

To: Planning Department of City of West Covina
Re: 1177 Spring Meadow Drive, West Covina, CA 91791
Parcel Map No. 082638
Subdivision Final Map Approval Extension Requests

To Whom It May Concern:

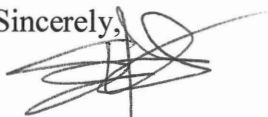
The above mentioned Subdivision Approved Final Map No. 082638 has been approved by sometimes June-2021. It is noticed that approved Final Map for the subdivision is about to expired this year around June 23rd. We perfectly understood that subdivision approval is valid only for 2 years. However, Due to the past a couple of years since year 2020 the Covid-19 Pandemic spreading global wide, it has seriously affected to our project in any aspects as well. On the Approved Final Parcel Map, as you know there is one section that requests the Beneficiary to Consent and sign on it in order to complete the subdivision process for recording in the L. A. County Recorder.

We fully understand that the decreasing collateral value for a contracted loan is not acceptable to any beneficiary who carries this loan as the Deed of Trust Holder; therefore, in order to have the loan carrier as the beneficiary to agree signing on the document for recording that we need to negotiate with them to grant their agreement. However, we have proceed this negotiation with our loan carrier two months ago and they sounds not really against the requests from us but we need more time to work with them in order to achieve acceptable agreements by both parties.

Therefore, we would like to request the extension of the Parcel Map Approval for another year for us to have enough time to work with our bank in order that we can continue with our project to build another new home in the near future since we have spend so much time and funds invested into our land by now. As far as I have noticed that our building design construction documents also have been approved by building department and ready to proceed for pulling building permits to start construction. Somehow, we will also re-submit our construction drawings and all required calculation A.S.A.P. if it is required that our building construction documentation needs to comply new code (Currently should be complying with 2022 building code) and re-submit it for review one more time once we grant the extension of one more year validation for the Parcel Map Approval.

Your understanding and help with our project will be highly appreciated! Thank you very much!

Sincerely,



Project Owner
Wen, Sophia
04/21/23