

Received

JUN 17 2024

Planning Division

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 and also it has been filed extension last year, we have also granted the approval until June 24th 2024. We perfectly understood that subdivision approval is valid for a certain years. However, 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.

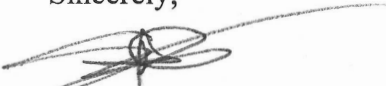
We fully understand that the decreasing collateral value for a contracted loan is not acceptable to any beneficiary who carries this loan as the Deed of Trust Holder; therefore, in order to have the loan carrier as the beneficiary to agree signing on the document for recording that we have tried to negotiate with them to grant their agreement. Somehow, we have proceed this negotiation with our loan carrier several months ago and they sounds not really against the requests but unfortunately we need more time to work with them in order to achieve acceptable agreements by both parties since we have been directed in a wrong way and dealing with wrong person and wasted for several months by dealing with wrong party. Finally, we found the right way and right place to deal with this issue but the only communication with them by paper mail only, it really taking times to let it go through the whole process to get their signature on the recording document.

Therefore, we would like to request the extension of the Parcel Map Approval again for another sufficient timeframe 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 whenever the required Final Map documents can be recorded. Therefore, we will start the construction as soon as whenever we can have the required signature signed by the bank and recorded to finalize the whole process of the subdivision if we can also grant one more time of the Final Map extension.

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

Sincerely,



Project Owner
Wen, Sophia
06/10/24