

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

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

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MAYOR

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CORISSA HERNANDEZ
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January 28, 2026

Council District: # 14

Honorable Council of the City of Los Angeles
Room 395, City Hall

JOB ADDRESS: 640 SOUTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5148-021-010
Re: Invoice #911835-5

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: 640 South Main Street, Los Angeles, CA ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on May 3, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18508
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5148-021-010

Property Address: 640 S MAIN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 248 HAYNES HOTEL ASSOCIATES, LLC

Grantor : CECIL MAIN STREET, LLC

Deed Date : 05/04/2014 Recorded : 06/05/2014

Instr No. : 14-0580244

**MAILING ADDRESS: 248 HAYNES HOTEL ASSOCIATES, LLC
757 3RD AVE # 17THFL, NEW YORK, NY 10017-2013**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: A Subdivision Name: THE HELLMAN WOLFSKILL LOTS Brief Description: HELLMAN WOLFSKILL LOTS LOT A

LEASE DOCUMENT

Type of Document: MEMORANDUM OF SECOND AMENDED AND RESTATED LEASE

Recording Date: 10/19/2021 Document #: 21-1574110

Landlord: 248 HAYNES HOTEL ASSOCIATES, LLC

Tenant: CECIL MAIN STREET, LLC AS SUCCESSOR-IN-INTEREST TO SB HOTEL, LLC

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD



20140580244



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/05/14 AT 08:00AM

FEES :	38.00
TAXES :	NFPR
OTHER :	0.00
PAID :	NFPR



LEADSHEET



201406050130014

00009257820



006226867

SEQ:
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t72

RECORDING REQUESTED BY:

Chicago Title Insurance Company

WHEN RECORDED, RETURN TO
AND MAIL TAX STATEMENTS TO:

248 Haynes Hotel Associates, L.L.C.
640 S. Main Street
Los Angeles, CA 90014
Attn: Richard Born

Assessor's Parcel No: 5148-021-010 &
5148-021-002



2

THIS SPACE FOR RECORDER'S USE ONLY

3

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, as amended, Grantor has declared the amount of transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CECIL MAIN STREET, LLC**, a Delaware limited liability company ("**Grantor**"), hereby **GRANTS** to **248 HAYNES HOTEL ASSOCIATES, L.L.C.**, a New Jersey limited liability company ("**Grantee**"), all of Grantor's right, title and interest in and to the real property located in the City of Los Angeles, Los Angeles County, California, and more particularly described on Exhibit 1 attached hereto and incorporated herein by reference (the "**Property**").

SUBJECT TO:

1. Taxes and assessments which are a lien, but which are not yet billed, or are billed but are not yet delinquent;
2. All covenants, conditions, easements, restrictions, liens, encumbrances and other matters of record or which are discoverable by inspection or an accurate survey; and
3. All laws, regulations or ordinances (including, but not limited to, zoning, building and environmental laws, regulations and ordinances) applicable to the Property.

Executed as of this 28th day of May, 2014.

SIGNATURES ON NEXT PAGE

1a

4

EXHIBIT 1

LEGAL DESCRIPTION

All that land situated in the State of California, County of Los Angeles described as follows:

PARCEL 1:

LOT "A" OF THE HELLMAN WOLFSKILL LOTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE SOUTHWESTERLY 45 FEET OF LOT 7 OF THE KERCKHOFF TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 122 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This page is part of your document - DO NOT DISCARD



20211574110



Pages:
0009

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/19/21 AT 02:42PM

FEES :	61.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	136.00

PCOR SURCHARGE \$20.00



LEADSHEET



202110190300031

00021311142



012754744

SEQ:
01

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

1068626*DN

RECORDING REQUESTED BY

Douglas M. Champion, Esq.

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Gibson, Dunn & Crutcher LLP

STREET ADDRESS

333 South Grand Avenue

CITY, STATE &
ZIP CODE

Los Angeles, CA 90071

SPACE ABOVE FOR RECORDER'S USE ONLY

MEMORANDUM OF SECOND AMENDED AND RESTATED LEASE

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Gibson, Dunn & Crutcher LLP
333 South Grand Avenue
Los Angeles, CA 90071
Attn: Douglas M. Champion, Esq.

Recorder's Stamp

MEMORANDUM OF SECOND AMENDED AND RESTATED LEASE

This MEMORANDUM OF SECOND AMENDED AND RESTATED LEASE (this "**Memorandum**"), dated as of September 3, 2021 (the "**Effective Date**"), is by and between 248 HAYNES HOTEL ASSOCIATES LLC, a New Jersey limited liability company ("**Landlord**"), and SB CECIL LP, a Delaware limited partnership ("**Tenant**"), as successor-in-interest to SB Hotel LA, LLC, a Delaware limited liability company ("**Original Tenant**").

RECITALS

A. Landlord and Original Tenant previously entered into that certain Amended and Restated Lease dated August 14, 2020 (the "**First AR Lease**").

B. Landlord and Tenant entered into that certain Second Amended and Restated Lease dated September 3, 2021 (the "**Lease**"), with the intention that such Lease shall amend, restate, and replace the First AR Lease in its entirety, and pursuant to which Landlord leased to Tenant and Tenant leased from Landlord certain real property more particularly described on Exhibit A attached hereto and part hereof (the "**Demised Premises**").

C. The Lease that is the subject of this Memorandum was also the subject of two prior memoranda recorded in the Official Records of Los Angeles County, California on May 17, 2016 as Instrument Number 20160562429 and on September 29, 2020 as Instrument Number 20201192885 (collectively, the "**Original Memoranda**") on which transfer tax in the amount of \$129,920.00 was paid.

D. Landlord and Tenant desire to execute this Memorandum to amend and restate the Original Memoranda and provide constructive notice of Tenant's rights under the Lease to all third parties.

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Agreement to Lease. Landlord leases to Tenant, and Tenant leases from Landlord, the Demised Premises, at the rent, for the term, and on all of the terms and conditions set forth in the Lease, which Lease is incorporated by this reference.

2. Recording and Notice. This Memorandum is executed and recorded solely for the purpose of giving notice of the Lease and of certain terms and conditions set forth therein. In the event of any conflict between the terms of the Lease and the terms of this Memorandum, the terms of the Lease shall control.

3. Counterparts. This Memorandum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

4. Successors and Assigns. This Memorandum and the Lease shall bind and inure to the benefit of the parties and their respective heirs, successors and assigns, subject, however, to the provisions of the Lease on assignment.

| REMAINDER OF PAGE INTENTIONALLY LEFT BLANK |

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the day and year first written above.

LANDLORD:

248 HAYNES HOTEL ASSOCIATES LLC


Name: Richard Born
Title: Manager

TENANT:

SB CECIL LP

By: _____
Name:
Title:

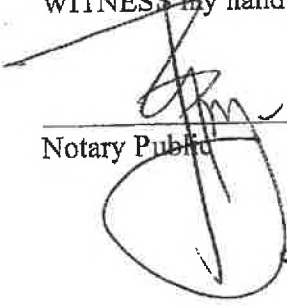
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ NEW YORK
COUNTY OF QUEENS) SS

On Sept 01, 2011, before me, Riazul Bhuiyan, Notary Public, personally appeared Richard Born, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ NEW YORK that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

RIAZUL BHUIYAN
Notary Public, State of New York
No. 01BH6078687
Qualified in Queens County
Commission Expires August 05, 2022

(Seal)

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the day and year first written above.

LANDLORD:

248 HAYNES HOTEL ASSOCIATES LLC

Name:

Title:

TENANT:

SB CECIL LP

By: 

Name: *Matthew Baum*

Title: *Authorized Signatory*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF New York CALIFORNIA
COUNTY OF NY

) SS

On August 30, 2021 before me, Andrew L. Till, Notary Public, personally appeared Matthew Baron, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

(Seal)

ANDREW L. TILL
Notary Public, State of New York
Registration #01T16077946
Qualified In New York County
Commission Expires July 22, 2022

EXHIBIT A

Legal Description of the Demised Premises

THE LAND SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AND LEGALLY DESCRIBED AS FOLLOWS:

LOT "A" OF THE HELLMAN WOLFSKILL LOTS, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 3 PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

APN 5148-021-010

EXHIBIT B

ASSIGNED INSPECTOR: LONG LEE
JOB ADDRESS: 640 SOUTH MAIN STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5148-021-010

Date: January 28, 2026

Last Full Title: 08/22/2025

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) 248 HAYNES HOTEL ASSOCIATES, LLC, LESSOR
SB HOTEL LA, LLC, LESSEE
757 3RD AVENUE, 17TH FLOOR
NEW YORK, NY 10017-2013

CAPACITY: OWNER

Property Detail Report
For Property Located At :
640 S MAIN ST, LOS ANGELES, CA 90014-2031



Owner Information

Owner Name: **248 HAYNES HOTEL ASSOCIATES LLC**
 Mailing Address: **757 3RD AVE, NEW YORK NY 10017 C069**
 Vesting Codes: **//**

Location Information

Legal Description: **HELLMAN WOLFSKILL LOTS LOT A**
 County: **LOS ANGELES, CA** APN: **5148-021-010**
 Census Tract / Block: **2073.08 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **HELLMAN WOLFSKILL LTS**
 Legal Book/Page: Map Reference: **44-D4 /**
 Legal Lot: **A** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C42** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **06/05/2014 / 05/04/2014** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: **N** 1st Mtg Document #:
 Document #: **580244** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale: **MULTIPLE**
 Title Company: **CHICAGO TITLE INS CO**
 Lender:
 Seller Name: **CECIL MAIN STREET LLC**

Prior Sale Information

Prior Rec/Sale Date: **05/25/2007 / 05/22/2007** Prior Lender:
 Prior Sale Price: **\$26,505,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1275081** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: 159,803	Parking Type:	Construction:
Living Area: 159,803	Garage Area:	Heat Type: STEAM
Tot Adj Area:	Garage Capacity:	Exterior wall: CONCRETE
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area: 13,064	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): /	Basement Type:	Air Cond:
Year Built / Eff: 1924 / 1926	Roof Type: CONCRETE	Style:
Fireplace: /	Foundation: CONCRETE	Quality: GOOD
# of Stories: 14	Roof Material: CONCRETE	Condition:
Other Improvements:		

Site Information

Zoning: **LAC2** Acres: **0.31** County Use: **HOTEL OVER 50 ROOMS (181G)**
 Lot Area: **13,542** Lot Width/Depth: **92 x 147** State Use:
 Land Use: **HOTEL** Res/Comm Units: **600 / 600** Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value:	\$32,148,227	Assessed Year:	2024	Property Tax:	\$420,024.66
Land Value:	\$12,418,268	Improved %:	61%	Tax Area:	13263
Improvement Value:	\$19,729,959	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$32,148,227				

EXHIBIT D

ASSIGNED INSPECTOR: **LONG LEE**
JOB ADDRESS: **640 SOUTH MAIN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5148-021-010**

Date: **January 28, 2026**

CASE NO.: **955325**
ORDER NO.: **A-5717760**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 3, 2022**
COMPLIANCE EXPECTED DATE: **June 2, 2022**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5717760

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 err 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)252-3081.

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

Inspector:  Date: April 26, 2022

MIKE WANG
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3081
Mike.Wang@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