



September 24th, 2024

Patrice Lattimore, Division Manager  
Neighborhood & Business Improvement Division  
Office of the City Clerk  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

**2025 Annual Report for the Los Feliz Village Business Improvement District**

Dear Ms. Lattimore,

As required under our agreement C-133096 with the City of Los Angeles, the Los Feliz Village Advisory Board has reviewed in detail the proposed 2025 budget.

On behalf of the Advisory Board, I would like to present the 2025 Annual Report for the Los Feliz Village Business Improvement District - approved by the Advisory Board September 24, 2024 - to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Sincerely,

A handwritten signature in black ink that reads "Brian".

Brian Morrison, President  
Los Feliz Village BID Advisory Board



Los Feliz Village Business Improvement District  
P.O. Box 29840  
Los Angeles CA 90029  
[www.losfeliz.biz](http://www.losfeliz.biz) / [www.facebook.com/losfelizvillage](https://www.facebook.com/losfelizvillage)



## 2025 Annual Report

# Los Feliz Village Business Improvement District

---

**District Name:** This report is for the Los Feliz Village Business Improvement District

**Fiscal Year of Report:** January 01, 2025 to December 31, 2025.

**Advisory Board Members:**

1. Brian Morrison, President
2. Dora Herrera, Vice President
3. Tigran Khachatryan, Treasurer

**Boundaries:** The Los Feliz Village BID's boundaries for its 2025 operating year remain unchanged from the BID's 2024 operating year and are described as follows:

Hillhurst Avenue, from Los Feliz Boulevard on the north to Hollywood Boulevard on the south (1500-2100 blocks); Hollywood Boulevard, from Hillhurst Avenue on the east to Vermont Avenue on the west (4400 - 4700 blocks); Vermont Avenue, from Hollywood Boulevard on the south to Franklin Avenue on the north (1600 - 1800 blocks); 4400 - 4700 Ambrose Avenue; 4647, 4651, 4655 Kingswell Avenue; 4456, 4500 Los Feliz Boulevard; 4452, 4647, 4651, 4657 Melbourne Avenue; 4647, 4649, 4655 Russell Avenue; 4473 Sunset Drive; Franklin Avenue, Russell Avenue, Melbourne Avenue, Kingswell Avenue and Prospect Avenue on the east and west sides of Vermont Avenue for a distance of 25 yards; Avocado Street, Ambrose Avenue, Price Street, Finley Avenue, Clarissa Avenue, Franklin Avenue, Russell Avenue, Melbourne Avenue, Kingswell Avenue, Prospect Avenue, Camero Avenue, Clayton Avenue and Sunset on the east and west sides of Hillhurst Avenue for a distance of 25 yards. A map illustrating the Los Feliz Village BID's boundaries for its 2025 operating year is attached as Appendix B\*.

**Benefit Zones:** The benefit zones for the Los Feliz Village Business Improvement District will for its 2025 operating year remain unchanged from the BID's 2024 operating year. There is only one benefit zone.

**Improvements and Activities for 2025:**

The following are the improvements and activities planned for the Los Feliz Village Business Improvement District:

- 1) **Beautification:** Trash collection is on a 2 day per week schedule and may be increased or decreased as needed. Sidewalk and gutter cleaning services as needed. Beautification projects, such as decorative lighting throughout the neighborhood, will be completed in collaboration with other local organizations. The addition of at least one public mural within the village may be completed.
- 2) **Communication:** The LFVBID website ([www.losfeliz.biz](http://www.losfeliz.biz)) contains community and LFVBID related information. We will continue creating Newsletters on a quarterly basis, and mailers, postcards and advertising as needed. They will be distributed to all BID members via e-blast, printed for distribution and available on our website. Our new Outreach Committee will complete a full audit of our Business Directory.
- 3) **Marketing and Public Relations:** Quarterly mixers/stakeholder meetings will be held in 2025. One mixer functions as our annual public meeting with the members. It is our experience that attendance with this mixer format is greater than for typical stakeholder meetings. A large holiday event will also be organized. A local directory will be printed and distributed. Branding materials for tabling and outreach will be created.
- 4) **Administration:** Covers General Liability and Directors and Officers Insurance, Certificate of Revivor from the Franchise Tax Board, CPA and bookkeeper expenses, legal advice and office supplies. Bylaws will be reviewed and potentially updated in 2025.

**Total Estimate of Costs for 2025:** A breakdown of the total estimated 2025 budget is attached to this report as Appendix A.

#### **Business Type Definitions:**

- **Retail:** Businesses that exclusively or partially derive income from the sale of goods and services to the public.
- **Restaurant:** Businesses that sell prepared foods and drinks.
- **Theaters:** Includes motion picture and performing arts theaters.
- **Banks:** Includes banks, savings and loans and credit unions.
- **Non-profits:** Organizations incorporated as non-profit corporations.
- **Office/Professional Services:** Personal/professional services businesses (e.g., attorneys, CPAs) with a total of no more than two people employed by the business, including the provider of the professional services.
- **All Others:** Includes medical, dental, chiropractors, acupuncturists, beauty/barber/nail shops/salons

**Amount of Surplus/Deficit from previous Fiscal Year:** Based on projected expenditures for the 2024 fiscal year, the District is not expected to have surplus carried over to the 2025 budget.

**Amount of Contributions from other sources:** The District anticipates receiving contributions from other sources to complete capital improvement projects not fully funded by assessment dollars; such as the district-wide decorative light project estimated to cost \$75k once complete. To date, over \$48k in lights have been installed over the span of four years with funding contributions from CD4, CD13, the Los Feliz Neighborhood Council and the Los Feliz Improvement Association in addition to BID assessment funds. The District will continue fundraising efforts in 2025 to complete the project. Additionally, the District anticipates receiving contributions from other sources as sponsorship of the yearly Holiday Market event.

**New Businesses:** New businesses that open within the LFVBID boundaries after the ordinance for levying assessments for 2025 has been adopted by the Los Angeles City Council will be exempt from the 2025 assessment; they will be subject to assessments in future years.

**Los Feliz Village BID  
Assessment Method and Basis**

<b>Business Type*</b>	<b>Number of Employees (including business owner)</b>	<b>Annual Assessment</b>
Retail, Restaurants, Theaters, Banks	0 to 5	\$250
	6 to 10	\$350
	11 to 25	\$450
	26 or more	\$550
Non-profits		\$100
Office/Professional	No more than 2, total	\$100
All Others	0 to 5	\$200
	6 to 10	\$300
	11 to 25	\$400

\*See page 2 for Business Type Definitions

1. BID assessment will be based on business size as determined by the number of full time or full time equivalent employees (e.g., two half time employees = one full time employee), agents, or subcontractors working or based at the business premises within the BID.
2. Assessment for business owners with multiple business licenses at the same address will be based on the single highest category (e.g., assessment for retail and profession/ occupation licenses for the same business owner at the same address will be set at the retail assessment level).
3. Business owners with multiple business locations within the BID will be assessed separately at each location.
4. Multiple independent business owners at the same address will be assessed separately at their respective rates, except those businesses set up under a master broker or business manager such as realtors, insurance offices, beauty/barber and nail shops/parlors where each agent or subletting individual will be considered an "employee" of the master broker or business manager whose BID assessment will be based on the total number of such agents or subletting individuals.
5. The So Cal Gas station on Hollywood/Vermont will have a reduced assessment of \$250 due to unique services that the LFVBID provides and their dual membership with the East Hollywood BID.
6. Non-profits will be assessed at \$100 and Office/Professional services with no more than 2 employees will be assessed at \$100.

**APPENDIX A – LOS FELIZ VILLAGE BID 2025 BUDGET PROPOSAL**  
**Total Estimated Revenue 2025 - \$81,050**

<b>Total 2025 LFVBID Expenditures</b>	
2024 Assessments (rollover)	\$0
2025 Assessments	\$81,050.00
Sale of Merchandise & Ad Space	\$1,500.00
City Clerk Recovery Fee	-\$4,863.00
Reserve/Uncollected Assessments	-\$12,157.50
<b>Total Income</b>	<b>\$65,529.50</b>
<b><u>Beautification</u></b>	
Trash Collection	\$33,550.00
Street sweeping & Gutter Cleaning (porter service)	\$8,900.00
Village Lighting (Power & Maintenance)	\$2,000.00
<b>Subtotal</b>	<b>\$44,450.00</b>
<b><u>Communications</u></b>	
Website/email hosting	\$500.00
Mailers/Postcards	\$2,000.00
<b>Subtotal</b>	<b>\$2,500.00</b>
<b><u>Marketing &amp; Public Relations</u></b>	
Banner (Storage, Hanging & Permits)	\$2,500.00
Member Meetings & Mixers	\$200.00
Branded Outreach Materials	\$300.00
Holiday Event	\$500.00
<b>Subtotal</b>	<b>\$3,500.00</b>
<b><u>Administration</u></b>	
Staff Administrator	\$6,000.00
Insurance	\$2,800.00
CPA	\$3,300.00
Bookkeeper	\$1,800.00
Legal	\$500.00
Donations & Contributions	\$100.00
Taxes, Licenses & Filings	\$500.00
Office Supplies	\$79.50
<b>Total Administration</b>	<b>\$15,079.50</b>
<b>Total</b>	<b>\$65,529.50</b>

## APPENDIX B – LOS FELIZ VILLAGE BID 2025 BOUNDARIES



 B.I.D. PROPERTIES (MERCHANT BASED)

 B.I.D. BOUNDARY



Council File 07-0652  
Ordinance 179914

Mapped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION



**LOS FELIZ VILLAGE**

**BUSINESS IMPROVEMENT DISTRICT**  
Not to Scale



LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2025 ASSESSMENT ROLL

LEGAL OWNER	DBA		SITE ADDRESS	2025 ASSESSMENT
LYDIA ANDONIAN	BANK OF AMERICA	4510	FRANKLIN AVE	\$ 550.00
YONG HO & MOON CHA JOE	7-ELEVEN, INC. -26732 LOS FELIZ BID200	4650	FRANKLIN AVE	\$ 350.00
SYLHET INC	ANARBAGH INDIAN RESTAURANT	4656	FRANKLIN AVE	\$ 450.00
NINA KHAZAEI	CHERRY PICK VINTAGE	4710	FRANKLIN AVE	\$ 250.00
DISTRICT ONE BARBER'S WEST INCORPORATED	DISTRICT ONE BARBER'S WEST INCORPORATED	4712	FRANKLIN AVE	\$ 200.00
INCOGNITO TATTOO, LLC	INCOGNITO TATTOO, LLC	4714	FRANKLIN AVE	\$ 200.00
MASSAGE PLUS COMPANY ON THE GO INC	BAI PO THAI MASSAGE	4716	FRANKLIN AVE	\$ 300.00
ASIAN PACIFIC HEALTH CARE VENTURE INC	NON PROFIT COMMUNITY CLINIC	1530	HILLHURST AVE	\$ 550.00
KHANDAKER AHMED	LA ACCOUNTING AND TAX SERVICES	1550	HILLHURST AVE #1	\$ 100.00
ENTERPRISE RENT-A-CAR CO OF LA	ENTERPRISE RENT-A-CAR #3219	1608	HILLHURST AVE	\$ 550.00
CARMEN DERKRIKONIAN	KOMITAS DAY CARE	1616	HILLHURST AVE	\$ 200.00
CASTLE BODY SHOP INC	CASTLE BODY SHOP	1620	HILLHURST AVE	\$ 250.00
BFTIE LLC	BEST FISH TACO IN ENSENADA	1650	HILLHURST AVE	\$ 350.00
VINE AUTO CENTER INC	VINE AUTO CENTER	1654	HILLHURST AVE	\$ 250.00
GEORGE HANNA DDS INC	GEORGE HANNA DDS	1655	HILLHURST AVE #101	\$ 300.00
TRANSCENDENTAL MEDITATION	TRANSCENDENTAL MEDITATION	1655	HILLHURST AVE #102	\$ 100.00
EFMA ALMARIO DDS APDC	EFMA ALMARIO DDS APDC	1655	HILLHURST AVE #103	\$ 300.00
YAMADA DDS INC	LOS FELIZ ORTHODONTICS	1655	HILLHURST AVE #203	\$ 300.00
LF ASSOC INC	KELLER WILLIAMS REALTY	1660	HILLHURST AVE	\$ 400.00
SMALDINO LUTZ CURTIS & ASSOCIATES	SMALDINO LUTZ CURTIS & ASSOCIATES	1662	HILLHURST AVE #A	\$ 300.00
GLEN OAKS ESCROW	GLEN OAKS ESCROW	1662	HILLHURST AVE #B	\$ 400.00
PHO SIAM THAI SPA	PHO SIAM THAI SPA	1670	HILLHURST AVE #101	\$ 250.00
TARA CASARES	STATE FARM INSURANCE	1670	HILLHURST AVE #102	\$ 250.00
COMPANY LABORATORY LLC	COMPANY LABORATORY LLC	1670	HILLHURST AVE #103	\$ 250.00
BRIAN DER VARTANIAN CPA	DER VARTANIAN & ASSOCIATES	1670	HILLHURST AVE #200	\$ 100.00
LAW OFFICES OF RAYMOND HOVSEPIAN	LAW OFFICES OF RAYMOND HOVSEPIAN	1670	HILLHURST AVE #201	\$ 100.00
CHRISTINE L KERIAN ESQ	HARMONY FAMILY LAW MEDIATION GROUP	1670	HILLHURST AVE #204	\$ 100.00
CANDID HOME HEALTH CARE INC	CANDID HOME HEALTH CARE INC	1670	HILLHURST AVE #205	\$ 300.00
CAP N CORK INC	CAP & CORK JR MARKET	1674	HILLHURST AVE	\$ 250.00
GHADA RICH	DESERT ROSE BAR & LOUNGE	1700	HILLHURST AVE	\$ 350.00
EMIN CHOBANYAN	GENERAL PARKING GROUP	1700	HILLHURST AVE	\$ 100.00
MORTGAGE CAPITAL PARTNERS		1708	HILLHURST AVE	\$ 200.00
DIORAMA MEDIA		1708	HILLHURST AVE #101	\$ 100.00
PROSPECT HOME HEALTH INC	PROSPECT HOME HEALTH	1710	HILLHURST AVE #201	\$ 300.00
SIGNATURE HOME HEALTH CARE	SIGNATURE HOME HEALTH CARE	1710	HILLHURST AVE #202	\$ 350.00
BIANCA CHANDON INC	BIANCA CHANDON INC	1710	HILLHURST AVE #202	\$ 250.00
ILLIUM PICTURES		1710	HILLHURST AVE #203	\$ 100.00
LOVE & CARE HOSPICE		1710	HILLHURST AVE #204	\$ 200.00
VENUS HOSPICE		1710	HILLHURST AVE #205	\$ 200.00
ZEN KI DOJO LOS ANGELES	ZEN KI DOJO LOS ANGELES	1714	HILLHURST AVE	\$ 250.00
CASA G PRODUCTIONS	YOGA VIBE	1717	HILLHURST AVE	\$ 250.00
LALANYA BRIDGES	BRIDGES PRENATAL CHIROPRACTIC	1717	HILLHURST AVE	\$ 100.00
RADWICK ENTERPRISES LLC	SPITZ LOS FELIZ	1725	HILLHURST AVE	\$ 450.00
THE GUEST HOUSE	THE GUEST HOUSE	1750	HILLHURST AVE	\$ 350.00
MARGARET ARTINIAN	MARGAUX'S BEAUTY STUDIO	1751	HILLHURST AVE	\$ 250.00
MERCEDES JAMENSON	SKIN BALANCE	1751	HILLHURST AVE	\$ 100.00
EARTH ORGANIC LLC	EARTH ORGANIC JUICE BAR	1753	HILLHURST AVE	\$ 350.00
ARUTYUN NADZHARYAN	LOS FELIZ SHOE REPAIR	1755	HILLHURST AVE	\$ 100.00
LOS FELIZ SMOKE SHOP INC	LOS FELIZ SMOKE SHOP	1757	HILLHURST AVE	\$ 250.00
TONY SOTO PEREZ	TONY SOTO PEREZ	1759	HILLHURST AVE #8	\$ 100.00
NDSAVP INC	NDSAVP INC	1760	HILLHURST AVE	\$ 200.00
HOME RESTAURANT SAVP INC	HOME RESTAURANT	1760	HILLHURST AVE	\$ 550.00
JOSE MANUEL FLORES TABARES	TWINS VALET PARKING	1760	HILLHURST AVE	\$ 100.00
LIBERATION INC	LIBERATE EMPORIUM	1765	HILLHURST AVE	\$ 250.00
SEA MINOR	GREEN LEAVES VEGAN	1769	HILLHURST AVE	\$ 350.00
ISE AUTOMOTIVE INC	ISE AUTOMOTIVE SERVICE	1774	HILLHURST AVE	\$ 250.00
KARINE HARUTYUNYAN	MY ENCHANTED GARDEN	1775	HILLHURST AVE	\$ 250.00
QUAN CORP	DRAWING ROOM	1800	HILLHURST AVE	\$ 350.00
SOTHEY'S INTERNATIONAL REALTY	SOTHEY'S INTERNATIONAL REALTY	1801	HILLHURST AVE	\$ 400.00
ECHO PARK COOL INC		1801	HILLHURST AVE	\$ 300.00
JERMA HOLDINGS INC	THE LAUNDRY ROOM	1802 1/2	HILLHURST AVE	\$ 350.00
P & C LITTLE BLUE HOUSE LLC	LA PERGOLETTA CAFÉ	1802	HILLHURST AVE	\$ 350.00
H CAPITAL	HILLHURST CLEANERS	1804 1/2	HILLHURST AVE	\$ 100.00
FUMIMARO M ISHIMORI	MARO COIFFURE	1804	HILLHURST AVE	\$ 250.00
ORATHAI JIRASUNUNTCHAI	TUBTIM SIAM RESTAURANT	1806 1/2	HILLHURST AVE	\$ 450.00
SUZU'S NAILS		1806	HILLHURST AVE	\$ 200.00
FRED SETAYESH	SAHARA SALON	1810	HILLHURST AVE	\$ 200.00
SOUTHERN CALIFORNIA GAS CO	SOUTHERN CALIFORNIA GAS CO	1811	HILLHURST AVE	\$ 100.00
JC DYNASTY INC	CHI DYNASTY	1813	HILLHURST AVE	\$ 350.00
EDWARD K HOM	EDWARD K HOM DDS	1814	HILLHURST AVE	\$ 250.00

LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2025 ASSESSMENT ROLL

MIND AND BODY	MIND AND BODY	1822	HILLHURST AVE #1	\$	100.00
ALENA SHURE	ALENA GRAE BODYWORK	1822	HILLHURST AVE	\$	100.00
LOS FELIZ TACO SHOP 26 INC	TACOS TU MADRE	1824	HILLHURST AVE	\$	450.00
YE RUSTIC INN INC	YE RUSTIC INN	1831	HILLHURST AVE	\$	450.00
THAI ON HILLHURST LLC	SIMPLY THAI RESTAURANT	1850	HILLHURST AVE	\$	350.00
RILEY REAL ESTATE & HOME MORTGAGE	RILEY REAL ESTATE & HOME MORTGAGE	1854	HILLHURST AVE	\$	350.00
STARLIGHT CLEANERS INC	CELEBRITY CLEANERS	1857	HILLHURST AVE	\$	250.00
CITIBANK	CITI LEASE ACCOUNTING	1859	HILLHURST AVE	\$	550.00
G AND H INC	SUBWAY	1900	HILLHURST AVE	\$	550.00
SUNNYEV, INC	SUN WORKS TANNING LA	1902	HILLHURST AVE	\$	350.00
FOR PETS ONLY CORP	FOR PETS ONLY	1903	HILLHURST AVE	\$	250.00
ALICE D KANT	HILLHURST THAI SPA	1904	HILLHURST AVE	\$	300.00
BAJA TACOS CALIFORNIA		1904 1/2	HILLHURST AVE	\$	250.00
ROQUE-BULILAN INC	R AND D PHARMACY	1905	HILLHURST AVE	\$	250.00
ERIC KANT	PHO VT	1906	HILLHURST AVE	\$	250.00
LEE'S CHINA EXPRESS INC	DAILY CHINA EXPRESS	1907	HILLHURST AVE	\$	450.00
KIMHEANG CHHAN	DAILY DONUTS	1908	HILLHURST AVE	\$	350.00
LOS FELIZ FOOT AND ANKLE		1909	HILLHURST AVE	\$	350.00
LOS ANGELES EMOTIONAL WELLNESS GROUP INC	LOS ANGELES EMOTIONAL WELLNESS GROUP INC	1910	HILLHURST AVE	\$	100.00
MARGOT COGGINS, LMFT		1910	HILLHURST AVE	\$	100.00
METHODE ANCESTRALE LLC	LOU WINE SHOP & TASTINGS	1911	HILLHURST AVE	\$	350.00
GRIGOR SARKISSIAN DDS APC	GRIGOR SARKISSIAN DDS APC	1912	HILLHURST AVE #A	\$	250.00
EVERYTABLE PBC	EVERYTABLE	1915	HILLHURST AVE	\$	350.00
VIADUCT PICTURES		1917	HILLHURST AVE 206	\$	200.00
PARAPLUIE INC	PARAPLUIE INC	1917	HILLHURST AVE #100	\$	100.00
WEST COAST ESCROW CO INC	WEST COAST ESCROW	1917	HILLHURST AVE #101	\$	250.00
COLDWELL BANKER	COLDWELL BANKER	1917	HILLHURST AVE #101	\$	550.00
SOLATES		1917	HILLHURST AVE #102	\$	200.00
GAYANE MAGZANYAN	CRESCENT CHIROPRACTIC AND WELLNESS	1917	HILLHURST AVE #201	\$	100.00
ARCSTONE FINANCIAL INC	ARCSTONE FINANCIAL MORTGAGE	1917	HILLHURST AVE #205	\$	450.00
PHILLIP A RICCHIAZZI JR	HEALTHWORKS	1917	HILLHURST AVE #205	\$	300.00
AURA MARINA SANTIZO	MYNOR'S PARKING SERVICES	1917	HILLHURST AVE	\$	100.00
BOX BROTHERS INC	BOX BROTHERS LOS FELIZ	1920	HILLHURST AVE	\$	350.00
CEDARS-SINAI MEDICAL CARE FOUNDATION /C		1922	HILLHURST AVE	\$	550.00
ABM INDUSTRY GROUPS, LLC	ABM PARKING SERVICES	1922	HILLHURST AVE	\$	300.00
ALCOVE INC	ALCOVE CAFE	1929	HILLHURST AVE	\$	450.00
MYNOR PARKING		1929	HILLHURST AVE	\$	100.00
MEHER DER OHANESSIAN FINCL SVC	MEHER DER OHANESSIAN FINCL SVC	1932	HILLHURST AVE	\$	250.00
DINA DALEO	DINA DALEO PSYD	1933 1/2	HILLHURST AVE #B	\$	100.00
JEM PROJECT INC	MARU COFFEE	1936	HILLHURST AVE	\$	250.00
HAVEN LOS FELIZ		1937 1/2	HILLHURST AVE	\$	200.00
ANTHONY W TAHAN	LAW OFFICE OF ANTHONY W. TAHAN	1938	HILLHURST AVE	\$	100.00
SACRED LIGHT	SACRED LIGHT	1939	HILLHURST AVE	\$	250.00
KRISTIN SCHRÖDER	SPITFIRE GIRL	1939 1/2	HILLHURST AVE	\$	250.00
SUZANNE GLICKMAN MFT	SUZANNE GLICKMAN MFT	1940 1/2	HILLHURST AVE	\$	100.00
KADO		1940	HILLHURST AVE	\$	250.00
KARLA TRUJILLO	GREY GOOSE CUSTOM FRAMING	1941	HILLHURST AVE	\$	350.00
STUDIO METAMORPHOSIS	STUDIO METAMORPHOSIS	1946	HILLHURST AVE	\$	350.00
PAUL S EVENTOFF & DONNA ZWEIG	WIZARD OF ART	1947	HILLHURST AVE	\$	250.00
LOS FELIZ PILATES LLC	LOS FELIZ PILATES LLC	1947	HILLHURST AVE	\$	300.00
MUSTARD SEED CAFÉ INC	MUSTARD SEED CAFÉ INC	1948	HILLHURST AVE	\$	350.00
WAYNE C DVORAK	DVORAK & CO THE ACTING STUDIO	1949	HILLHURST AVE	\$	250.00
LOVEBUG & ME LLC	LOVEBUG & ME LLC	1949	HILLHURST AVE	\$	200.00
UNDESIGNED PRODUCTS LLC	CAROL YOUNG - UNDESIGNED	1953 1/2	HILLHURST AVE	\$	250.00
LIZA SHTROMBERG	LIZA SHTROMBERG JEWELRY	1953	HILLHURST AVE	\$	250.00
PIERCE AND WARD LLC	PIERCE AND WARD LLC	1954	HILLHURST AVE	\$	350.00
JENI'S-CALIFORNIA LLC	JENI'S SPLENDID ICE CREAM	1954	HILLHURST AVE	\$	450.00
LUCIFER'S PIZZA	LUCIFER'S PIZZA	1958	HILLHURST AVE	\$	250.00
CRANIAL TECHNOLOGIES INC.	2588565	1965	HILLHURST AVE #200	\$	100.00
MOTI THERAPY LLC	MOTI PHYSICAL THERAPY	1965	HILLHURST AVE	\$	400.00
CAPARINHA BAR		1966	HILLHURST AVE	\$	450.00
IJ LEE INC	SUSHI AI LOS FELIZ	1970	HILLHURST AVE	\$	350.00
FARFALLA TRATTORIA INC	FARFALLA TRATTORIA	1978	HILLHURST AVE	\$	450.00
ARMEN DZHUGARYAN	HOLLYWOOD STAR SMOG CHECK	2000	HILLHURST AVE #A	\$	100.00
WESTERN DIAGNOSIS & REPAIR INC	WESTERN DIAGNOSIS & REPAIR	2000	HILLHURST AVE	\$	350.00
STACY LAUREN-KON	MEND FAMILY ACUPUNCTURE AND HEALTHCARE	2016	HILLHURST AVE	\$	100.00
CLASSIC CARE HOME HEALTH INC		2018	HILLHURST AVE	\$	100.00
JAMES D KELLEHER	LOS FELIZ PROPERTIES	2020	HILLHURST AVE	\$	350.00
HOVIK HOVAKIMIAN		2020	HILLHURST AVE	\$	100.00
SAV-ON PHARMACY	SAV-ON PHARMACY	2035	HILLHURST AVE	\$	250.00
ADVANCED FRESH CONCEPTS FRANCHISE CORP	AFC SUSHI	2035	HILLHURST AVE	\$	100.00

LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2025 ASSESSMENT ROLL

COINSTAR ASSET HOLDINGS LLC	COINSTAR	2035	HILLHURST AVE	\$	100.00
AMERICAN STORES COMPANY LLC	ALBERTSONS #6387	2035	HILLHURST AVE	\$	550.00
ALL TIME RESTAURANT LLC	ALL TIME	2040	HILLHURST AVE	\$	350.00
PETROS & PARVEY OPOYAN	OPYANS HAIR DESIGN	2042	HILLHURST AVE	\$	200.00
SANH CHI LAM	FANCY NAILS	2048	HILLHURST AVE	\$	200.00
THE SOSA RESTAURANT GROUP	YUCA'S	2056	HILLHURST AVE	\$	250.00
HILLHURST LIQUOR INC	HILLHURST LIQUOR INC	2060	HILLHURST AVE	\$	250.00
CIVICO 2064		2064	HILLHURST AVE	\$	350.00
BLUE BOTTLE COFFEE INC	BLUE BOTTLE COFFEE	2066	HILLHURST AVE	\$	350.00
FRAMED EWE	FRAMED EWE	2068	HILLHURST AVE	\$	350.00
PETER LASSEN	LASSENS HEALTH FOODS	2080	HILLHURST AVE	\$	550.00
HYOJIN JAPANESE RESTAURANT INC	YEN SUSHI & SAKE	2081	HILLHURST AVE #A	\$	350.00
INTERNATIONAL COFFEE & TEA LLC	THE COFFEE BEAN & TEA LEAF	2081	HILLHURST AVE	\$	550.00
MICHAEL S BURTON MEDICAL GROUP	MICHAEL S BURTON MEDICAL GROUP	2101	HILLHURST AVE	\$	250.00
WARE & SUNDARAM PROFESSIONAL MED GRP	THE LOS FELIZ MED SPA	2107	HILLHURST AVE	\$	250.00
SIMON CHENG OD	BLACKSTONE OPTOMETRY	2109	HILLHURST AVE	\$	350.00
THE SET		2110	HILLHURST AVE	\$	350.00
ALEXANDRA CLAREY	ALEXANDRA CLAREY	2116	HILLHURST AVE	\$	250.00
CAFE LOS FELIZ INC	CAFE LOS FELIZ INC	2118	HILLHURST AVE	\$	350.00
2121 HILLHURST LLC	ENCANTO	2121	HILLHURST AVE	\$	350.00
VDA LLC	THE RECKLESS UNICORN	2124	HILLHURST AVE	\$	250.00
EASTSIDE HOLDING LP	LITTLE DOM'S	2128	HILLHURST AVE	\$	350.00
CHURCH OF SCIENTOLOGY	MISSION OF LOS FELIZ	2131	HILLHURST AVE	\$	350.00
STARBUCKS CORP	STARBUCKS #27874	2138	HILLHURST AVE	\$	550.00
KELLER WILLIAMS LOS FELIZ	KELLER WILLIAMS LOS FELIZ	2150	HILLHURST AVE	\$	350.00
MENDOCINO FARMS LLC		4531	HOLLYWOOD BLVD #C	\$	450.00
CALIFORNIA FISH GRILL		4531	HOLLYWOOD BLVD #G	\$	350.00
ACE PARKING MANAGEMENT INC		4531	HOLLYWOOD BLVD	\$	200.00
U-HAUL CO OF LOS ANGELES	HOLLYWOOD MOVING CENTER	4550	HOLLYWOOD BLVD	\$	550.00
GOODWILL INDUSTRIES OF SOUTHERN CAL	GOODWILL	4575	HOLLYWOOD BLVD	\$	450.00
4600 SUNSET BLVD INC	CHEETAH	4600	HOLLYWOOD BLVD	\$	350.00
ROSEMARIE R QUIMSON CRUZ DMD INC	ROSEMARIE R QUIMSON CRUZ DMD	4606	HOLLYWOOD BLVD #A	\$	100.00
JEFFRIE MANEEPETASUT DMD	JEFFRIE MANEEPETASUT DMD	4606	HOLLYWOOD BLVD #B	\$	200.00
CANVAS INC	CANVAS INC	4610	HOLLYWOOD BLVD	\$	350.00
THE MATH CLUB		4610	HOLLYWOOD BLVD	\$	200.00
RACHEL HUMMEL	RACHEL DUHAME HAIR	4614	HOLLYWOOD BLVD	\$	200.00
LAUREN WOLF JEWELRY LLC	ESQUELETO	4618	HOLLYWOOD BLVD	\$	250.00
STUPID FLY PRODUCTIONS LLC	STUPID FLY MEDIA	4618 1/2	HOLLYWOOD BLVD	\$	200.00
BNRAD STUDIO		4618 1/2	HOLLYWOOD BLVD	\$	200.00
MATH CLUB CREATIVE		4618 1/2	HOLLYWOOD BLVD	\$	200.00
LORENA QUINTERO	RETURN TO HEART THERAPY	4620	HOLLYWOOD BLVD #A	\$	100.00
ROBYN ELIZABETH SMITH LMFT	ROBYN ELIZABETH SMITH LMFT INC	4620	HOLLYWOOD BLVD #A	\$	100.00
SAHRZAD MAHMOUDI MARRIAGE & FAMILY THERAPY INC		4620	HOLLYWOOD BLVD #A	\$	100.00
JASON RIZZO	JASON RIZZO PSYCHOTHERAPY	4620	HOLLYWOOD BLVD	\$	100.00
BO GABRIEL	BO GABRIEL THERAPY	4620	HOLLYWOOD BLVD	\$	100.00
SHANA KALE	SHANA KALE PSYCHOTHERAPY	4620	HOLLYWOOD BLVD	\$	100.00
NGHI LAM LMFT	NGHI LAM LMFT INC	4620	HOLLYWOOD BLVD	\$	100.00
KEN VAN FOSSEN	KEN VAN FOSSEN MFT	4620	HOLLYWOOD BLVD	\$	100.00
CLEAR MIND FULL HEART	DOUGLAS FRIEDMAN LCSW	4620	HOLLYWOOD BLVD	\$	100.00
AURISHA SMOLARSKI LMFT	AURISHA SMOLARSKI LMFT	4620	HOLLYWOOD BLVD	\$	100.00
JILLIAN BOELKE		4620	HOLLYWOOD BLVD	\$	100.00
GAEA WOODS PSYCHOTHERAPY		4622	HOLLYWOOD BLVD #A	\$	100.00
HOMESTATE HOLLYWOOD LLC	HOMESTATE	4624	HOLLYWOOD BLVD	\$	450.00
HOTEL COVELL	HOTEL COVELL	4626	HOLLYWOOD BLVD	\$	350.00
FIREHOUSE HOSPITALITY GOUP LLC	BAR COVELL	4628	HOLLYWOOD BLVD	\$	350.00
GGET LOS FELIZ LLC	GO GET EM TIGER	4630	HOLLYWOOD BLVD	\$	450.00
SOAP PLANT INC	WACKO LA LUZ DE JESUS	4633	HOLLYWOOD BLVD	\$	450.00
SOGO HOLLYWOOD LLC	SOGO ROLL BAR	4634	HOLLYWOOD BLVD	\$	350.00
SALON HAIRROIN INC	HAIRROIN SALON	4637	HOLLYWOOD BLVD	\$	350.00
TODD MERRILL LAHMAN	SWEENEY TODD'S BARBER SHOP	4639	HOLLYWOOD BLVD	\$	200.00
CINE VISUALS LLC	CINE VISUALS	4640	HOLLYWOOD BLVD #B	\$	250.00
JEMS PRESCHOOL	JEMS PRESCHOOL	4640	HOLLYWOOD BLVD	\$	200.00
CHABAD OF LOS FELIZ	CHABAD OF GREATER LOS FELIZ	4640	HOLLYWOOD BLVD	\$	250.00
BRYAN BURK	DARK HORSE TATOO	4644	HOLLYWOOD BLVD	\$	350.00
SPRINGER CHIROPRACTIC INC	SPRINGER CHIROPRACTIC INC	4645	HOLLYWOOD BLVD #1	\$	200.00
LAURA DOAK-SPRINGER	SILVER LAKE SUPPLY	4645	HOLLYWOOD BLVD #3	\$	200.00
MISSAK KLTCHIAN MD INC	KLTCHIAN MISSAK	4645	HOLLYWOOD BLVD #4	\$	100.00
HAKOP MKHSYAN MD	GEV-ARTH FAMILY MEDICAL CLINIC	4645	HOLLYWOOD BLVD #6	\$	250.00
THE BEARDED BEAGLE LLC	THE BEARDED BEAGLE	4646	HOLLYWOOD BLVD	\$	250.00
BRING ON THE MUSIC INC	SILVERLAKE CONSERVATORY OF MUSIC INC	4652	HOLLYWOOD BLVD	\$	350.00
ARTHUR LOUIS INC	WORKS OF ART HAIR STUDIO	4655 1/2	HOLLYWOOD BLVD	\$	250.00

LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2025 ASSESSMENT ROLL

MICHAEL D JOHNSTONE	JOHNSTONE REALTORS	4657	HOLLYWOOD BLVD	#E	\$	100.00
BRIAN COHEN	VINTAGE ON HOLLYWOOD	4659	HOLLYWOOD BLVD		\$	250.00
ULULANI'S SHAVED ICE		4659	HOLLYWOOD AVE		\$	250.00
NICHOLAS GALLO	BLUE ROOSTER ART SUPPLIES	4661	HOLLYWOOD BLVD		\$	250.00
NICOLE BERNSTEIN	STARDAY VINTAGE	4665	HOLLYWOOD BLVD		\$	250.00
KISMET ROTISSERIE	KISMET ROTISSERIE	4666	HOLLYWOOD BLVD		\$	350.00
H/R BLOCK INC	H/R BLOCK INC	4667	HOLLYWOOD BLVD		\$	300.00
LEON KELESHIAN	OMEGA ULTRASOUND DIAGNOSTIC CENTER	4668	HOLLYWOOD BLVD		\$	200.00
AEJ5 LLC	LITTLE GIANTS LA	4675	HOLLYWOOD BLVD		\$	250.00
CREM INVESTMENTS LLC	FACE FACIAL BAR	4683	HOLLYWOOD BLVD		\$	250.00
CHA CHA STUDIO LOS ANGELES		4685	HOLLYWOOD AVE		\$	200.00
MINITRUE		4647	KINGSWELL AVE	#103	\$	100.00
MARINE TER-POGOSYAN	EXTRA COPY	4647	KINGSWELL AVE		\$	100.00
THE KINGSWELL PROJECT LLC	KINGSWELL LOS FELIZ SKATEBOARDING	4651	KINGSWELL AVE		\$	350.00
CAROLINA P LOREDO DDS	CAROLINA P LOREDO DDS	4655	KINGSWELL AVE	#202	\$	100.00
AIJAZ BALKHI	IT SOLUTIONS & SERVICES NETWORK	4655	KINGSWELL AVE	#203	\$	100.00
EMS TRAINING SERVICES OF HOLLYWOOD		4655	KINGSWELL AVE	#203	\$	100.00
EDWARD CARDENAS	EASTSIDE EDITORIAL	4655	KINGSWELL AVE	#207	\$	100.00
SYMPHONY IN THE GLEN /C		4655	KINGSWELL AVE	#209	\$	100.00
ROBERT TROY POSTON	AVATAR COMPUTER CONSULTING	4655	KINGSWELL AVE	#213	\$	100.00
APRO LLC	76 STATION #177	4456	LOS FELIZ BLVD		\$	250.00
STAMP GOURMET	STAMP GOURMET	4500	LOS FELIZ BLVD	#C	\$	350.00
JP MORGAN CHASE BANK NA	DEBRA NEEL	4500	LOS FELIZ BLVD		\$	550.00
ARSHAVIR BALASANYAN	GRANT PARTNERS GROUP	4500	LOS FELIZ BLVD		\$	200.00
LT ACQUISITION CORP	MESSHALL KITCHEN	4500	LOS FELIZ BLVD		\$	450.00
ARTIGO INC	ARTIGO VALET & PARKING SERVICES	4500	LOS FELIZ BLVD		\$	100.00
LAZ KARP ASSOCIATES LLC	LAZ PARKING CALIFORNIA LLC	4500	LOS FELIZ BLVD		\$	100.00
JIHWAN PARK	PUNCHBOWL	4645	MELBOURNE AVE		\$	250.00
BEYOND SKIN	BEYOND SKIN	4647	MELBOURNE AVE		\$	200.00
FLORIST ART BY MIA	FLORIST ART BY MIA	4659	MELBOURNE AVE		\$	250.00
LOS FELIZ LOCK & KEY		4647	RUSSELL AVE		\$	200.00
LOS FELIZ PSYCHIC		4649	RUSSELL AVE		\$	100.00
VINTAGE CINEMAS INC	VISTA THEATER	4473	SUNSET DR		\$	350.00
PAM'S COFFY		4473	SUNSET BLVD		\$	250.00
LAZ KARP ASSOCIATES LLC	LAZ PARKING CALIFORNIA LLC	1600	N VERMONT AVE		\$	100.00
SO CAL GAS	SO CAL GAS	1630	N VERMONT AVE		\$	350.00
BENNY PIRIAN	VERMONT HANDWASH	1666	N VERMONT AVE		\$	450.00
BEST F*CK'N HOT CHICKEN		1670	N VERMONT AVE		\$	250.00
STARBUCKS CORP	STARBUCKS #5794	1700	N VERMONT AVE		\$	550.00
CRE-LM-CA-OC2R	US BANK - LOS FELIZ	1702	N VERMONT AVE		\$	550.00
HOLA COMIDA III LLC	MIRATE	1712	N VERMONT AVE		\$	450.00
HITOPS LOS FELIZ		1714	N VERMONT AVE		\$	350.00
HL & B CORPORATION	BEVERLY HILLS BEST VALET	1715	N VERMONT AVE		\$	100.00
BANK OF AMERICA	BANK OF AMERICA	1715	N VERMONT AVE		\$	550.00
LAZ KARP ASSOCIATES LLC	LAZ PARKING CALIFORNIA LLC	1715	N VERMONT AVE		\$	100.00
LOUPIOTTE KITCHEN	LOUPIOTTE KITCHEN	1726	N VERMONT AVE		\$	350.00
EIMAN SHEKARCHI & FARZAM FAHIMDEZHBAN	THE SIDEWALK GRILL	1727	N VERMONT AVE	#102	\$	350.00
GIVE & CHAN LLC	PATTAYA BAY THAI RESTAURANT	1727	N VERMONT AVE	#103-105	\$	250.00
SONBOL T MOINI	BALANCE ACUPUNCTURE	1727	N VERMONT AVE	#106	\$	100.00
COLONIAL DRUG INC	COLONIAL DRUG INC	1727	N VERMONT AVE	#107	\$	250.00
ZAROUHI PAMBUKCHYAN	AM WATCH REPAIR	1727	N VERMONT AVE	#108	\$	250.00
ALINA OGANYAN DDS	ALINA OGANYAN DDS	1727	N VERMONT AVE	#109	\$	250.00
HELEN NGUYEN	LYNDA'S NAILS	1727	N VERMONT AVE	#110	\$	200.00
REID OSHEROW	THE HANGING COMPANY	1727	N VERMONT AVE	#111	\$	350.00
DONOYAN INSURANCE AGENCY INC	ALLSTATE INSURANCE	1727	N VERMONT AVE	#207	\$	200.00
IMPRO STUDIO	IMPRO STUDIO	1727	N VERMONT AVE	#209	\$	100.00
BREAKWATER STUDIOS LLC	BREAKWATER STUDIOS	1730	N VERMONT AVE		\$	200.00
HALF-OFF CLOTHING INC	HALF-OFF	1748	N VERMONT AVE		\$	350.00
PAYANAGA CORPORATION	SAWADEE THAI SPA AND SALON	1754	N VERMONT AVE		\$	350.00
YOU N I WITH J INC	STARFISH	1755	N VERMONT AVE		\$	350.00
ALISON B DEANE	LEAP	1756	N VERMONT AVE		\$	250.00
EGN INC	CAPRICCIO ON VERMONT	1757	N VERMONT AVE		\$	350.00
HOLLYMONT CLEANERS INC	HOLLYMONT CLEANERS	1759	N VERMONT AVE		\$	250.00
RITTO INC	DRESDEN ROOM	1760	N VERMONT AVE		\$	450.00
AURA MARINA SANTIZO	MYNOR'S PARKING SERVICES	1760	N VERMONT AVE		\$	100.00
BELLJAR LLC	BELLJAR	1764	N VERMONT AVE		\$	250.00
ALBERT GONZALES	REPLAY SUNGLASSES	1766	N VERMONT AVE		\$	250.00
EKAY	Y QUE TRADING POST	1770	N VERMONT AVE		\$	250.00
THIRTEENTH CHURCH OF CHRIST SCIENTIST	THIRTEENTH CHURCH OF CHRIST SCIENTIST	1776	N VERMONT AVE		\$	250.00
MAC REPAIR CLINIC		1768	N VERMONT AVE		\$	250.00
REIKO T ROBERTS	SQUARESVILLE	1800	N VERMONT AVE		\$	350.00

LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2025 ASSESSMENT ROLL

U TURN SEVEN CORPORATION	FIGARO BAKERY - BISTRO	1802	N	VERMONT	AVE	\$	450.00
KATHLEEN COYLE	THE LITTLE KNITTERY	1808	N	VERMONT	AVE	\$	250.00
KARA HOMSEY	LA LA LING INC	1810	N	VERMONT	AVE	\$	250.00
SUMI SIEGEL	SUMI'S	1812	N	VERMONT	AVE	\$	250.00
SKYLIGHT THEATRE COMPANY	SKYLIGHT THEATRE	1816	1/2 N	VERMONT	AVE	\$	100.00
SKYLIGHT BOOKS LLC	SKYLIGHT BOOKS	1818	N	VERMONT	AVE	\$	450.00
GOLDBURGER SUNSET LLC	GOLDBURGER	1820	N	VERMONT	AVE	\$	250.00
VINTAGE CINEMAS INC	LOS FELIZ THEATRES	1822	N	VERMONT	AVE	\$	350.00
GUACDADDY TAQUERIA		1824	N	VERMONT	AVE	\$	250.00
FRED ERIC ETAL	FREDS 62 LLC	1850	N	VERMONT	AVE	\$	450.00
JULIO CESAR BENEZ	ARTISAN LA	1856	N	VERMONT	AVE	\$	250.00
ANTHONY FANARA	PALERMO ITALIAN RESTAURANT	1858	N	VERMONT	AVE	\$	450.00
XANDER INVESTMENTS GROUP LLC	WUNDERBAR PILATES LOS FELIZ	1864	1/2 N	VERMONT	AVE	\$	200.00
VSM HOLDING LLC	BRU ARTISAN COFFEE & TEA	1866	N	VERMONT	AVE	\$	350.00
BI-COLOR NAIL BOUTIQUE LLC	BI-COLOR	1868	N	VERMONT	AVE	\$	300.00
HOUSE OF PIES INC	HOUSE OF PIES	1869	N	VERMONT	AVE	\$	450.00
JOHNNY SAYEGH		1870	N	VERMONT	AVE	\$	250.00
						TOTAL	\$ 81,050.00