



Little Tokyo
BUSINESS IMPROVEMENT DISTRICT

250 E. FIRST STREET #201 – LOS ANGELES, CA 90012 – PHONE (213) 880-6875
www.visitlittletokyo.com

August 28, 2019

Eugene Van Cise
Management Analyst
City of Los Angeles
200 North Spring Street, Room 224
Los Angeles, CA 90012

RE: 2020 Annual Report for the Little Tokyo Business Improvement District

Dear Mr. Van Cise:

As required under our agreement with the City of Los Angeles, the Little Tokyo Business Improvement District Advisory Board has reviewed in detail the proposed 2020 budget.

On behalf of the Advisory Board, I would like to present this Advisory Board-approved 2020 Annual Report and assessment amounts for the Little Tokyo Business Improvement District to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ellen Endo'. The signature is fluid and cursive, with the first and last names being the most prominent parts.

Ellen Endo
Co-Chair, Little Tokyo Business Improvement District Advisory Board

cc: Joanne Kumamoto, LT BID Advisory Board Co-Chair

2020 Annual Report Little Tokyo Business Improvement District

District Name: This report is for the Little Tokyo Business Improvement District

Fiscal Year of Report: This report covers the period from January 1, 2020 to December 31, 2020.

Improvements and Activities for 2020: The Little Tokyo Business Improvement District (Little Tokyo BID) works to make the district a desirable location to conduct business and welcome visitors. The following are the improvements and activities planned for the Little Tokyo BID:

Safety Ambassador Program: The professional security program will consist of two safety officers patrolling on foot and on bicycles within the LTBID boundaries seven (7) days per week for an average of sixteen (16) hours per day.

Street/Sidewalk Maintenance Program: The street maintenance program will consist of sidewalk and street clean up, tree trimming, gutter clearance to be conducted a minimum of twice a month plus servicing of BigBelly compacting trash containers and trash hauling on weekly basis. Power washing of the sidewalks will be conducted periodically throughout the District in accordance with City guidelines.

Marketing and Promotional Program: The marketing and promotional program will consist of activities, events, advertising, surveys, and a public relations strategy geared toward strengthening the District's commercial economy, increasing sales, developing future sales, retaining existing businesses and customers, and attract new businesses, customers, and visitors. A variety of approaches will be employed to promote the District as a safe and welcoming environment for customers, visitors, residents, and workers.

Administrative Program: The expenditures anticipated in this area will be for maintenance of the District website, production and distribution of the quarterly newsletter, professional accounting and legal services, insurance premiums, office space, and office supplies essential to the administration of the BID.

Total Estimate of Costs for 2020: An increase in the City's minimum wage as well as the need for more frequent cleanup and trash hauling services has made it necessary to increase the special assessment by approximately 7.5 to 8 per cent. A breakdown of the total estimated 2020 budget is attached to this report as Appendix A.

Assessment Methodology

In determining the formulae for assessments, a combination of factors is used in addition to the anticipated annual gross revenue for each stakeholder business, including revenues reported by comparable businesses in the district, the type of

business, size of the space occupied by the business, length of time the business has been in operation, number of employees, etc.

Assessment Formula (Regular Members)

For fiscal year **2020**, the BID special assessment for regular members will be as follows:

ANNUAL GROSS REVENUE	2020 BID SPECIAL ASSESSMENT
\$0 - \$50,000	\$100
\$50,001 - \$200,000	\$200
\$200,001 - \$400,000	\$400
\$400,001 - \$600,000	\$600
\$600,001 - \$800,000	\$800
\$800,001 - \$1,000,000	\$1,000
\$1,000,001 - \$1,500,000	\$1,500
\$1,500,001 - \$2,000,000	\$2,000
\$2,000,001 and above	\$3,800

Definitions

Annual Revenue: The term “annual revenue” shall mean the annual sales of the calendar year and is defined as follows: The total amount of the sales price of all sales, the amount charged or received for the performance of an act, service of whatever nature it may be, whether such service, act is done as part of or in connection with the sale of goods, wares, merchandise or not, for which a charge is made or credit, including all receipts, cash, credits and property of any kind or nature, any amount for which credit is allowed by the seller to the purchaser without and deduction there from on account of the cost of the property sold, the cost of materials used, labor or service costs, interest paid or payable, losses or any other expense whatsoever; provided, that cash discounts allowed or taken on sales shall not be included. Annual sales shall also include the amount of and federal manufacturers’ or importers excise tax included in the price of property sold, even though the manufacturer or importer is also a retailer thereof and whether or not the amount of such tax is stated as a separate charge. But, annual sales shall not include the amount of any federal tax imposed on or with respect to retail sales whether imposed or upon the consumer and regardless of whether or not the amount of federal tax is stated to customers as a separate charge, or any California state, City, or city and county sales or use tax by law to be included in or added to the purchase price and collected from the consumer or purchaser, or such part of the sales price of any property previously sold and returned by the purchaser to the seller which is refunded by the seller by way of cash or credit allowance given or taken as part payment on any property so accepted for resale.

Business: The term “business” shall mean any business, commercial enterprise, trade, calling, vocation, profession or any means of livelihood, whether or not carried on for gain or profit, within the Little Tokyo Business Improvement District boundaries.

Engaged in Business: The term “engaged in business” shall mean the conducting, operating, managing or carrying on of a business, whether done as an owner or by means of an officer, agent, manager, employee, servant or lessee of any of them, within the Little Tokyo Business Improvement District boundaries.

Person or Business Entity: The term “person” or “business entity” shall mean all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, societies, non-profit organizations, and individuals engaged in any kind of business as defined herein, which shall include private, public, governmental agencies or quasi governmental agencies within the Little Tokyo Business Improvement District boundaries.

Assessment Formula (Non-Profit Organizations)

For fiscal year 2020, the BID special assessment for non-profit organization members will be as follows:

ANNUAL GROSS REVENUE	2020 BID SPECIAL ASSESSMENT
\$0 - \$50,000	\$100
\$50,001 - \$200,000	\$200
\$200,001 - \$400,000	\$400
\$400,001 - \$600,000	\$600
\$600,001 - \$800,000	\$800
\$800,001 - \$1,000,000	\$1,000
\$1,000,001 - \$1,500,000	\$1,500
\$1,500,001 - \$2,000,000	\$2,000
\$2,000,001 and above	\$3,800

Non-Profit Organization Defined

For the purposes of the Little Tokyo Business Improvement District, a non-profit organization is defined as an entity, corporation, organization, association, etc. that has received a “tax exempt determination letter” from both the State of California - Franchise Tax Board and the Department of Treasury - Internal Revenue Service; and has been designated as being one or more of the following type(s) of organizations:

Type of Non-Profit Organization	Internal Revenue Code Section Designation
Corporations Organized Under Act of Congress	501(c)(1)
Title Holding Corporations	501(c)(2)
Charitable, Religious, Educational, Scientific, etc., Organizations	501(c)(3)
Civic Leagues and Social Welfare Organizations	501(c)(4)
Labor, Agricultural and Horticultural Organizations	501(c)(5)
Business Leagues, etc.	501(c)(6)
Social and Recreation Clubs	501(c)(7)
Fraternal Beneficiary Associations	501(c)(8) & (10)
Voluntary Employees' Beneficiary Associations	501(c)(9)
Teacher's Retirement Fund Associations	501(c)(11)
Benevolent Life Insurance Associations, Mutual Ditch or Irrigation Companies, Mutual or Cooperative Telephone Companies, etc.	501(c)(12)
Cemetery Companies	501(c)(13)

State Chartered Credit Unions, Mutual Reserve Funds	501(c)(14)
Insurance Companies or Associations Other Than Life	501(c)(15)
Cooperative Organizations To Finance Crop Operations	501(c)(16)
Supplemental Unemployment Benefit Trust	501(c)(17)
Employee Funded Pension Trusts	501(c)(18)
Organizations of Past and Present Members of the Armed Forces	501(c)(19) & (23)
Black Lung Benefit Trusts	501(c)(21)
Withdrawal Liability Payment Funds	501(c)(22)
Title Holding Corporations of Trusts	501(c)(25)
State-Sponsored Organizations Providing Health Coverage For High-Risk Individuals	501(c)(26)
State-Sponsored Workmen’s Compensation and Insurance And Reinsurance Organizations	501(c)(27)
Religious and Apostolic Associations	501(d)
Cooperative Hospital Service Organizations	501(e)
Cooperative Service Organizations of Operating Educational Organizations	501(f)
Child Care Organizations	501(k)
Charitable Risk Pools	501(n)
Political Organizations	527

Gross Related and Unrelated Exempt Function Income

Related and unrelated exempt function income is defined as:

1. Gross amounts received as voluntary contributions; that is, payments, or the part of any payment, for which the payer (donor) does not receive full retail value (fair market value) from the recipient (donee) organization.
2. Gross amounts received from individuals, trust, corporations and other non-profit organizations, or raised by an outside professional fundraiser.
3. The gross value of non-cash contributions at the time of the donation. For example, the gross value of a donated property, (i.e. car, real estate, painting, stock, etc.), at the time the property was received by the organization.
4. The gross value of services donated to the organization, or items such as free use of materials, equipment or facilities.
5. Gross grants that encourage an organization to carry on programs or activities that further its exempt activities.
6. Gross membership dues and assessments that represent contributions from the public.
7. Gross government grants received as a contribution, or for fees for services, or reimbursement of an organization’s expenses.

8. Gross program service revenue received by an organization. Program service revenue includes income earned by the organization for providing a government agency with a service, facility, or product that benefits that governmental agency directly rather than benefiting the public as a whole. Program service revenue also includes: tuition received by a school; revenue from admissions to a concert or other performing arts event or to a museum; royalties received as author of an educational publication distributed by a commercial publisher; interest income in loans a credit union makes to its members; payments received by an organization from participants, or employers of participants, for health and welfare coverage, insurance premiums received by a fraternal beneficiary society; and registration fees in connection with a meeting or convention. Program service also includes income from program-related investments, (i.e. real estate). Unrelated trade or business activities that generate fees and services shall be a source received as program service revenue.
9. Gross interest on savings and temporary cash investments.
10. Gross dividends and interest from securities.
11. Gross rents received from property.
12. Net gains from sale of assets other than inventory, (i.e. real estate, royalty interest, partnership interest, publicly traded securities, etc.).
13. Gross revenue from all special events, such as dinners, dances, carnivals, raffles, bingo games, other gaming activities (i.e. pull tabs, scratch offs, charitable gaming tickets, break-downs, hard cards, banded tickets, jar tickets, pickle cards, lucky seven cards, Nevada Club tickets, casino nights, "Las Vegas" nights, coin operated gambling devices, etc.), and door-to-door sales of merchandise.
14. Gross sales of inventory items.
15. Other gross revenue, whether related or unrelated, received by an organization, (i.e. interest on notes receivable not held as investments or as program-related investments; interest on loans to officers, directors, trustees, key employees, and other employees; royalties that are not investment income or program service revenue, etc.).

Separate Assessment for Each Location

Every person who engages in any business activity, whether for profit or non-profit, within the Little Tokyo Business Improvement District boundaries which is subject to the special assessment shall be deemed to be engaged in a separate business at each branch establishment or location at which he/she engages in business and must make payment of the special assessment at each location or branch establishment within the Little Tokyo Business Improvement District boundaries from which the business activities are carried on.

Imposition of Special Assessment

The Little Tokyo Business Improvement District was created and established with the assistance of the local Little Tokyo, (business and non-profit), community and is designed to exclusively benefit the local Little Tokyo community.

The annual special assessment shall be assessed to each and every person or business entity, business, non-profit organization, (private, public, governmental agency, or quasi governmental agency), engaged in any business(es), occupation(s), etc. within the described boundaries of the Little Tokyo Business Improvement District boundaries. The billing and collection of the special assessment shall be the responsibility of the City of Los Angeles – Office of the City Clerk – Special Assessments Section – NBID Programs.

Due Date of Special Assessment

The annual BID Special Assessment shall be made payable to the Little Tokyo Business Improvement District in advance and remitted to the Office of the City Clerk – Special Assessment Section – NBID Programs and shall be due and payable when invoiced by the Office of the City Clerk.

When a business discontinues, dissolves, or otherwise terminates before the expiration of a BID Special Assessment period, any BID Assessment accrued and owing to the Little Tokyo Business Improvement District under the provisions of the Little Tokyo BID Ordinance, including any BID Special Assessment that would not otherwise be payable under the close of the BID Special Assessment period during which termination occurs, or until time for paying the BID Special Assessment for next succeeding BID Special Assessment period, shall be due on the date of termination.

When a business first becomes subject to the BID Special Assessment by reason of an amendment to the Little Tokyo BID Ordinance or, because of such an amendment, becomes subject to the BID Special Assessment under a section or basis not previously applicable to such business, any new or additional BID Special Assessment is required to be paid pursuant to the amended Little Tokyo BID Ordinance. As so amended, the BID Special Assessment shall be due and payable upon the effective date of the applicable Little Tokyo BID Ordinance unless an operative date different from the effective date of the amendment is specified therein.

The payment of the BID Special Assessment is not transferable upon the sale or transfer of a business to another party. Such a transfer shall not relieve the new owner from payment of the BID Special Assessment. For the purpose of sale or transfer of an existing business to another party, such acquiring party shall be treated as a “newly established business.” The BID Special Assessment to the new owner shall be made in accordance with the provisions of the “newly established business” section of the Little Tokyo BID Ordinance.

Late Penalty Assessment

The City of Los Angeles – Office of the City Clerk – Special Assessment Section – BID Programs will be responsible for the billing and collection of the Little Tokyo BID Special Assessment. The payment of the BID Special Assessment shall be made on a

specified due date. Should payment not be received on or before the due date, late payments will be subject to a penalty of ten percent (10%) of the amount due added per month, not to exceed one hundred percent (100%) of the assessment amount due. Every penalty imposed and accrued shall become a part of the BID Special Assessment.

Refunds of Special Assessment

No refund shall be allowed in whole or in part of the BID Special Assessment.

Exception: Should the Little Tokyo Business Improvement District be terminated by the City of Los Angeles, City Council, any non-committed or unused BID Special Assessment funds shall be refunded to those general LT BID members existing at the time of termination on a pro-rata basis of each member's actual BID Special Assessment paid to the Little Tokyo Business Improvement District for the year prior to the year of termination. Any refunds to a particular member shall never exceed the actual BID Special Assessment paid to the Little Tokyo Business Improvement District by that particular member. Interest shall not accrue on any refund amount.

The City of Los Angeles – Office of the City Clerk – Special Assessment Section – BID Programs shall conduct a special audit of the Little Tokyo Business Improvement District to determine, if any, non-committed or unused BID Special Assessment funds. Upon the determination of non-committed or unused BID Special Assessment funds, the Office of the City Clerk – Special Assessments Section – BID Programs shall calculate, if any, each remaining members refund amount and cause, if any, to refund same to that member from the non-committed or unused BID Special Assessment funds.

Outside Sources of Revenue

The Little Tokyo Business Improvement District shall be permitted to solicit grants, voluntary contributions, fundraising, etc. for the purpose of raising additional sources of revenue to add to the members' special assessment funds to support the programs implemented by the LT BID. Funds raised through these sources shall go directly to the LT BID administrative body and not through the Office of the City Clerk. Funds raised from these activities shall be for the exclusive use of the LT BID programs.

Delinquent LT BID Assessment Fee

Delinquent accounts shall be handled according to the City of Los Angeles policy.

Economic Hardship

The LT BID has established a process for those members that can demonstrate economic hardship, through a formal appeal process, seeking partial or full relief of the 2020 special assessment. All members seeking economic hardship for consideration of partial or full relief of the 2020 special assessment must submit in writing the reasons demonstrating economic hardship to the Little Tokyo Business Improvement District's Administrator.

Amount of Surplus/Deficit from previous Fiscal Year:

It is anticipated that there will be no surplus carried over from 2019.

Amount of Contributions from other sources:

\$20,000 (grants)

Boundaries: The Little Tokyo BID’s boundaries for its 2020 operating year have changed from the BID’s 2019 operating year to include a portion of Garey Street and are described as follows:

<u>STREET LOCATION</u>	<u>ADDRESS RANGE</u>	<u>BOUNDARIES</u>
North Alameda Street	100 through 200	East & West
South Alameda Street	100 through 300	East & West
Astronaut Onizuka Street	100 through 300	East & West
Azusa Street		
Banning Street	500 through 700	North & South
North Central Avenue	100 through 250	East & West
South Central Avenue	100 through 300	East & West
East 1 st Street	200 through 899	North & South
East 2 nd Street	200 through 699	North & South
East 3 rd Street		North Only
South Hewitt Street	100 through 299	East & West
Judge Aiso Street	100 through 199	East & West
South Los Angeles Street	100 through 299	East & West
Rose Street	100 through 200	East & West
South San Pedro Street	100 through 299	East & West
East Temple Street	300 through 699	South Only
Turner Street	400 through 415	North & South
North Vignes	100 through 199	East & West
Garey Street	100 through 299	South Only

Benefit Zones: For its 2020 operating year, the benefit zones for the Little Tokyo Business Improvement District will remain unchanged from the BID’s 2019 operating year. There is only one benefit zone.

2020 LT BID Advisory Board Members

<u>Member</u>	<u>Business/Organization</u>
Ellen Endo, Co-Chair/Administrator	Hapa Consulting Services/Rafu Shimpo
Joanne Kumamoto, Co-Chair	Kumamoto Associates
Mike Okamoto, President	Little Tokyo Business Association
Yuriko Shikai, Secretary	Neufeld Marks
Andrew Lee, Treasurer	Advance Investments
Sylvia Ena	New Japan Travel
Tomoko Omura	Manufacturers Bank
Haru Takehana	Japanese Community Pioneer Center

APPENDIX A

LITTLE TOKYO BID 2020 PROPOSED BUDGET

Estimated Carryover from 2019	\$ 0
Contributions from Other Sources	\$ 20,000
Estimated Assessment for 2020	<u>\$267,300</u>
TOTAL ESTIMATED 2020 BUDGET	\$ 287,300

Estimated Expenses for 2020	
Professional Security Program (80%)	\$ 229,840
Street Maintenance Program (10%)	\$ 28,730
Marketing and Promotional Program (3%)	\$ 8,619
Administration Program (7%)	<u>\$ 20,111</u>
TOTAL ESTIMATED EXPENSES	\$ 287,300

Business Name	Business Address	2020 Asmt
California Floral	220 E 1st St	\$400
Oregon Hotel	226 1/2 E 1st St	\$400
Ei Corona LLC	228 E 1st St	\$200
Aid & Abet Bail Bonds	234 E 1st St	\$400
Mike's Deli	238 E 1st St	\$400
Los Angeles Immigration/Photo	242 E 1st St	\$400
Wonder Nails	244 E 1st St	\$100
J-Wave	248 E 1st St	\$100
California Charter Schools Association	250 E 1st St #1000	\$1,200
City Center Parking	250 E 1st St #101	\$600
Yamato Travel Bureau	250 E 1st St #1112	\$100
Hadsell Stormer & Renick LLP.	250 E 1st St #1201	\$400
Northrop Grumman	250 E 1st St #1401	\$0
Magnolia Charter Schools	250 E 1st St #1500	\$1,200
Chandler Sims Chang PhD	250 E 1st St #300	\$400
Golden Hour Therapy	250 E 1st St #300	\$200
Josephine McNary MD Inc	250 E 1st St #300	\$200
Megan Auster-Rosen PsyD	250 E 1st St #300	\$200
Rincon Consultants	250 E 1st St #301	\$400
Kyodo News America Inc	250 E 1st St #302	\$400
DK Architecture And Urban Design Inc	250 E 1st St #401	\$200
Open House Realty & Investments, Inc	250 E 1st St #402	\$400
Kajima Development Corp.	250 E 1st St #403	\$3,800
Aoyuzu	250 E 1st St #501	\$100
Advance Investments Group Inc	250 E 1st St #800	\$100
Alta Vista Solutions	250 E 1st St #801	\$800
Japan Intl'l Tours	250 E 1st St #804	\$400
Banyan Global Learning LLC	250 E 1st St #806	\$100
Lingoloop Inc	250 E 1st St #806	\$100
Aihara & Associates Insurance	250 E 1st St #900	\$800
Nelly's Get-Legal Immigration	250 E 1st St #901	\$400
Sybil Burell Atty at Law	250 E 1st St #901	\$200
Leola Lace	301 E 1st St	\$200
Little Tokyo Public Safety Association	307 E 1st St	\$100
Anzen Hardware	309 E 1st St	\$200
Bowls Films	311 E 1st St	\$200
E Tokyo Gateway LLC	312 E 1st St	\$800
Evening Star, Inc.	312 E 1st St #200	\$200
Pain Control Acupuncture Clinic	312 E 1st St #220	\$400
Taico Inc	312 E 1st St #230	\$400
American Holiday Travel	312 E 1st St #240	\$200
Japanese Restaurant Assoc	312 E 1st St #241	\$200
Catholic Schools Collaborative	312 E 1st St #242	\$400
Second Spectrum	312 E 1st St #400	\$400
Hachioji Ramen	313 E 1st St	\$600
Nirvana	314 E 1st St	\$400

S K Uyeda Investment Corp	314 E 1st St	\$400
Fugetsu Do	315 E 1st St	\$400
Kawasaki Co	315 E 1st St	\$400
Mitsuru Grill	316 E 1st St	\$200
Unified Parking Service	318 E 1st St	\$400
Cap Robot	319 E 1st St	\$200
Manuel Perez	321 1/2 E 1st St #200	\$100
Valmiri Reyes	321 1/2 E 1st St #201	\$100
Asahi Insurance Agency	321 1/2 E 1st St #203	\$400
Shima Therapy	321 1/2 E 1st St #204	\$200
Immigration Multi Service	321 1/2 E 1st St #205	\$400
My Ramen Bar	321 1/4 E 1st St	\$400
Video Paradise	321 E 1st St	\$200
Kabuto	323 E 1st St	\$400
Citibank	324 E 1st St	\$3,800
Kimura Kasushi	324 E 1st St	\$200
Ph7, Ltd.	324 E 1st St	\$100
Park Tour	324 E 1st St #304	\$200
Takoyaki Tanota LLC	324 E 1st St #305	\$200
Little Tokyo Hotel	327 1/2 E 1st St	\$3,800
Daikokuya Ramen	327 E 1st St	\$1,000
Advanced Parking Systems	328 E 1st St	\$400
Beverly Hills Publication & Exports	328 E 1st St	\$400
Miyako Hotel	328 E 1st St	\$2,000
Senka Gift Shop	328 E 1st St	\$100
Tamon	328 E 1st St	\$600
Cafe Take Five	328 E 1st St	\$100
Marugame Monzo	329 E 1st St	\$600
Mikado Hotel	331 1/2 E 1st St	\$1,000
Boteaga	331 E 1st St	\$600
Sake Dojo	333 E 1st St	\$600
Suehiro Japanese Restaurant	337 E 1st St	\$600
Anthony Sperl	339 1/2 E 1st St	\$400
Bun-Ka Do Inc	340 E 1st St	\$400
Mr Ramen	341 1/2 E 1st St	\$600
City Hair	342 1/2 E 1st St	\$200
Ginza-Usa	342 1/4 E 1st St	\$400
Koyasan Beikoku Betsuin of LA	342 E 1st St	\$200
Enya	343 E 1st St	\$600
Daimaru Hotel	345 E 1st St	\$600
LTSC Community Development Corp	345 E 1st St	\$1,200
Far East Building LP	347 E 1st St	\$200
Far Bar	347 E 1st St	\$600
Chinchikurin	350 E 1st St	\$800
	355 E 1st St #200	\$400
Rakkan	359 E 1st St	\$600
The J Morey Co Inc	361 E 1st St	\$800

The Oliver Sports Council LLC	361 E 1st St	\$100
Gazen Teppanyaki	362 E 1st St	\$600
Charisse Muhammad	706 E 1st St	\$200
KC Beauty Academy	706 E 1st St	\$100
Face And Skin La Face And Skin, La	706 E 1st St	\$200
Akimoto Chiropractic Office	712 E 1st St	\$400
Hiroshima Ken-Jin Kai of So Ca	712 E 1st St	\$100
Los Angeles Japanese Auto Corp	810 E 1st St	\$600
NT Auto Repair	810 E 1st St	\$600
LA Homba Hongwanji Buddhist Temple	815 E 1st St	\$400
Nishi Hongwanji Child Development Ctr	815 E 1st St	\$200
Carousel Properties Inc	880 E 1st St	\$800
Environmental Contracting Corp	880 E 1st St	\$400
Miro Food Sales LLC	880 E 1st St	\$400
Tyrant King	880 E 1st St #1B	\$400
Steve Palma	220 E 2nd St	\$400
LA Little Tokyo LP	227 E 2nd St	\$3,800
Joe's Auto Parks	232 E 2nd St	\$600
Second and San Pedro LLC	232 E 2nd St	\$600
Starbucks Coffee #27702	232 E 2nd St	\$1,000
Wakaba Apartments	232 E 2nd St	\$3,800
Wells Fargo	232 E 2nd St	\$3,800
Verizon Wireless	232 E 2nd St #F	\$400
Kouraku Restaurant	314 E 2nd St	\$400
Takahashi LLC	314 E 2nd St	\$400
Sadao Kimura	316 E 2nd St	\$200
Little Tokyo Dental Group	316 E 2nd St #301	\$600
Commercial Drive LLC	316 E 2nd St #B	\$0
Tadao Fujiwara MD	316 E 2nd St 2nd Flr	\$400
Gong Cha	318 E 2nd St #A	\$100
T-Mobile Store	318 E 2nd St #B	\$400
Joe's Auto Parks	319 E 2nd St	\$600
Accounting Dept	319 E 2nd St	\$2,000
Anime Jungle	319 E 2nd St #103	\$400
Tony Moly	319 E 2nd St #117	\$200
Kawaii Fashion	319 E 2nd St #119	\$200
Retrogamecamp	319 E 2nd St #120	\$200
Q Pop Inc Q2 Gallery	319 E 2nd St #121	\$200
Okinawa Gift Shop	319 E 2nd St #203	\$100
Uyehara Travel	319 E 2nd St #203	\$100
Cyber City LAN Center	319 E 2nd St #204	\$200
Tokyo Beat Restaurant	319 E 2nd St #205	\$400
Zencu Sushi & Grill (Lawrence Yoo)	319 E 2nd St #206	\$400
Mitsuru Garzouzi / Itsuo & Fusako Tachibana	320 E 2nd St	\$400
Charles Tan & Associates	320 E 2nd St #316	\$600
Shark LLC	320 E 2nd St #317	\$0
Shoe Palace #237	326 E 2nd St	\$1,500

Tokyo West LLC	326 E 2nd St	\$0
FE Design & Consulting	327 E 2nd St #222	\$400
Leadership Education For Asian-Pacific Inc	327 E 2nd St #226	\$600
Jason Markk	329 E 2nd St	\$600
Beidle Robert M Tr & Theodore Buxton	330 E 2nd St	\$200
Nemo Constructors Inc	330 E 2nd St #201A	\$600
Colorfulnia Life	330 E 2nd St #A	\$400
Growze	330 E 2nd St #A	\$200
Nobuyuki Watanabe	330 E 2nd St #A-2	\$400
Raggedy Threads	330 E 2nd St #B	\$400
Donatsu	330 E 2nd St #C	\$200
Pinkberry Little Tokyo	332 E 2nd St #A	\$400
Kula Revolving Sushi Bar	333 E 2nd St	\$1,500
RIF / RIF II	334 E 2nd St #A	\$1,500
Los Angeles Eye Care	334 E 2nd St #B	\$1,000
Md Ruhul Amin Chowdhurry	335 E 2nd St	\$100
Japanese Village LLC	335 E 2nd St	\$3,800
Clayson	336 E 2nd St	\$100
BH Little Tokyo Properties LLC	340 E 2nd St	\$2,000
Woodcraft Rangers / Nuvision	340 E 2nd St #200	\$200
Dale K Ogawa	340 E 2nd St #300	\$100
Copy Pro	340 E 2nd St #301	\$100
All American Tickets	340 E 2nd St #305	\$400
America Family Life Assurance	340 E 2nd St #310	\$400
Sekai USA	340 E 2nd St #401	\$100
Paul Seiji Takeda	340 E 2nd St #402	\$1,000
Japan Hollywood Network	340 E 2nd St #405	\$200
Southern California Association of Non-Profit Housing	340 E 2nd St #406	\$200
Taggle / UltraPress	340 E 2nd St #408	\$400
Napafasa	340 E 2nd St #409	\$400
Little Tokyo Cosmetics	341 E 2nd St	\$400
Popkiller Second	343 E 2nd St	\$400
Teishokuya of Tokyo	345 E 2nd St	\$1,500
Hama Sushi	347 E 2nd St	\$1,500
Pop Little Tokyo	349 E 2nd St	\$400
Sho Tokyo Parking	350 E 2nd St	\$1,000
Komasa Restaurant	351 E 2nd St	\$1,500
JapanLA	356 1/2 E 2nd St	\$400
Ebisu Japanese Tavern	356 E 2nd St	\$1,500
Bicycle Coffee	358 E 2nd St	\$200
Good Smile Company Us Inc	360 E 2nd St	\$200
LAZ Parking	360 E 2nd St	\$600
Jamestown Urban Management Lp	360 E 2nd St #100	\$2,000
Alice + Olivia	360 E 2nd St #125	\$200
Sweat Yoga	360 E 2nd St #150	\$200
JibJab	360 E 2nd St #200	\$200
Architectural Resource Group	360 E 2nd St #225	\$100

Jamestown 1 Overton PK 12 Fl	360 E 2nd St #250	\$800
Kasdan Lippsmith Weber Turner	360 E 2nd St #300	\$800
General Assembly	360 E 2nd St #400	\$600
Good Smile Company Inc	360 E 2nd St #450	\$0
Maggy Maid	360 E 2nd St #713	\$100
Miren Inc	360 E 2nd St #800	\$200
Empirica Advisors	362 E 2nd St	\$100
Metroplex Advisors	362 E 2nd St	\$100
Wolf & Crane	366 E 2nd St	\$600
Hakata Ikkousha Little Tokyo	368 E 2nd St	\$800
Bae	369 E 2nd St	\$400
Subway	370 E 2nd St	\$600
Spitz	371 E 2nd St	\$600
Poketo	374 E 2nd St	\$200
Hikari	375 E 2nd St	\$3,800
EQR RETAX	375 E 2nd St	\$3,800
Modern Parking Inc	400 E 2nd St	\$1,000
Honda Plaza	400 E 2nd St #204	\$2,000
EZ Shiatsu	400 E 2nd St #205	\$400
Buna Insurance	400 E 2nd St #206	\$800
Kouichi Itoh DDS	400 E 2nd St #207	\$800
401 E 2nd Street LLC	401 E 2nd St	\$800
Advanced Parking Systems	401 E 2nd St	\$1,000
Office Depot Tax Department	401 E 2nd St	\$3,800
Little Tokyo Pharmacy / LT Gift Corp	402 E 2nd St	\$1,000
Tous Les Jours	404 E 2nd St	\$200
Blue Tail Co	406 E 2nd St	\$400
Muttropolitan	408 E 2nd St	\$200
Aloha Café	410 E 2nd St	\$200
Rafu Bussan Inc	414 E 2nd St	\$200
Anshindo	416 E 2nd St	\$600
Kagaya Restaurant	418 E 2nd St	\$800
Sushi-Gen Restaurant	422 E 2nd St	\$1,500
Kinjiro	424 E 2nd St	\$600
Tokyo Cleaners	426 E 2nd St	\$400
The Mermaid	428 E 2nd St	\$200
One Heart Acupuncture	430 E 2nd St	\$0
Pasta e Pasta by Allegro	432 E 2nd St	\$400
BBQ Chicken DTLA	442 E 2nd St	\$400
Aomori Nebuta Arts	448 E 2nd St	\$200
Tea Master	450 E 2nd St	\$100
Men Oh	456 E 2nd St	\$400
YNY International Inc	203 E 3rd St	\$400
Star Gift	207 E 3rd St	\$400
Asian Pacific Islander Small Business Program	231 E 3rd St	\$400
LPE Limited Partnership	231 E 3rd St #G106	\$1,200
LTSC Community Development Corp	231 E 3rd St #G106	\$1,200

Union Church of Los Angeles	401 E 3rd St	\$400
Little Tokyo Towers Inc	455 E 3rd St	\$1,200
Lumbini Child Development Center	505 E 3rd St	\$200
Higashi Hongwanji Temple	505 E 3rd St	\$400
Taikoproject	505 E 3rd St	\$100
The Rafu Shimpo	701 E 3rd St #130	\$1,000
Angel City Brewery	216 S Alameda St	\$1,000
Mikiseki Gift	340 Azusa St #A	\$100
State Farm Insurance	340 Azusa St #B	\$200
U & U Graphics	340 Azusa St #C	\$100
Japanese American National Museum	100 N Central Ave	\$1,200
Chado Tea Room	100 N Central Ave	\$200
Modern Parking Inc	111 S Central Ave	\$600
Yogurtland Little Tokyo	130 S Central Ave	\$400
Twinkle Brown Sugar	131 S Central Ave	\$200
Hakata Ramen Shin Sen Gumi	132 S Central Ave	\$800
Quizno's	134 S Central Ave	\$100
Johnny Rockets	135 S Central Ave	\$600
Karayama	136 S Central Ave	\$400
Starbucks Coffee #6557	138 S Central Ave	\$1,500
Prime Pizza	141 S Central Ave	\$600
The Museum of Contemporary Art	152 N Central Ave	\$1,200
Fedex Kinkos #1758 Attn: Sr. Center Mngr	181 S Central Ave	\$1,500
Tenno Sushi	207 S Central Ave	\$1,000
Miyako Gardens	223 S Central Ave	\$1,500
New World Investments	106 S Hewitt St	\$400
Select Parking	123 S Hewitt St	\$600
Zenshuji Soto Mission	123 S Hewitt St	\$200
Perfect Parking Inc.	222 S Hewitt St	\$600
St Francis Xavier Chapel-Catholic Center	222 S Hewitt St	\$100
Shotokan Karate America	222 S Hewitt St #7	\$100
Oomasa Restaurant	100 Japanese Village Plaza	\$1,000
Footland Sports	102 Japanese Village Plaza	\$600
Las Galas	103 Japanese Village Plaza	\$800
Maruya	106 Japanese Village Plaza	\$800
Lette	107 Japanese Village Plaza	\$200
Kools	110 Japanese Village Plaza #A	\$400
Maneki Neko	111 Japanese Village Plaza	\$400
Tokyo Japanese Outlet	114 Japanese Village Plaza	\$600
Sanrio Smiles	115 Japanese Village Plaza	\$800
Sushi & Teri	116 Japanese Village Plaza	\$1,000
Mitsuru Cafe	117 Japanese Village Plaza	\$600
Mikawaya	118 Japanese Village Plaza	\$600
Shinyodo Gifts	119 Japanese Village Plaza	\$600
Honeymee	120 Japanese Village Plaza	\$400
Yamazaki Bakery	123 Japanese Village Plaza	\$1,000
Nijiya Market	124 Japanese Village Plaza	\$1,500

Shabu Shabu House Restaurant	127 Japanese Village Plaza	\$1,000
Blooming Art Gallery	129 Japanese Village Plaza	\$600
Make Asobi	130 Japanese Village Plaza	\$400
Monkey Pants	131 Japanese Village Plaza	\$400
Little Tokyo Ice Cream & Yogurt	133 Japanese Village Plaza	\$400
Café Dulce	134 Japanese Village Plaza	\$600
Korean Kitchen BBQ	135 Japanese Village Plaza	\$600
Kagura Tokyo Cuisine	137 Japanese Village Plaza	\$1,000
Hobnob	141 Japanese Village Plaza	\$800
Japangeles	141 Japanese Village Plaza	\$800
Evgo Services Llc	101 Judge John Aiso St	\$200
Modern Parking Inc	101 Judge John Aiso St	\$1,000
Mark Kuwata Associates Inc	104 Judge John Aiso St	\$800
Sakura Rent A Car	104 Judge John Aiso St	\$100
Ace One Stop Mail Plus	106 1/2 Judge John Aiso St	\$400
Juan Carlos Pallares	106 Judge John Aiso St	\$200
Hary's Immigration Services	108 Judge John Aiso St	\$400
Shiatsu Tokyo	110 Judge John Aiso St	\$400
San Pedro Firm Building Ltd	112 Judge John Aiso St	\$600
Travel-A-Peal Group Getaways	112 Judge John Aiso St #117	\$200
Imperial Barber Shop	114 Judge John Aiso St	\$200
Jist Café (Caroline Shin)	116 Judge John Aiso St	\$1,000
East West Players	120 Judge John Aiso St	\$600
Visual Communications (Francis CullATAxo, Exec Director)	120 Judge John Aiso St	\$400
LA Artcore	120 Judge John Aiso St #101	\$400
Doubletree Gift Shop #31	120 S Los Angeles St	\$400
DoubleTree Hotel Los Angeles Downtown	120 S Los Angeles St	\$3,800
Justice Urban Tavern	120 S Los Angeles St	\$1,000
Corporate Income Tax Dept	120 S Los Angeles St	\$200
SP Plus Corporation	120 S Los Angeles St	\$200
Starbucks Coffee #9973	120 S Los Angeles St	\$1,000
Hertz Rent a Car	120 S Los Angeles St	\$600
World Motion Creatives Inc	120 S Los Angeles St #280	\$200
Club Pilates Little Tokyo	200 S Los Angeles St	\$200
7-Eleven Store 38266A	200 S Los Angeles St #A	\$400
Angelo's Barber Shop #8	200 S Los Angeles St #A-1	\$100
Kasih Restaurant	200 S Los Angeles St #B	\$400
The Sweat Shoppe	200 S Los Angeles St #C	\$200
Flower School LA	223 S Los Angeles St	\$100
AVA Little Tokyo Apartments	236 S Los Angeles St	\$3,800
Little Tokyo Pet Clinic	236 S Los Angeles St #H	\$400
KBNL International	251 S Los Angeles St	\$400
Calgreens Enterprises	255 S Los Angeles St	\$400
VRLEO	258 S Los Angeles St	\$200
260 LA Inc	260 S Los Angeles St	\$400
B & B Toymaker Corp	260 S Los Angeles St	\$400
AJX Inc	260 S Los Angeles St #A	\$400

Gaze	260 S Los Angeles St #B	\$200
Winpha Trading Inc	260 S Los Angeles St #B	\$100
Lem Trust	261 S Los Angeles St	\$400
L for Lofts LLC	262 S Los Angeles St	\$800
Ana's Immigration Services	265 S Los Angeles St	\$400
Law Offices of Sung U Park	265 S Los Angeles St	\$600
Hemp Victory Garden	269 S Los Angeles St	\$800
Telstar Trading	270 S Los Angeles St	\$400
Panawest	114 Onizuka St	\$400
Sanwa Enterprises Inc	114 Onizuka St	\$1,000
House of Bail Bonds	116 Onizuka St	\$800
Bank of The West	123 Onizuka St	\$3,800
Weller Court Parking	123 Onizuka St	\$800
Midori Matcha Café	123 Onizuka St #101C	\$100
Sharp Tea	123 Onizuka St #101D	\$400
Kimonoya	123 Onizuka St #102	\$600
Rice And Nori	123 Onizuka St #103	\$200
Marukai Market	123 Onizuka St #105	\$3,800
Your Thyme Café	123 Onizuka St #108	\$400
Allstate Insurance	123 Onizuka St #201A	\$600
Jin China Bistro	123 Onizuka St #202	\$400
Torigoya	123 Onizuka St #203	\$1,000
Curry House Japanese Curry & Spaghetti	123 Onizuka St #204	\$1,500
Kinokuniya Book Store of America	123 Onizuka St #205	\$1,500
Vantage Golf & Sport	123 Onizuka St #207	\$800
Blue Whale	123 Onizuka St #301	\$400
Orochon Ramen	123 Onizuka St #303	\$600
Hair Craft	123 Onizuka St #304	\$400
Kushi-Shabu	123 Onizuka St #305	\$1,000
Mako Sushi	123 Onizuka St #307	\$1,000
Japanesa Food Inc	123 Onizuka St #308	\$1,000
123 Astronaut Gallery	123 Onizuka St Space #1	\$200
J-Town Life	123 Onizuka St Space #4	\$100
Senka Gifts	138 Onizuka St	\$100
Ashiya	140 Onizuka St	\$100
Facilities	100 S San Pedro St	\$3,800
California Bank & Trust Cref #7891	101 S San Pedro St #1F	\$3,800
New Japan Travel	108 S San Pedro St	\$100
Non Factory	110 S San Pedro St	\$400
Izakaya Fu-Ga	111 S San Pedro St	\$1,000
E Flamingo Holdings LLC	120 S San Pedro St	\$800
Union Bank	120 S San Pedro St	\$3,800
Joe's Auto Park #319	120 S San Pedro St #319	\$1,000
Ou Beauty Medical Spa	125 S San Pedro St	\$400
SoHo Spa & Nail	127 S San Pedro St	\$400
Jennifer Fine Jewelry	131 S San Pedro St	\$600
Demitasse Café (Bobak Roshan, CEO)	135 S San Pedro St	\$600

Manufacturers Bank	200 S San Pedro St	\$3,800
Tokyo East LLC	200 S San Pedro St #200	\$400
Kurata Eye Care Center	200 S San Pedro St #B	\$600
Sakura Crossing Apts	235 S San Pedro St	\$3,800
Harmony Nail & Threading Salon	239 S San Pedro St #A	\$400
The Golden State	241 S San Pedro St	\$400
Baldoria Restaurant	243 S San Pedro St	\$600
Japanese American Cultural and Comm Ctr (JACCC)	244 S San Pedro St	\$1,200
Aratani Theater	244 S San Pedro St	\$1,200
FLT Insurance Services	244 S San Pedro St #200	\$800
Asia Society Southern California	244 S San Pedro St #201	\$200
North South GTS LLC	244 S San Pedro St #202	\$800
Japanese Community Pioneer Center	244 S San Pedro St #301	\$100
Elite Graphics	244 S San Pedro St #302	\$200
Nisei Week Japanese Foundation	244 S San Pedro St #303	\$400
The Industry	244 S San Pedro St #304	\$100
Kizuna Uniting Nikkei for the Future	244 S San Pedro St #306	\$200
Asahi Gakuen	244 S San Pedro St #308	\$200
Center For Cultural Innovation	244 S San Pedro St #401	\$400
Arc Intl	244 S San Pedro St #402	\$400
The America Ryugaku Communication Inc	244 S San Pedro St #402	\$400
Fujima Kansuma Kai	244 S San Pedro St #407	\$100
Little Tokyo Nutrition Services	244 S San Pedro St #408	\$100
Japanese American Citizens League	244 S San Pedro St #409	\$400
Japanese Chamber of Commerce	244 S San Pedro St #410	\$200
California Community Economic Development Assoc	244 S San Pedro St #412	\$200
Oh Fuji Inc	244 S San Pedro St #501	\$400
Asians for Miracle Marrow Matches	244 S San Pedro St #503	\$100
Kizuna	244 S San Pedro St #504	\$200
Economic Roundtable	244 S San Pedro St #506	\$400
Shizu's Beauty Salon	265 S San Pedro St	\$400
Downtown Urgent Care	269 S San Pedro St	\$800
Temple Medical Center	124 N Vignes St	\$800
The House of Woo	209 S. Garey St.	\$400
PodShare	700 E. 1st St.	\$400
	Total	\$267,300



— B.I.D. BOUNDARY

■ B.I.D. PROPERTIES (MERCHANT BASED)

Council File 10-1958
Ordinance 182461

Mapred By: DEPARTMENT OF CITY PLANNING, SYSTEMS & GIS DIVISION



LITTLE TOKYO
BUSINESS IMPROVEMENT DISTRICT
NOT TO SCALE