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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

JOHN WEIGHT
INTERIM GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Tiffany Dalgic
Coldwell Banker Realty
301 N Canon Drive #E
Beverly Hills, CA 90210

October 1, 2026

To Whom It May Concern:

The Los Angeles Department of Building and Safety (LADBS) has received your request for demand dated **September 29, 2026**, for the property commonly known as **1754 Franklin Canyon Drive, Los Angeles, CA**. Department records reflect the following:

The following invoice remains outstanding:

<u>Invoice</u>	<u>Amount Due</u>
978569-6	\$356.16

The outstanding amount listed above, totaling **\$356.16**, must be paid on or before **October 12, 2026**, or additional fees and interest may be assessed.

Please remit payment for the outstanding amounts noted above to:

Department of Building & Safety
201 N. Figueroa St. Rm. 740
Los Angeles, CA 90012
Attn: FSD AR

For the Order to Comply and Notice of Fee (**Case # 996983**), please contact the **Code Enforcement Bureau (CEB)** at **213-252-3039** for details.

If you have any questions or concerns, please call Financial Services at (213) 482-6890. Thank you for your cooperation.

Sincerely,

pp
for 
Jeremy Coronel
Principal Accountant I
Financial Services

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JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MTGLQ INVESTORS LP AND HAUSEN, JULIE M.
200 WEST ST BLDG 200
NEW YORK, NY 10282

CASE #: 996983
ORDER #: A-6877979
EFFECTIVE DATE: September 01, 2026
COMPLIANCE DATE: October 01, 2026

OWNER OF
SITE ADDRESS: 1754 N FRANKLIN CANYON DR
ASSESSORS PARCEL NO.: 4355-011-017
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to: Discontinue the unapproved building use and return the site to its approved condition.

Or

Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for a duplex use within a building approved for single family dwelling.

Code Section(s) in Violation: 12.21A.1.(a), 12.26C1, 91.0104.2.5, 91.0106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.8203, 91.8204 of the L.A.M.C.

Location: Single family dwelling.

Comments: First floor of a 3 story single family dwelling with attached garage has been converted to an accessory dwelling unit without permits, inspection and approvals.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

2. The three story single family dwelling was remodeled without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Three story single family dwelling with attached garage.

Comments: The interior remodel of the three-story single-family dwelling, including the addition and removal of walls and the removal, addition, and/or enlargement of windows, was performed without the required permits, inspections, and approvals.

3. A permit is required for the work performed.

You are therefore ordered to: Obtain all required permits for the full scope of work, including but not limited to building, mechanical, electrical, and plumbing permits, and obtain all required inspections and approvals.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: The addition and/or removal of walls, window modifications, and structural alterations require the appropriate permits, inspections, and approvals.

4. An inspection is required for the work performed.

You are therefore ordered to: Obtain all required inspections including a final inspection.

Code Section(s) in Violation: 91.5R108.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

5. The structure is required to undergo a Structural Evaluation.

You are therefore ordered to: A report shall be provided by a qualified engineer to determine the safety and structural integrity of the three story single family dwelling with attached garage.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Comments: The structural alterations to the three-story single-family dwelling with attached garage were performed without the required permits, inspections, and approvals.

6. Building plans are required.

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Full building plans required for all structural changes.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3048.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 25, 2026

RUBEN PEREZ
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3048
Ruben.X.Perez@lacity.org

REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

FOR FURTHER QUESTIONS
PLEASE CONTACT:
DEPARTMENT OF
BUILDING AND SAFETY
201 N. FIGUEROA ST
ROOM 740
LOS ANGELES, CA 90012



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
P.O. BOX 102659
PASADENA, CA 91189-2659
PHONE (213) 482-6890

Invoiced to: MTGLQ INVESTORS LP AND JULIE M HAUSEN
200 W ST BLDG 200
NEW YORK, NY 10282

CEB 978569-6

INVOICE #: 978569-6
DATE: 09/10/26
DUE UPON RECEIPT

CUSTOMER ACCOUNT #	AUTHORITY	DEPARTMENT CONTROL NUMBER
280220906-7	L.A.M.C. Section 98.0421	
CODE VIOLATION INSPECTION FEE (CVIF) An inspector has identified and verified one or more violation(s) of the L.A.M.C. The department is imposing the Code Violation Inspection Fee in accordance with L.A.M.C. Section 98.0421. ORDER DATE: 9/7/26 JOB ADDRESS: 1754 N FRANKLIN CANYON DR CASE NO: 996983 ORDER NUMBER: 6877979 Failure to pay this invoice may result in a LIEN against the property pursuant to L.A.M.C. Section 98.0421 and L.A.A.C. Section 7.35.3 and 7.35.5. 100 08 422H 08 0000 CVIF - GENERAL \$336.00 48R 08 3800 08 0000 Sys Dev Surhg \$20.16 TOTAL DUE \$356.16 If this invoice is NOT PAID within 30 DAYS, an additional 250% late charge/collection fee will be imposed and assignment to a collection agency may be made. After 60 DAYS of NON PAYMENT , INTEREST will accrue at the rate of 12%. PAY YOUR BILL ONLINE - Go to https://dbs.lacity.gov/ , Online Services, Pay/View Invoice Online RETAIN THIS PORTION FOR YOUR RECORDS		

Page 1 of 1

CUSTOMER NAME: MTGLQ INVESTORS LP AND JULIE M HAUSEN

TOTAL DUE \$356.16

INVOICE #: 978569-6 **ACCOUNT #:** 280220906-7 **Type:** 00 ☐ PLEASE CHANGE MY ADDRESS AS INDICATED:

PLEASE MAKE
PAYABLE
AND REMIT TO: **CITY OF LA - BUILDING & SAFETY**
P.O. BOX 102659
PASADENA, CA 91189-2659

NAME _____
NEW ADDRESS _____
CITY, STATE, ZIP _____

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



08002978569

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LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

Remit to:
Los Angeles Department of
Building and Safety
Financial Services
201 N. Figueroa St. Rm 740
Los Angeles, Ca 90012

HAUSEN JULIE M. MTGLQ INVESTORS
200 W ST BLDG 200
NEW YORK, NY 10282

September 11, 2026

CEB 978569-6

SUBJECT: Notice of Imposition of Code Violation Inspection Fee regarding Property Located at
1754 N FRANKLIN CANYON DR, LOS ANGELES, CA 90210, APN 4355011017

A Code Violation Inspection Fee (CVIF) has been imposed with respect to the above referenced property in accordance with Los Angeles Municipal Code (L.A.M.C.) Section 98.0421 for costs incurred in connection with identifying and verifying the violation(s) set forth in an order issued against this location on 09/07/2026. **A late charge equal to two times the CVIF plus a collection fee equal to 50 percent (50%) of the original CVIF shall be imposed 30 days after the date of the enclosed CVIF invoice** (Invoice# 9785696, Account # 2802209067).

The amount, which is due upon receipt of this notice, is comprised of the following charges:

CVIF - GENERAL	\$336.00
SYS DEV SURHG	\$20.16
Total Due	\$356.16

Please be advised that assignment to a private collection agency will be made if the CVIF, late charge, and collection fee are not paid within 75 days from the date specified in the CVIF invoice. **Failure to pay the fees, costs, or charges may result in a lien against the property, pursuant to Los Angeles Administrative Code Sections 7.35.3 and 7.35.5 et seq.**

In addition to the CVIF, a proposed noncompliance fee may be imposed for failure to comply with the order issued against the property within 15 days after the compliance date specified in the order unless an appeal or slight modification is filed within 15 days after the compliance date.

If a permit is required in order to correct a violation stated in the order issued against the property, the Department shall not issue a permit until the CVIF, including any late charge, is paid. L.A.M.C. Section 98.0421(c).

For general information, please call (213) 482-6890 between 7:30 a.m. and 4:30 p.m.

To pay your bill online or inquire about the account status, go to www.ladbs.org, "Online Services", then to "Pay/View Invoice Online".