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# City of Los Angeles CALIFORNIA



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March 12, 2019

Honorable Members of the City Council  
City Hall, Room 395  
200 North Spring Street  
Los Angeles, California 90012

Council District 14

RE: LITTLE TOKYO MERCHANT-BASED BUSINESS IMPROVEMENT DISTRICT  
RECONFIRMATION PROCEDURE

Honorable Members:

On July 29, 2003, the City Council adopted Ordinance 175,399, which established the Little Tokyo Business Improvement District, located in Council District 14 (CFs 03-1161, 07-1351, 10-1958 & 14-0385). The City is required to conduct reconfirmation proceedings in order to levy a special assessment, which supports each year of District operations. The Little Tokyo Business Improvement District completed its fifteenth operating year on December 31, 2018. The Little Tokyo Business Improvement District Advisory Board has approved and submitted an Annual Report and is ready to proceed with the reconfirmation of the Little Tokyo Business Improvement District. The Annual Report for the Business Improvement District's sixteenth operating year, beginning January 1, 2019 through December 31, 2019, is presented with this Report for Council consideration as "Attachment 1."

## RECONFIRMATION PROCESS

The reconfirmation process consists of the adoption of an Ordinance of Intention, the approval of the Annual Report from the District's management entity and a public hearing prior to the adoption of an Ordinance, which would authorize the special assessment to fund operations for the next year of the program. We have received and reviewed the Annual Report as approved and submitted by the Little Tokyo Business Improvement District Advisory Board and as required by law (Section 36533, California Streets and Highways Code). The report includes the various programs and activities, which would be supported by assessment revenue and interest earnings.

## PROPOSED BUDGET

The proposed budget for the Little Tokyo Business Improvement District's 2019 operating year is \$269,733.00. A copy of the budget is included in the Annual Report in "Attachment 1".

## PROPOSED DISTRICT BOUNDARIES

The Little Tokyo Business Improvement District's boundaries for its 2019 operating year remain unchanged from the Business Improvement District's 2018 operating year and are generally described as Temple Street on the north; 3<sup>rd</sup> Street on the south; Vignes, Hewitt, and Alameda streets on the east; and Los Angeles, and San Pedro streets on the west. A map illustrating the Little Tokyo Business Improvement District's boundaries for its 2019 operating year is included in the Annual Report (Attachment 1).

## PROPOSED IMPROVEMENTS AND PROGRAMS

The Little Tokyo Business Improvement District's activities and programs for the 2019 operating year include, but are not limited to: safety ambassador program, street/sidewalk maintenance program, marketing and promotional program, and an administrative program, which would be supported by assessment revenue and are described in its Annual Report (Attachment 1).

## ASSESSMENT METHODOLOGY

The assessment methodology for the Little Tokyo Business Improvement District is based on annual sales of each business. The assessments range from \$93.00 to \$3,540 per business. The assessment rates determined by this assessment methodology reflect the special benefit to the payors from the services provided.

A full description of the assessment methodology with the classification of businesses and assessment schedule by benefit zone is included in the Annual Report (Attachment 1).

## DISTRICT ADVISORY BOARD

The District will be governed by an advisory board consisting of business owners. The advisory board provides general oversight of District operations, prepares annual reports and makes recommendations to the City Council on District budget and other issues. The Advisory Board is required to be appointed by the City Council pursuant to Section 36530 of the Streets and Highways Code. The City Council may designate existing advisory boards or commissions to serve as the advisory board for the District or may create a new advisory board for that purpose. A list of the proposed District's current advisory board members is attached.

## EXEMPTION UNDER PROPOSITION 26

On November 2, 2010, voters in the State of California passed Proposition 26, which broadened the definition of taxes and which require approval by two-thirds of each house of the Legislature or by local voter approval. However, Proposition 26 provides for exemptions.

Under Proposition 26, assessments for specific benefits are not defined as taxes and are exempt under Article XIII C §1(e)(1), which states: "A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege". For the City Council to find that the Little Tokyo Business Improvement District is exempt from Proposition 26, it must find that 1) the assessment dollars are used in a manner that creates a clear and direct link between the services provided and the benefit to the assessed business; 2) no business other than the assessed businesses will benefit from the assessment and services; and 3) the assessment imposed does not exceed the reasonable cost to the local government of conferring the benefit.

The assessments for the Little Tokyo Business Improvement District are used to provide specific benefits directly to the payor. The specific benefit to the payor are the professional security, street/sidewalk maintenance, marketing and promotion, and administration services which will be provided directly to assessed businesses within the Little Tokyo Business Improvement District. These services will in turn, provide specific benefits to the payors in the form of overall improved area aesthetics, which will result in an increase in customers and visitors to the district. This will in turn, result in the increase of retail and commercial business to payors located within the District boundaries. The services are funded solely by the assessments collected and are provided only to the businesses that pay the assessments. No services are provided to businesses that do not pay the assessments or to businesses located outside of the District boundaries. Such services cannot be provided without charging the assessment. Furthermore, the assessments are calculated based on the reasonable cost of providing the services to the payor and thus, do not exceed the reasonable cost to the local government in conferring the benefit.

Government Code section 53758 was recently enacted to, among other things, clarify the definition of specific benefit. The discussion provided herein regarding the specific benefit to payors is consistent with Government Code section 53758.

## CONTRACTING WITH NON-PROFIT SERVICE PROVIDER

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter section 371(e)(10) provides an exception to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

From its first operating year, the Little Tokyo Business Improvement District has been administered by the Li'l Tokyo Businessmen's Association, a California non-profit mutual benefit corporation, which oversees expenditures, manages and implements improvements and activities related to the Business Improvement District. Through its longstanding presence in the Little Tokyo community and as administrator of the Business Improvement District during its fourteen years of operation, the Li'l Tokyo Businessmen's Association possesses unique knowledge and expertise of the Little Tokyo Business Improvement District and has a vested interest in its success, therefore it would be undesirable and impractical to comply with the competitive bidding requirements or to select another entity to administer the District.

### ASSESSABLE CITY PROPERTY

There are (6) City-owned properties located within the Little Tokyo Business Improvement District boundaries. Because the Little Tokyo Business Improvement District is a merchant-based Business Improvement District, there are no assessments to be paid for these City-owned properties.

### FISCAL IMPACT

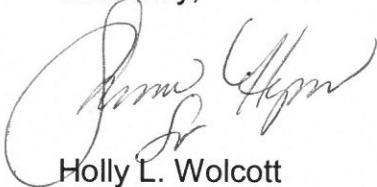
There is no impact on the General Fund.

### RECOMMENDATIONS:

1. FIND that the assessments imposed by the Little Tokyo Business Improvement District for the 2019 fiscal year provide services that directly benefit each of the businesses which pay the assessments.
2. FIND that the services funded by the assessment are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. FIND that the proposed improvements and activities are completely separate from the day-to-day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business-based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
6. FIND that the services to be provided by the Owners' Association, the Li'l Tokyo Businessmen's Association, are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.

7. ADOPT an Ordinance of Intention confirming the Little Tokyo Business Improvement District Annual Report, levying an annual assessment for the Little Tokyo Business Improvement District's sixteenth operating year, January 1, 2019 to December 31, 2019.
8. DIRECT the City Clerk to schedule, prepare, publish, and mail the public hearing notice, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Little Tokyo Business Improvement District's sixteenth operating period beginning January 1, 2019 to December 31, 2019.
10. APPROVE the Li'l Tokyo Businessmen's Association to administer the proposed services of the Little Tokyo Business Improvement District pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
11. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Li'l Tokyo Businessmen's Association to administer the Little Tokyo Business Improvement District, if the Ordinance reconfirming the Business Improvement District is adopted.
12. APPOINT the attached Advisory Board.

Sincerely,



Holly L. Wolcott  
City Clerk

HLW:SDH:RKS:ev

Attachments: Little Tokyo Business Improvement District's 2019 Annual Report;  
Ordinance of Intention



March 7, 2019

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

**RE: 2019 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 2019 budget.

On behalf of the Advisory Board, I would like to present this Advisory Board-approved 2019 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", is written over a light blue horizontal line.

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

cc: Joanne Kumamoto, LTBID Advisory Board Co-Chair

## 2019 Annual Report Little Tokyo Business Improvement District

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

**Fiscal Year of Report:** This report covers the period from January 1, 2019 to December 31, 2019.

**Improvements and Activities for 2019:** 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 on an as-needed 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 2019:** A breakdown of the total estimated 2018 budget is attached to this report as Appendix A.

### **Assessment Methodology**

A combination of factors is used in determining the formulae for assessments, including the estimated gross revenue based on one or more of the following factors: comparable businesses in the district, the type of business, size of the space occupied by the business, and number of employees.

**Assessment Formula (Regular Members)**

For fiscal year **2019**, the BID special assessment for regular members will be as follows:

ANNUAL GROSS REVENUE	2019 BID SPECIAL ASSESSMENT
\$0 - \$50,000	\$93
\$50,001 - \$150,000	\$186
\$150,001 - \$300,000	\$372
\$300,001 - \$450,000	\$558
\$450,001 - \$750,000	\$930
\$750,001 - \$1,250,000	\$1,302
\$1,250,001 - 2,000.000	\$1,860
\$2,000,001 and above	\$3,540

**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 2019, the BID special assessment for non-profit organization members will be as follows:

GROSS RELATED & UNRELATED EXEMPT FUNCTION INCOME	2019 BID SPECIAL ASSESSMENT
\$0 - \$100,000	\$93
\$100,001 - \$200,000	\$186
\$200,001 - \$400,000	\$372
\$400,001 - \$600,000	\$558
\$600,001 - \$800,000	\$744
\$800,001 - \$1,000,000	\$930
\$1,000,000 and over	\$1,116

**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:

<b>Type of Non-Profit Organization</b>	<b>Internal Revenue Code Section Designation</b>
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.

### **Exemption for Newly Established Businesses**

New businesses that opened within the Little Tokyo BID after the notice of the required public hearing for the ordinance for levying the 2019 assessments was sent by the Los Angeles City Clerk will be exempt from the 2019 assessment; however, they will be subject to assessments in future years. Any businesses that relocate within the BID year and remain within the BID area must pay their assessments and the rolls will be updated.

### **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 administrator 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 2019 special assessment. All members seeking economic hardship for consideration of partial or full relief of the 2019 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 2018.

**Amount of Contributions from other sources:**

\$25,000 (grants)

**Boundaries:** The Little Tokyo BID's boundaries for its 2019 operating year remain unchanged from the BID's 2018 operating year 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 <sup>st</sup> Street	200 through 899	North & South
East 2 <sup>nd</sup> Street	200 through 699	North & South
East 3 <sup>rd</sup> 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

**Benefit Zones:** For its 2019 operating year, the benefit zones for the Little Tokyo Business Improvement District will remain unchanged from the BID's 2018 operating year. There is only one benefit zone.

**2019 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
Edwin Takahashi, Auditor	Kiyohara & Takahashi LLP
Sylvia Ena	New Japan Travel
Tomoko Omura	Manufacturers Bank
Haru Takehana	Japanese Community Pioneer Center

**APPENDIX A**

**LITTLE TOKYO BID 2019 PROPOSED BUDGET**

Estimated Carryover from 2018	\$	0
Contributions from Other Sources	\$	25,000
Estimated Assessment for 2019		<u>\$269,733</u>
TOTAL ESTIMATED 2019 BUDGET		\$ 294,733

Estimated Expenses for 2019		
Professional Security Program (80%)	\$	235,787
Street Maintenance Program (10%)	\$	29,474
Marketing and Promotional Program (3%)	\$	8,841
Administration Program (7%)	\$	<u>20,631</u>
TOTAL ESTIMATED EXPENSES		\$ 294,733

	<b>Business</b>	<b>Address</b>	<b>2019 Asmt</b>
1	Sakura Rent A Car	104 Judge John Aiso St	\$558
2	California Floral	220 E 1st St	\$372
3	Oregon Hotel	226 1/2 E 1st St	\$372
4	Bento-Man Japanese Restaurant	228 E 1st St	\$372
5	Ei Corona LLC	228 E 1st St	\$558
6	Aid & Abet Bail Bonds	234 E 1st St	\$372
7	Mike's Deli	238 E 1st St	\$372
8	Nelly's Get-Legal Immigration	240 E 1st St #100	\$372
9	Los Angeles Immigration/Photo	242 E 1st St	\$372
10	Nail Service	244 E 1st St	\$93
11	J-Wave	248 E 1st St	\$93
12	California Charter Schools Association	250 E 1st St #1000	\$1,116
13	City Center Parking	250 E 1st St #101	\$558
14	Yamato Travel Bureau	250 E 1st St #1112	\$93
15	Hadsell Stormer & Renick LLP.	250 E 1st St #1201	\$372
16	Northrop Grumman	250 E 1st St #1401	\$744
17	Magnolia Charter Schools	250 E 1st St #1500	\$1,116
18	Chandler Sims Chang PhD	250 E 1st St #300	\$372
19	Josephine McNary MD Inc	250 E 1st St #300	744
20	Rincon Consultants	250 E 1st St #301	\$372
21	Kyodo News America Inc	250 E 1st St #302	\$558
22	Dk Architecture And Urban Design Inc	250 E 1st St #401	372
23	Cheiron Inc	250 E 1st St #402	372
24	Kajima Development Corp	250 E 1st St #403	\$3,540
25	Advance Investments Group Inc	250 E 1st St #800	\$93
26	Alta Vista Solutions	250 E 1st St #801	\$744
27	Japan Intl'l Tours	250 E 1st St #804	\$372
28	Banyan Global Learning LLC	250 E 1st St #806	\$93
29	Lingoloop Inc	250 E 1st St #806	\$93
30	Aihara & Associates Insurance	250 E 1st St #900	\$930
31	Sybil Burell Atty at Law	250 E 1st St #901	\$186
32	Leola Lace	301 E 1st St	\$186
33	Little Tokyo Public Safety Association	307 E 1st St	\$93
34	Anzen Hardware	309 E 1st St	\$186
35	Bowls Films	311 E 1st St	186
36	E Tokyo Gateway LLC	312 E 1st St	\$744
37	Pain Control Acupuncture Clinic	312 E 1st St #220	\$372
38	Taico Inc	312 E 1st St #230	\$372
39	American Holiday Travel	312 E 1st St #240	\$93
40	Japanese Restaurant Assoc	312 E 1st St #241	\$186
41	Catholic Schools Collaborative	312 E 1st St #242	\$372
42	Second Spectrum	312 E 1st St #400	\$372
43	Hachioji Ramen	313 E 1st St	558
44	Nirvana	314 E 1st St	\$372
45	S K Uyeda Investment Corp	314 E 1st St	\$372
46	Fugetsu Do	315 E 1st St	\$372

47	Kawasaki Co	315 E 1st St	\$372
48	Mitsuru Grill	316 E 1st St	\$186
49	Unified Parking Service	318 E 1st St	\$372
50	Cap Robot	319 E 1st St	\$186
51	Asahi Insurance Agency	321 1/2 E 1st St #203	\$372
52	My Ramen Bar	321 1/4 E 1st St	\$372
53	Video Paradise	321 E 1st St	\$372
54	Citibank	324 E 1st St	\$3,540
55	Park Tour	324 E 1st St #304	\$93
56	Ho Joon & Kyung Hee Choi	327 1/2 E 1st St	\$3,540
57	Daikokuya Ramen	327 E 1st St	\$1,302
58	Advanced Parking Systems	328 E 1st St	\$372
59	Beverly Hills Publication & Exports	328 E 1st St	\$372
60	Cafe Take Five	328 E 1st St	\$93
61	Miyako Hotel	328 E 1st St	\$1,860
62	Senka Gift Shop	328 E 1st St	\$186
63	Tamon	328 E 1st St	\$558
64	Marugame Monzo	329 E 1st St	\$372
65	Mikado Hotel	331 1/2 E 1st St	\$930
66	Boteaga	331 E 1st St	558
67	Sake Dojo	333 E 1st St	558
68	Suehiro Japanese Restaurant	337 E 1st St	\$558
69	Anthony Sperl	339 1/2 E 1st St	\$372
70	Bun-Ka Do Inc	340 E 1st St	\$372
71	Mr Ramen	341 1/2 E 1st St	\$558
72	City Hair	342 1/2 E 1st St	\$372
73	Ginza-Usa	342 1/4 E 1st St	\$372
74	Koyasan Beikoku Betsuin of LA	342 E 1st St	\$186
75	Enya	343 E 1st St	\$558
76	Daimaru Hotel	345 E 1st St	\$372
77	LTSC Community Development Corp	345 E 1st St	\$1,116
78	Far Bar	347 E 1st St	\$744
79	Far East Building LP	347 E 1st St	\$186
80	Chinchikurin	350 E 1st St	744
81	Rakkan	359 E 1st St	558
82	The J Morey Co Inc	361 E 1st St	\$744
83	The Oliver Sports Council LLC	361 E 1st St	93
84	Gazen Teppanyaki	362 E 1st St	\$744
85	Select Parking	600 E 1st St	\$744
86	Kato's Den	604 E 1st St	\$93
87	Little Tokyo Car Wash	622 E 1st St	\$186
88	KC Beauty Academy	706 E 1st St	\$93
89	Akimoto Chiropractic Office	712 E 1st St	\$558
90	Hiroshima Ken-Jin Kai of So Ca	712 E 1st St	\$93
91	Parviz & Lisolette Taherpour	724 E 1st St	\$372
92	Los Angeles Japanese Auto Corp	810 E 1st St	\$558
93	NT Auto Repair	810 E 1st St	\$558

94	LA Homba Hongwanji Buddhist Temple	815 E 1st St	\$372
95	Nishi Hongwanji Child Development Ctr	815 E 1st St	\$186
96	Carousel Properties Inc	880 E 1st St	\$744
97	Environmental Contracting Corp	880 E 1st St	\$372
98	Tyrant King	880 E 1st St #1B	\$372
99	Steve Palma	220 E 2nd St	\$186
100	LA Little Tokyo LP	227 E 2nd St	\$3,540
101	Global Technology And Marketing Inc	227 E 2nd St #101	186
102	Just The Berries	227 E 2nd St #101	\$372
103	New Zealand Berryworld Inc	227 E 2nd St #101	372
104	Second and San Pedro LLC	232 E 2nd St	\$558
105	Starbucks Coffee #27702	232 E 2nd St	\$930
106	Wakaba Apartments	232 E 2nd St	\$3,540
107	Wells Fargo	232 E 2nd St	3540
108	Joe's Auto Parks	232 E 2nd St	558
109	Kouraku Restaurant	314 E 2nd St	\$372
110	Takahashi LLC	314 E 2nd St	\$372
111	Sadao Kimura	316 E 2nd St	\$186
112	Little Tokyo Dental Group	316 E 2nd St #301	\$930
113	Commercial Drive LLC	316 E 2nd St #B	186
114	Tadao Fujiwara MD	316 E 2nd St 2nd Flr	\$372
115	Gong Cha	318 E 2nd St #A	558
116	T-Mobile Store	318 E 2nd St #B	\$372
117	Accounting Dept	319 E 2nd St	\$1,860
118	Joe's Auto Parks	319 E 2nd St	\$558
119	Anime Jungle	319 E 2nd St #103	\$372
120	Tony Moly	319 E 2nd St #117	\$186
121	Kawaii Fashion	319 E 2nd St #119	\$93
122	Okinawa Gift Shop	319 E 2nd St #203	\$93
123	Uyehara Travel	319 E 2nd St #203	\$93
124	Cyber City LAN Center	319 E 2nd St #204	\$186
125	Tokyo Beat Restaurant	319 E 2nd St #205	\$372
126	Zencu Sushi & Grill (Lawrence Yoo)	319 E 2nd St #206	\$372
127	Mitsuru Garzouzi / Itsuo & Fusako Tachibana	320 E 2nd St	\$372
128	Rafu California Patrol	320 E 2nd St #312A	\$372
129	Charles Tan & Associates	320 E 2nd St #316	\$744
130	Shark LLC	320 E 2nd St #317	\$372
131	Tokyo West LLC	326 E. 2nd St.	\$372
132	Shoe Palace #237	326 E 2nd St	1302
133	FE Design & Consulting	327 E 2nd St #222	\$372
134	Leadership Education For Asian-Pacifics Inc	327 E 2nd St #226	\$558
135	Jason Markk	329 E 2nd St	\$558
136	Beidle Robert M Tr & Theodore Buxton	330 E 2nd St	\$186
137	Law Office of Gary M Chang	330 E 2nd St #102-240	\$93
138	Colorfulnia Life	330 E 2nd St #A	\$372
139	Nobuyuki Watanabe	330 E 2nd St #A-2	\$372
140	Raggedy Threads	330 E 2nd St #B	\$372

141	Pinkberry Little Tokyo	332 E 2nd St #A	558
142	Kula Revolving Sushi Bar	333 E 2nd St	\$1,302
143	RIF / RIF II	334 E 2nd St #A	\$1,302
144	Los Angeles Eye Care	334 E 2nd St #B	\$1,302
145	Japanese Village LLC	335 E 2nd St	\$3,540
146	BH Little Tokyo Properties LLC	340 E 2nd St	\$1,860
147	Woodcraft Rangers / Nuvision	340 E 2nd St #200	\$186
148	Dale K Ogawa	340 E 2nd St #300	\$93
149	Copy Pro	340 E 2nd St #301	\$93
150	All American Tickets	340 E 2nd St #305	\$372
151	America Family Life Assurance	340 E 2nd St #310	\$558
152	Paul Seiji Takeda	340 E 2nd St #402	\$1,302
153	Taggle / UltraPress	340 E 2nd St #408	\$372
154	Napafasa	340 E 2nd St #409	\$372
155	Little Tokyo Cosmetic	341 E 2nd St	\$372
156	Popkiller Second	343 E 2nd St	\$372
157	Hidehisa Marume	343 E 2nd St #S-305	372
158	Teishokuya of Tokyo	345 E 2nd St	\$1,302
159	Hama Sushi	347 E 2nd St	\$1,302
160	Pop Little Tokyo	349 E 2nd St	\$372
161	Sho Tokyo Parking	350 E 2nd St	\$930
162	Komasa Restaurant	351 E 2nd St	\$1,302
163	JapanLA	356 1/2 E 2nd St	372
164	Ebisu Japanese Tavern	356 E 2nd St	\$1,302
165	Bicycle Coffee	358 E 2nd St	372
166	Jamestown 1 Overton PK 12 Fl	360 E 2nd St	\$744
167	LAZ Parking	360 E 2nd St	\$558
168	The Studio	360 E 2nd St #200	186
169	General Assembly	360 E 2nd St #400	186
170	Good Smile Company Inc	360 E 2nd St #450	186
171	Mighty Fine	360 E 2nd St #450	186
172	Empirica Advisors	362 E 2nd St	\$93
173	Metroplex Advisors	362 E 2nd St	\$93
174	Miren Inc	362 E 2nd St	\$372
175	Opodz	362 E 2nd St	\$372
176	Wolf & Crane	366 E 2nd St	\$558
177	Hakata Ikkousha Little Tokyo	368 E 2nd St	\$744
178	Bae	369 E 2nd St	372
179	Subway	370 E 2nd St	\$558
180	Spitz	371 E 2nd St	\$1,302
181	Bobatime-Little Tokyo	372 E 2nd St	372
182	Poketo	374 E 2nd St	\$186
183	EQR RETAX	375 E 2nd St	\$3,540
184	Hikari	375 E 2nd St	\$3,540
185	Modern Parking Inc	400 E 2nd St	\$1,302
186	Honda Plaza	400 E 2nd St #204	\$1,860
187	EZ Shiatsu	400 E 2nd St #205	\$372

188	Buna Insurance	400 E 2nd St #206	\$1,302
189	Kouichi Itoh DDS	400 E 2nd St #207	\$1,302
190	401 E 2nd Street LLC	401 E 2nd St	\$744
191	Advanced Parking Systems	401 E 2nd St	\$930
192	Office Depot Tax Department	401 E 2nd St	\$3,540
193	Little Tokyo Pharmacy / LT Gift Corp	402 E 2nd St	\$1,302
194	Blue Tail Co	406 E 2nd St	\$372
195	Muttropolitan	408 E 2nd St	\$372
196	Aloha Café	410 E 2nd St	\$372
197	Rafu Bussan Inc	414 E 2nd St	\$372
198	Anshindo	416 E 2nd St	\$744
199	Kagaya Restaurant	418 E 2nd St	\$744
200	Sushi-Gen Restaurant	422 E 2nd St	\$1,302
201	Kinjiro	424 E 2nd St	\$744
202	Tokyo Cleaners	426 E 2nd St	\$372
203	Best Chiropractic Clinic	430 E 2nd St	\$372
204	One Heart Acupuncture	430 E 2nd St	\$558
205	Pasta e Pasta by Allegro	432 E 2nd St	\$558
206	BBQ Chicken DTLA	442 E 2nd St	\$372
207	Aomori Nebuta Arts	448 E 2nd St	\$186
208	Tea Master	450 E 2nd St	\$93
209	Yuka K Terai	454 E 2nd St	372
210	Men Oh	456 E 2nd St	\$372
211	YNY International Inc	203 E 3rd St	\$372
212	Star Gift	207 E 3rd St	\$372
213	Asian Pacific Islander Small Business Program	231 E 3rd St	\$372
214	LPE Limited Partnership	231 E 3rd St #G106	\$744
215	LTSC Community Development Corp	231 E 3rd St #G106	\$1,116
216	Union Church of Los Angeles	401 E 3rd St	\$372
217	Little Tokyo Towers Inc	455 E 3rd St	\$1,116
218	Higashi Hongwanji Temple	505 E 3rd St	\$372
219	Lumbini Child Development Center	505 E 3rd St	\$186
220	Taikoproject	505 E 3rd St	\$93
221	The Rafu Shimpo	701 E 3rd St #130	\$930
222	Angel City Brewery	216 S Alameda St	\$1,302
223	Mikiseki Gift	340 Azusa St #A	\$93
224	Tokyo Bridal & Tuxedo	340 Azusa St #A	\$93
225	State Farm Insurance	340 Azusa St #B	\$558
226	U & U Graphics	340 Azusa St #C	\$186
227	Chado Tea Room	100 N Central Ave	\$372
228	Japanese American National Museum	100 N Central Ave	\$1,116
229	Modern Parking Inc	111 S Central Ave	\$558
230	Yogurtland Little Tokyo	130 S Central Ave	\$372
231	Twinkle Brown Sugar	131 S Central Ave	\$186
232	Hakata Ramen Shin Sen Gumi	132 S Central Ave	\$930
233	Quizno's	134 S Central Ave	\$93
234	Johnny Rockets	135 S Central Ave	\$744

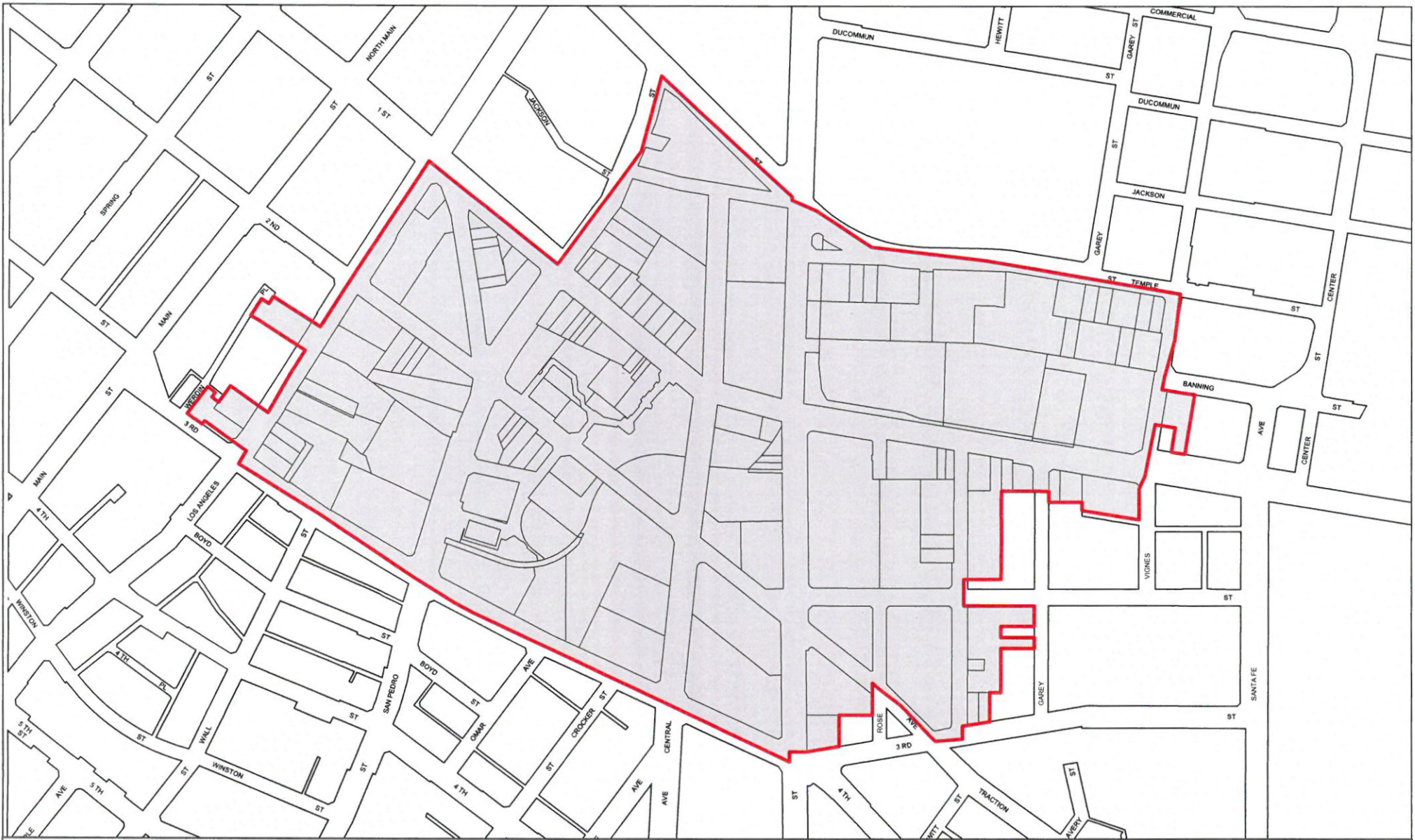
235	Karayama	136 S Central Ave	372
236	Starbucks Coffee #6557	138 S Central Ave	\$1,302
237	Prime Pizza	141 S Central Ave	558
238	Pancake Epidemic Moca	152 N Central Ave	186
239	The Museum of Contemporary Art	152 N Central Ave	\$930
240	Fedex Kinkos #1758 Attn: Sr. Center Mngr	181 S Central Ave	\$1,860
241	Tenno Sushi	207 S Central Ave	\$1,302
242	Miyako Gardens	223 S Central Ave	\$1,302
243	New World Investments	106 S Hewitt St	\$372
244	Zenshuji Soto Mission	123 S Hewitt St	\$93
245	Select Parking	123 S Hewitt St	558
246	Perfect Parking Inc.	222 S Hewitt St	\$558
247	Shotokan Karate America	222 S Hewitt St	\$93
248	St Francis Xavier Chapel-Catholic Center	222 S Hewitt St	\$93
249	Oomasa Restaurant	100 Japanese Village Plaza	\$1,302
250	Footland Sports	102 Japanese Village Plaza	\$744
251	Las Galas	103 Japanese Village Plaza	\$930
252	Maruya	106 Japanese Village Plaza	\$744
253	Lette	107 Japanese Village Plaza	\$372
254	Kools	110 Japanese Village Plaza #A	\$372
255	Maneki Neko	111 Japanese Village Plaza	\$372
256	Tokyo Japanese Outlet	114 Japanese Village Plaza	\$744
257	Sanrio Smiles	115 Japanese Village Plaza	\$744
258	Sushi & Teri	116 Japanese Village Plaza	\$1,302
259	Mitsuru Cafe	117 Japanese Village Plaza	\$558
260	Mikawayaya	118 Japanese Village Plaza	\$744
261	Shinyodo Gifts	119 Japanese Village Plaza	\$744
262	Honeymee	120 Japanese Village Plaza	\$372
263	Yamazaki Bakery	123 Japanese Village Plaza	\$1,302
264	Nijiya Market	124 Japanese Village Plaza	\$1,302
265	Shabu Shabu House Restaurant	127 Japanese Village Plaza	\$1,302
266	Blooming Art Gallery	129 Japanese Village Plaza	\$558
267	Make Asobi	130 Japanese Village Plaza	\$372
268	Monkey Pants	131 Japanese Village Plaza	\$372
269	Little Tokyo Ice Cream & Yogurt	133 Japanese Village Plaza	\$372
270	Café Dulce	134 Japanese Village Plaza	\$744
271	Korean Kitchen BBQ	135 Japanese Village Plaza	\$744
272	Kagura Tokyo Cuisine	137 Japanese Village Plaza	\$1,302
273	Hobnob	141 Japanese Village Plaza	\$744
274	Japangeles	141 Japanese Village Plaza	\$558
275	Modern Parking Inc	101 Judge John Aiso St	\$1,302
276	Mark Kuwata Associates Inc	104 Judge John Aiso St	\$744
277	Ace One Stop Mail Plus	106 1/2 Judge John Aiso St	\$372
278	Juan Carlos Pallaes	106 Judge John Aiso St	\$186
279	Hary's Immigration Services	108 Judge John Aiso St	\$372
280	Shiatsu Tokyo	110 Judge John Aiso St	\$372
281	San Pedro Firm Building Ltd	112 Judge John Aiso St	\$558

282	Travel-A-Peal Group Getaways	112 Judge John Aiso St #117	\$186
283	Yuko Aoyama Gabe	112 Judge John Aiso St #123	\$372
284	Imperial Barber Shop	114 Judge John Aiso St	\$186
285	Jist Café (Caroline Shin)	116 Judge John Aiso St	\$1,302
286	East West Players	120 Judge John Aiso St	\$558
287	Visual Communications (Francis Cullado, Exec Director)	120 Judge John Aiso St	\$372
288	LA Artcore	120 Judge John Aiso St #101	\$372
289	Doubletree Gift Shop #31	120 S Los Angeles St	\$372
290	DoubleTree Hotel Los Angeles Downtown	120 S Los Angeles St	\$3,540
291	Hertz Rent a Car	120 S Los Angeles St	\$558
292	Justice Urban Tavern	120 S Los Angeles St	\$1,302
293	Starbucks Coffee #9973	120 S Los Angeles St	\$1,302
294	Interstate Management Company LLC	120 S Los Angeles St	\$186
295	SP Plus Corporation	120 S Los Angeles St	\$186
296	Kasih Restaurant	200 S Los Angeles St	\$558
297	Club Pilates Little Tokyo	200 S Los Angeles St	\$186
298	Angelo's Barber Shop #8	200 S Los Angeles St #A-1	\$93
299	AVA Little Tokyo Apartments	236 S Los Angeles St	\$3,540
300	Seoul Sausage Company	236 S Los Angeles St #G	\$372
301	Little Tokyo Pet Clinic	236 S Los Angeles St #H	372
302	KBNL International	251 S Los Angeles St	\$372
303	Calgreens Enterprises	255 S Los Angeles St	\$744
304	260 La Inc	260 S Los Angeles St	\$372
305	B & B Toymaker Corp	260 S Los Angeles St	\$372
306	AJX Inc	260 S Los Angeles St #A	\$372
307	Gaze	260 S Los Angeles St #B	\$186
308	Winpha Trading Inc	260 S Los Angeles St #B	\$3,540
309	Lem Trust	261 S Los Angeles St	\$372
310	L for Lofts LLC	262 S Los Angeles St	\$3,540
311	Ana's Immigration Services	265 S Los Angeles St	\$372
312	Law Offices of Sung U Park	265 S Los Angeles St	\$558
313	Orbit Star Trade Inc	268 S Los Angeles St	\$186
314	Hemp Victory Garden	269 S Los Angeles St	\$744
315	Telstar Trading	270 S Los Angeles St	\$372
316	Sanwa Enterprises Inc	114 Onizuka St	\$1,302
317	Panawest	114 Onizuka St	\$372
318	House of Bail Bonds	116 Onizuka St	\$744
319	Bank of The West	123 Onizuka St	\$3,540
320	Weller Court Parking	123 Onizuka St	\$744
321	Vision Smart Center Inc	123 Onizuka St #101B	\$372
322	Midori Matcha Café	123 Onizuka St #101C	\$93
323	Teashot	123 Onizuka St #101D	\$372
324	Snowya	123 Onizuka St #103	\$372
325	Marukai Market	123 Onizuka St #105	\$3,540
326	Kyoto Chestnut Café	123 Onizuka St #108	\$186
327	Jin China Bistro	123 Onizuka St #202	\$372
328	Torigoya	123 Onizuka St #203	\$1,302

329	Curry House	123 Onizuka St #204	\$1,860
330	Kinokuniya Book Store of America	123 Onizuka St #205	\$1,860
331	Vantage Golf & Sport	123 Onizuka St #207	\$744
332	Blue Whale	123 Onizuka St #301	\$372
333	Orochon Ramen	123 Onizuka St #303	\$558
334	Hair Craft	123 Onizuka St #304	\$372
335	Kushi-Shabu	123 Onizuka St #305	\$1,302
336	Mako Sushi	123 Onizuka St #307	\$1,302
337	Japanesa Food Inc	123 Onizuka St #308	\$1,302
338	Laloo Associates LLP	123 Onizuka St #309	\$186
339	2Am Inc	123 Onizuka St #311	\$186
340	Joy and Mario	123 Onizuka St #311	\$372
341	Senka Gifts	138 Onizuka St	\$372
342	Ashiya	140 Onizuka St	\$372
343	Facilities	100 S San Pedro St	\$3,540
344	California Bank & Trust Cref #7891	101 S San Pedro St #1F	\$3,540
345	New Japan Travel	106 S San Pedro St	\$93
346	Non Factory	110 S San Pedro St	\$372
347	Izakaya Fu-Ga	111 S San Pedro St	\$1,302
348	E Flamingo Holdings LLC	120 S San Pedro St	\$744
349	Union Bank	120 S San Pedro St	\$3,540
350	Joe's Auto Park #319	120 S San Pedro St #319	\$930
351	Ou Beauty Medical Spa	125 S San Pedro St	\$372
352	SoHo Spa & Nail	127 S San Pedro St	\$372
353	Soho Spa & Nails	127 S San Pedro St	\$186
354	Demitasse Café (Bobak Roshan, CEO)	135 S San Pedro St	\$558
355	Manufacturers Bank	200 S San Pedro St	\$3,540
356	Tokyo East LLC	200 S San Pedro St #200	\$372
357	Iinuma Medical Clinic	200 S San Pedro St #302	\$744
358	Kurata Eye Care Center	200 S San Pedro St #B	\$558
359	Sakura Crossing Apts	235 S San Pedro St	\$3,540
360	Harmony Nail & Threading Salon	239 S San Pedro St #A	\$186
361	Baldoria Restaurant	243 S San Pedro St	\$744
362	Japanese American Cultural and Comm Ctr (JACCC)	244 S San Pedro St #1F	\$1,116
363	FLT Insurance Services	244 S San Pedro St #200	\$744
364	Asia Society Southern California	244 S San Pedro St #201	\$93
365	North South GTS LLC	244 S San Pedro St #202	\$744
366	Japanese Community Pioneer Center	244 S San Pedro St #301	\$186
367	Elite Graphics	244 S San Pedro St #302	\$186
368	Nisei Week Japanese Foundation	244 S San Pedro St #303	\$372
369	The Industry	244 S San Pedro St #304	\$93
370	Kizuna Uniting Nikkei for the Future	244 S San Pedro St #306	\$186
371	Asahi Gakuen	244 S San Pedro St #308	\$186
372	Center For Cultural Innovation	244 S San Pedro St #401	\$372
373	Arc Intl	244 S San Pedro St #402	\$372
374	Fujima Kansuma Kai	244 S San Pedro St #407	\$93
375	Little Tokyo Nutrition Services	244 S San Pedro St #408	\$186

376	Japanese Chamber of Commerce	244 S San Pedro St #410	\$186
377	California Community Economic Development Assoc	244 S San Pedro St #412	\$186
378	Oh Fuji Inc	244 S San Pedro St #501	\$372
379	Asians for Miracle Marrow Matches	244 S San Pedro St #503	\$93
380	Aratani Theater	244 S San Pedro St #505	\$1,116
381	Young Musicians Foundation	244 S San Pedro St #506	\$558
382	Japanese American Citizens League	244 S San Pedro St #507	\$372
383	Shizu's Beauty Salon	265 S San Pedro St	\$372
384	Downtown Urgent Care	269 S San Pedro St	\$744
385	Temple Medical Center	124 N Vignes St	\$744

\$269,733



B.I.D. PROPERTIES (MERCHANT BASED)  
 B.I.D. BOUNDARY

**LITTLE TOKYO**

**BUSINESS IMPROVEMENT DISTRICT**

NOT TO SCALE

Council File 10-1958  
 Ordinance 182461

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