

Response to SUB2025-00001 Permit Review City Comments

1i & b)

The First Parcel Map had the owner 12 as **12 Maywood LLC** and this time **12 Maywood LLC** decided per the attached operating agreement that the two Designated Managers should sign the parcel map.

The two designated Members of **12 Maywood LLC** are:

- **DA Development LLC** represented by **Alon Danino**
- **Luxone LLC** represented by **Mircea Voskerician**

Title report shows ownership as **12 Maywood LLC** and attached with this resubmission is a **Preliminary title report dated October 2nd 2025**.

Title company already verified the way our owner statement was determined on the **October 22nd 2025 submission** and agreed that it is correctly stated — **So no change/updates on this item from 9/22/25 submission**.

1c)

Beneficiary statement is **OWNERS CHOICE**, which decided to change it from the 1st submission to the **9/22/25 2nd submission**.

Again, this Beneficiary statement on **9/22/25 submission** was **REVIEWED by First American Title Palo Alto, CA and APPROVED** as stated. All First American Title contacts are below if you want to call them yourself — **So no change/updates on this item from 9/22/25 2nd resubmission**.

2)

Document "**Trust Transfer Deed Doc. 2016-139795**" attached with this resubmission.

3)

Affidavit from first submission to **9/22/25 resubmission** was **EXPLAINED** by L&B response letter asking city to acknowledge that **12 Maywood LLC** decided to "swap" the affidavit from 1st submission to the **2nd Member of 12 Maywood LLC**, which is **Luxone LLC / Mircea Voskerician**, as stated on the attached **12 Maywood LLC OR** — **So, no change/updates on this item from 9/22/25 resubmission**.

Future Items to Be Submitted With the Mylars

1) Subdivision guarantee -Attached with this resubmission

2) All taxes are paid and current per the Preliminary title report and the next payments are due on 12/10/25.

12/10/25 payments will be made prior to City Surveyor mylar signature.

3)October 2nd 2025 Preliminary title report attached with this resubmission.

4)We have no subdivision fees pending with city of MP at this stage in Accella.

5)Contacts – First American Title (for verification of Owner’s Statement, Beneficiaries, and Trust Transfer Deed)

Matt Pence

(Final Map Recordation representative with First American Title for San Mateo County map recordation)
Bay/North Bay Area Underwriting Manager

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Iona U. Carracedo

(Reviewed Final Parcel Map Beneficiaries, Owner's statement and provided Dec 2016 Trust Transfer Deed and will prepare Final Map Recording package for recording with San Mateo County)
Northern California Underwriting Department
First American Title Company

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