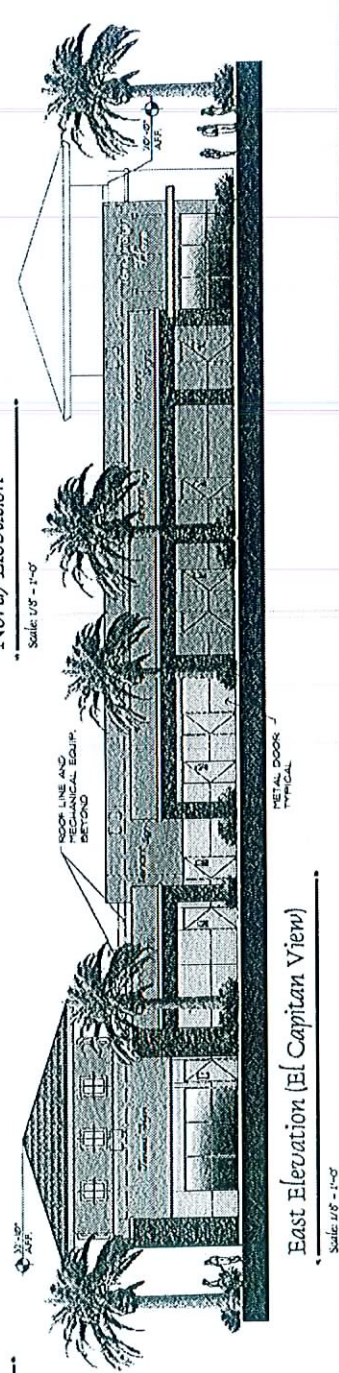
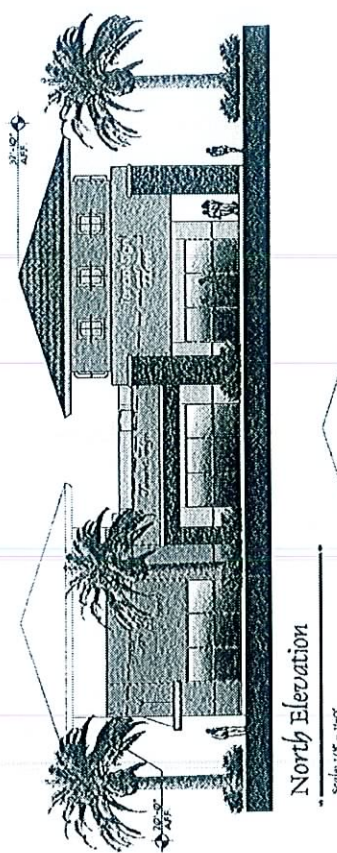
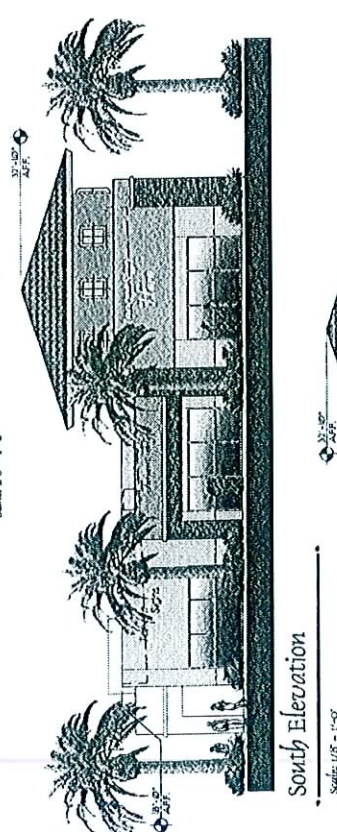
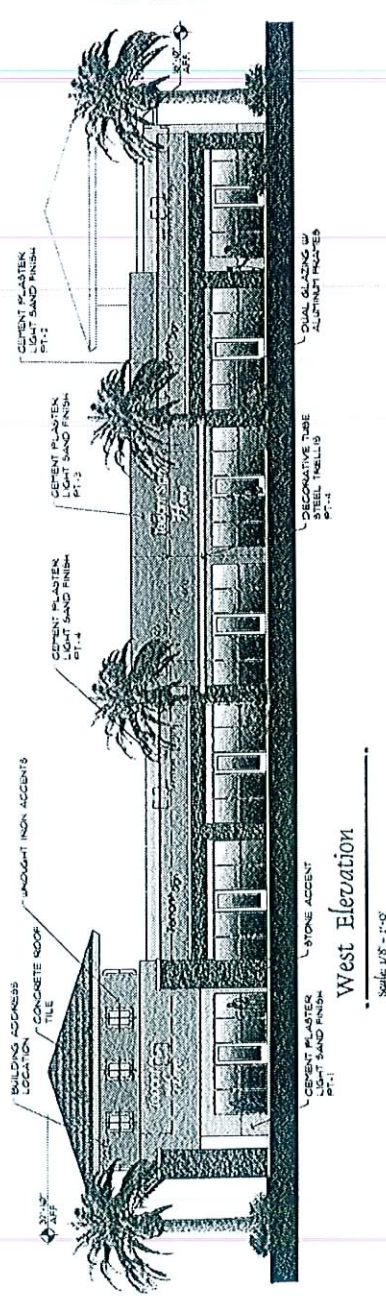
Note: This Design is Conditional in Nature and  
No Guarantee of its Accuracy is Made.

North

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- PT-1 Frazee: Beach Grass 7751W
- PT-2 Frazee: Tannery 7755D
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D

**Caroline's Court (Retail Building A)**

*Schematic Design*

For Client's Consideration in Nature and  
No Guarantee of its accuracy is implied.

April 23, 2007  
Los Angeles, CA

**JUN 6 2009**

**EOT-34762**  
**07-15-09 CC**

inhigh Architecture, Inc.  
1001 4th Street  
Los Angeles, CA 90012

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