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October 1, 2021

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

RE: 2022 Annual Report for the Little Tokyo BID

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 and approved the proposed 2022 budget and assessments as noted.

On behalf of the Little Tokyo Business Association, managers of the Little Tokyo BID, and the Little Tokyo BID Advisory Board, I would like to present this 2022 Annual Report and assessment amounts for the Little Tokyo BID 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", written in a cursive style.

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

cc: Joanne Kumamoto, LTBID Advisory Board Co-Chair

2022 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, 2022 to December 31, 2022.

Improvements and Activities for 2022: 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 Little Tokyo BID boundaries seven (7) days per week. Hours of service shall be determined by the Little Tokyo BID board of directors.

Street/Sidewalk Maintenance Program: The street maintenance program shall consist of sidewalk and street clean up, tree trimming, gutter clearance to be conducted a minimum of twice a month, trash hauling, and weekly servicing of City-owned BigBelly compacting trash containers and trash hauling. 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 shall consist of public events, cultural festivals, advertising, data analysis, surveys, public relations, and publicity geared toward strengthening the District's commercial economy and attracting new and returning customers. The program shall include maintenance of the Little Tokyo Business Association/Little Tokyo Business Improvement District website and production and distribution of the quarterly newsletter. New in 2022 will be: (1) the launch of an additional website designed for young people, K-12th grade, featuring a virtual tour, educational content, and cultural and language; and (2) establishment of the *Little Tokyo Legacy Business Registry*, a database comprised of the names and histories of local businesses that have been part of the Little Tokyo district for 30 years or more or have contributed significantly to the community's cultural character and sustainability.

Administrative Program: The expenditures anticipated in this area shall be for, professional accounting, consulting, and legal services, insurance premiums, office space, internet, and office equipment and supplies essential to the administration of the BID.

Total Estimate of Costs for 2022: It is the intention of the Little Tokyo BID managers to continue to provide safety, street maintenance, and marketing services within the District through 2022. The District's ability to maintain the same level of professional service, including frequency and number of service hours, will depend on the District's

ability to collect sufficient revenue through its special assessments to meet the cost of these services.

Economic Hardship: The Little Tokyo BID Advisory Board is aware that merchants, especially those who operate small, independent businesses, may have been negatively impacted in 2021 by City and State government-mandated stay-at-home, shut-down orders, and limited capacity orders by the COVID-19 pandemic. With this in mind, the Little Tokyo BID has established a process by which members that can seek assessment adjustment due to economic hardship. Through a formal appeal process, those members seeking partial or full relief of the 2022 special assessment should submit in writing the reasons demonstrating economic hardship to the Little Tokyo Business Improvement District’s Administrator. Email: board@visitlittletokyo.com.

Breakdown of the total estimated 2022 budget is attached to this report as Appendix A.

Assessment Methodology

For fiscal year 2022, to ensure that assessments are fairly applied, businesses with similar activities are grouped together and assessed a flat fee accordingly. A rise in the minimum wage and higher costs have resulted in the need to raise assessments an average of ten (10) percent.

Assessment Formula (Regular Members)

TYPE OF BUSINESS	ASSESSMENT
ARTISANS (e.g. CLASSICAL DANCE, TEA CEREMONY, CALLIGRAPHY, FLOWER ARRANGEMENT, INDEPENDENT ARTISTS)	\$110
AUTOMOBILE-RELATED SERVICES (CAR RENTAL COMPANIES, REPAIR SHOPS, CAR WASHING & DETAILING)	\$550
FINANCIAL INSTITUTIONS (BANKS, MORTGAGE COMPANIES, LAND DEVELOPERS)	\$4,000
LODGING (HOTELS, POD SHARING)	\$800
PARKING LOT MANAGEMENT	\$800
PERSONAL SERVICES (HAIR SALONS, BARBER SHOPS, NAIL SALONS, SPAS, BEAUTY CONSULTANTS, COSMETICS, YOGA INSTRUCTION & PERSONAL TRAINING, GYMS)	\$330
PROFESSIONAL SERVICES (MEDICAL, DENTAL, OPTOMETRIC, URGENT CARE, PHARMACIES, BAIL BONDS, IMMIGRATION, INSURANCE, ATTORNEYS, ARCHITECTS, ACCOUNTANTS, CATERING, PUBLISHING, CONSTRUCTION, REAL ESTATE, TRAVEL, INTERIOR DESIGN, PRINTING SERVICES, AUTO REPAIR & SERVICES, CAR RENTALS)	\$330
PROPERTY MANAGEMENT & RENTAL COMPANIES - CATEGORY A (50+ UNITS)	\$4,000
PROPERTY MANAGEMENT & RENTAL COMPANIES - CATEGORY B (LESS THAN 50 UNITS)	\$2,200
RESTAURANTS - FAST-CASUAL (PLACE ORDER AT COUNTER, COFFEE, TEA OR SPECIALTY SHOP, JUICE BAR/SMOOTHIE, ICE CREAM, DESSERT, SNACKS, PASTRY)	\$450
RESTAURANTS & BARS/NIGHTCLUBS - FULL SERVICE (WAIT SERVICE & CATERING)	\$750
RETAIL – CATEGORY A (GROCERY STORES & SUPERMARKETS)	\$1,650

RETAIL - CATEGORY B (STORES SELLING HIGH-END PRODUCTS & SERVICES, e.g. DESIGNER SNEAKERS, CANNABIS DISPENSARIES)	\$800
RETAIL - CATEGORY C (TOY & GIFT SHOPS, NEW CLOTHING, BOOKSTORES, VINTAGE/RESALE CLOTHING, FLORISTS)	\$330

Definitions

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.

For fiscal year 2022, the BID special assessment for non-profit organization members will be as follows:

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

Assessment Formula (Non-Profit)

TYPE OF NON-PROFIT	ASSESSMENT
NON-PROFIT ORGANIZATIONS (10+ EMPLOYEES) (e.g. COMMUNITY CENTERS, MUSEUMS, CHARTER SCHOOL ASSOCIATIONS, HOUSING ENTITIES)	\$1,650
NON-PROFIT ORGANIZATIONS (LESS THAN 10 EMPLOYEES)	\$330
RELIGIOUS INSTITUTIONS	\$330

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 nonprofit), 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, nonprofit organization, (private, public, governmental agency, or *quasi* government 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 2022 assessments was sent by the Los Angeles City Clerk will be exempt from the 2022 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, accept voluntary contributions, conduct fundraising events, 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 Little Tokyo 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 Little Tokyo BID programs.

Delinquent LT BID Assessment Fee

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

Amount of Surplus/Deficit from previous Fiscal Year:

It is anticipated that there will be no surplus carried over from 2021.

Amount of Contributions from other sources:

\$50,000 (grants, donor support, fundraising events)

Boundaries: The Little Tokyo BID’s boundaries for its 2022 operating year remain unchanged from the BID’s 2020 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 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

Benefit Zones: For its 2022 operating year, the benefit zones for the Little Tokyo Business Improvement District will remain unchanged from the BID’s 2021 operating year. There is only one benefit zone.

2022 LT BID Advisory Board Members

<u>Member</u>	<u>Business/Organization</u>
Ellen Endo, Co-Chair/Administrator	Hapa Consulting Services/Rafu Shimpō
Joanne Kumamoto, Co-Chair	Kumamoto Associates
Mike Okamoto, Ex-Officio	Little Tokyo Business Association
David Ikegami, President	Taira Investment
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 2022 PROPOSED BUDGET

Estimated Carryover from 2021	\$	0
Contributions from Other Sources	\$	50,000
Estimated Assessment for 2022	\$	<u>284,450</u>
TOTAL ESTIMATED 2022 BUDGET		\$ 334,450

Estimated Expenses for 2022		
Safety Ambassador Program (80%)	\$	267,560
Street/Sidewalk Maintenance Program (10%)	\$	33,445
Marketing and Promotional Program (3%)	\$	10,034
Administrative Program (7%)	\$	<u>23,411</u>
TOTAL ESTIMATED 2022 EXPENSES		\$ 334,450

Little Tokyo Business Improvement District 2022 Assessment Data

	Business Name	Business Address	2022 Assessment
1	252 260 South Los Angeles LLC	252 S Los Angeles St	\$800
2	401 E 2nd Street LLC	401 E 2nd St	\$2,200
3	7-Eleven Store 38266A	200 S Los Angeles St #A	\$330
4	A Beautiful Life Jamaican Kichen	243 S San Pedro	\$450
5	Accounting Dept	319 E 2nd St	\$800
6	Ace One Stop Mail Plus	106 1/2 Judge John Aiso St	\$110
7	Ace Prime LLC	360 E 2nd St #800	\$330
8	Advance Investments Group Inc	250 E 1st St #800	\$330
9	Advanced Parking Systems	328 E 1st St	\$800
10	Advanced Parking Systems	401 E 2nd St	\$800
11	Aid & Abet Bail Bonds	234 E 1st St	\$330
12	Aihara & Associates Insurance	250 E 1st St #900	\$330
13	Akimoto Chiropractic Office	712 E 1st St	\$330
14	Alkons	331 1/2 E 1st St	\$330
15	All American Tickets	340 E 2nd St #305	\$330
16	Allstate Insurance	123 Onizuka St #201A	\$330
17	Aloha Café	410 E 2nd St	\$330
18	America Family Life Assurance	340 E 2nd St #310	\$330
19	American Century Investment Management Inc	360 E 2nd St #500	\$330
20	American Century Investment Services Inc	360 E 2nd St #500	\$330
21	American Holiday Travel	312 E 1st St #240	\$330
22	Ana's Immigration Services	265 S Los Angeles St	\$330
23	Angel City Brewery	216 S Alameda St	\$750
24	Angelo's Barber Shop #8	200 S Los Angeles St #A-1	\$330
25	Anime Jungle	319 E 2nd St #103	\$330
26	Anime Station	330 E 2nd St #A	\$330
27	Anthony Sperl	339 1/2 E 1st St	\$2,200
28	Anzen Hardware	309 E 1st St	\$330
29	Aratani Theater	244 S San Pedro St	\$330
30	Arc Intl	244 S San Pedro St #402	\$330
31	Architectural Resource Group	360 E 2nd St #225	\$330
32	Asahi Insurance Agency	321 1/2 E 1st St #203	\$330
33	Ashiya	140 Onizuka St	\$330
34	Asian Pacific Islander Small Business Program	231 E 3rd St	\$330
35	Asians for Miracle Marrow Matches	244 S San Pedro St #503	\$330
36	Assist Wig LA	319 E 2nd St #114	\$330
37	Attn: Administration Division	123 Onizuka St #105	\$1,650
38	AVA Little Tokyo Apartments	236 S Los Angeles St	\$4,000
39	Azay	226 E 1st St	\$450
40	Bae	369 E 2nd St	\$450
41	Bailey Yukihisa Kikuchi	123 Onizuka St Space #4	\$330
42	Bank of The West	123 Onizuka St	\$4,000
43	BBQ Chicken DTLA	442 E 2nd St	\$450
44	Beidle Robert M Tr & Theodore Buxton	330 E 2nd St	\$800
45	Bespoke Treatment LLC	250 E 1st St #300	\$330
46	Best Chiropractic Clinic	430 E 2nd St	\$330
47	Beyond the Bloom Inc	100 S San Pedro St #C10	\$330
48	BH Little Tokyo Properties LLC	340 E 2nd St	\$4,000
49	Blooming Art Gallery	129 Japanese Village Plaza	\$330
50	Boba Time - Little Tokyo	372 E 2nd St	\$450

51	Bowls Films	311 E 1st St	\$330
52	Brickstar Capital	312 E 1st St #320	\$330
53	Bun-Ka Do Inc	340 E 1st St	\$330
54	Buna Insurance	400 E 2nd St #206	\$330
55	Café Dulce	134 Japanese Village Plaza	\$450
56	Calgreens Enterprises	255 S Los Angeles St	\$330
57	California Community Economic Development Assoc	244 S San Pedro St #412	\$330
58	California Floral	220 E 1st St	\$330
59	Cap Robot	319 E 1st St	\$330
60	Carousel Properties Inc	880 E 1st St	\$800
61	Catholic Schools Collaborative	312 E 1st St #242	\$330
62	Center for Asian American United for Self Empowerment Inc	360 E 2nd St #819	\$330
63	Center For Cultural Innovation	244 S San Pedro St #401	\$330
64	Centrl Office	360 E 2nd St #800	\$330
65	Chado Tea Room	100 N Central Ave	\$450
66	Champion's Curry	136 S Central Ave	\$450
67	Charles Tan & Associates	320 E 2nd St #316	\$330
68	Chimera KK Inc	701 E 3rd St #120	\$330
69	Chinchikurin	350 E 1st St	\$750
70	Citibank	324 E 1st St	\$4,000
71	City Center Parking	250 E 1st St #101	\$800
72	City Hair	342 1/2 E 1st St	\$330
73	City Vintage	339 1/2 E 1st St	\$330
74	Clayson	336 E 2nd St	\$330
75	Club Pilates Little Tokyo	200 S Los Angeles St	\$330
76	Crave Global Inc	360 E 2nd St #801	\$330
77	Crft By Maki	341 E 1st St	\$330
78	Cuddle Barn Inc	340 E 2nd St #309	\$330
79	Daikokuya Ramen	327 E 1st St	\$750
80	Daimaru Hotel	345 E 1st St	\$800
81	Dale K Ogawa	360 E 2nd St #360	\$330
82	Delta 8 Labs	261 S Los Angeles St	\$800
83	Donatsu	330 E 2nd St #C	\$750
84	DoubleTree Hotel Los Angeles Downtown	120 S Los Angeles St	\$800
85	Downtown Urgent Care	269 S San Pedro St	\$330
86	Du Japon Hair Club	454 E 2nd St	\$330
87	E 1St St Partners LLC	600 E 1st St	\$330
88	E 1st St Property LLC	622 E 1st St	\$2,200
89	E Flamingo Holdings LLC	120 S San Pedro St	\$2,200
90	E Tokyo Gateway LLC	312 E 1st St	\$2,200
91	East West Players	120 Judge John Aiso St	\$330
92	Economic Roundtable	244 S San Pedro St #506	\$330
93	El Corona LLC	228 E 1st St	\$4,000
94	Elite Graphics	244 S San Pedro St #302	\$330
95	Elloveo Inc	360 E 2nd St Fl #8	\$330
96	Entertainment Hobby Shop Jungle	319 E 2nd St #119	\$330
97	Entertainment Hobby Shop Jungle & Anime Jungle	319 E 2nd St #122	\$330
98	Environmental Contracting Corp	880 E 1st St	\$330
99	Enya	343 E 1st St	\$450
100	EQR RETAX	375 E 2nd St	\$4,000
101	Estrada Law Group APC	360 E 2nd St #800	\$800
102	Evening Star Inc	312 E 1st St #200	\$330

103	Evgo Services LLC	101 Judge John Aiso St	\$330
104	EZ Shiatsu	400 E 2nd St #205	\$330
105	Face And Skin LA	706 E 1st St	\$330
106	Facilities	100 S San Pedro St	\$4,000
107	Far Bar	347 E 1st St	\$750
108	Far East Building LP	347 E 1st St	\$2,200
109	FE Design & Consulting	327 E 2nd St #222	\$330
110	FIA Insurance Services Inc	244 S San Pedro St #200	\$330
111	Flow PC	330 E 2nd St #201B	\$330
112	Flower School LA	223 S Los Angeles St	\$110
113	Flux Mvmnt	248 E 1st St	\$330
114	Fooda Coporate Services	360 E 2nd St	\$330
115	Friendsholdco LLC	360 E 2nd St #800	\$330
116	Fugetsu Do	315 E 1st St	\$450
117	Fujima Kansuma Kai	244 S San Pedro St #407	\$110
118	Gazen Teppanyaki	362 E 1st St	\$550
119	General Assembly	360 E 2nd St #400	\$330
120	Gimbal Inc	360 E 2nd St #350	\$330
121	Ginza-Usa	342 1/4 E 1st St	\$330
122	Go For Broke National Education Center	355 E 1st St #200	\$330
123	Golden Hour Therapy	250 E 1st St #300	\$330
124	Gong Cha	318 E 2nd St #A	\$450
125	Good Smile Company Inc	360 E 2nd St #450	\$330
126	Growze	330 E 2nd St #A	\$330
127	Hachioji Ramen	313 E 1st St	\$550
128	Hadsell Stormer & Renick LLP.	250 E 1st St #1201	\$330
129	Hair Craft	123 Onizuka St #304	\$330
130	Hakata Ikkousha Little Tokyo	368 E 2nd St	\$750
131	Hakata Ramen Shin Sen Gumi	132 S Central Ave	\$750
132	Hama Sushi	347 E 2nd St	\$750
133	Harmony Nail & Threading Salon	239 S San Pedro St #A	\$330
134	Hary's Immigration Services	108 Judge John Aiso St	\$330
135	Hemp Victory Garden	269 S Los Angeles St	\$800
136	Higashi Hongwanji Temple	505 E 3rd St	\$330
137	Hiroshima Ken-Jin Kai of So Ca	712 E 1st St	\$330
138	Hobnob	139 Japanese Village Plaza	\$330
139	Honda Plaza	400 E 2nd St #204	\$2,200
140	Honeymee	120 Japanese Village Plaza	\$450
141	House of Bail Bonds	116 Onizuka St	\$330
142	Immigration Multi Service	321 1/2 E 1st St #205	\$330
143	Immigration Services	106 Judge John Aiso St	\$330
144	Imperial Barber Shop	114 Judge John Aiso St	\$330
145	Insight Data Science	360 E 2nd St #675	\$330
146	J-Town Life	123 Onizuka St Space #4	\$330
147	Jamestown Urban Management LP	360 E 2nd St #100	\$330
148	Japanese American Citizens League	244 S San Pedro St #409	\$330
149	Japanese American Cultural and Comm Ctr (JACCC)	244 S San Pedro St	\$1,650
150	Japanese American National Museum	100 N Central Ave	\$1,650
151	Japanese Chamber of Commerce	244 S San Pedro St #410	\$330
152	Japanese Community Pioneer Center	244 S San Pedro St #301	\$330
153	Japanese Restaurant Assoc	312 E 1st St #241	\$330
154	Japanese Village LLC	335 E 2nd St	\$4,000

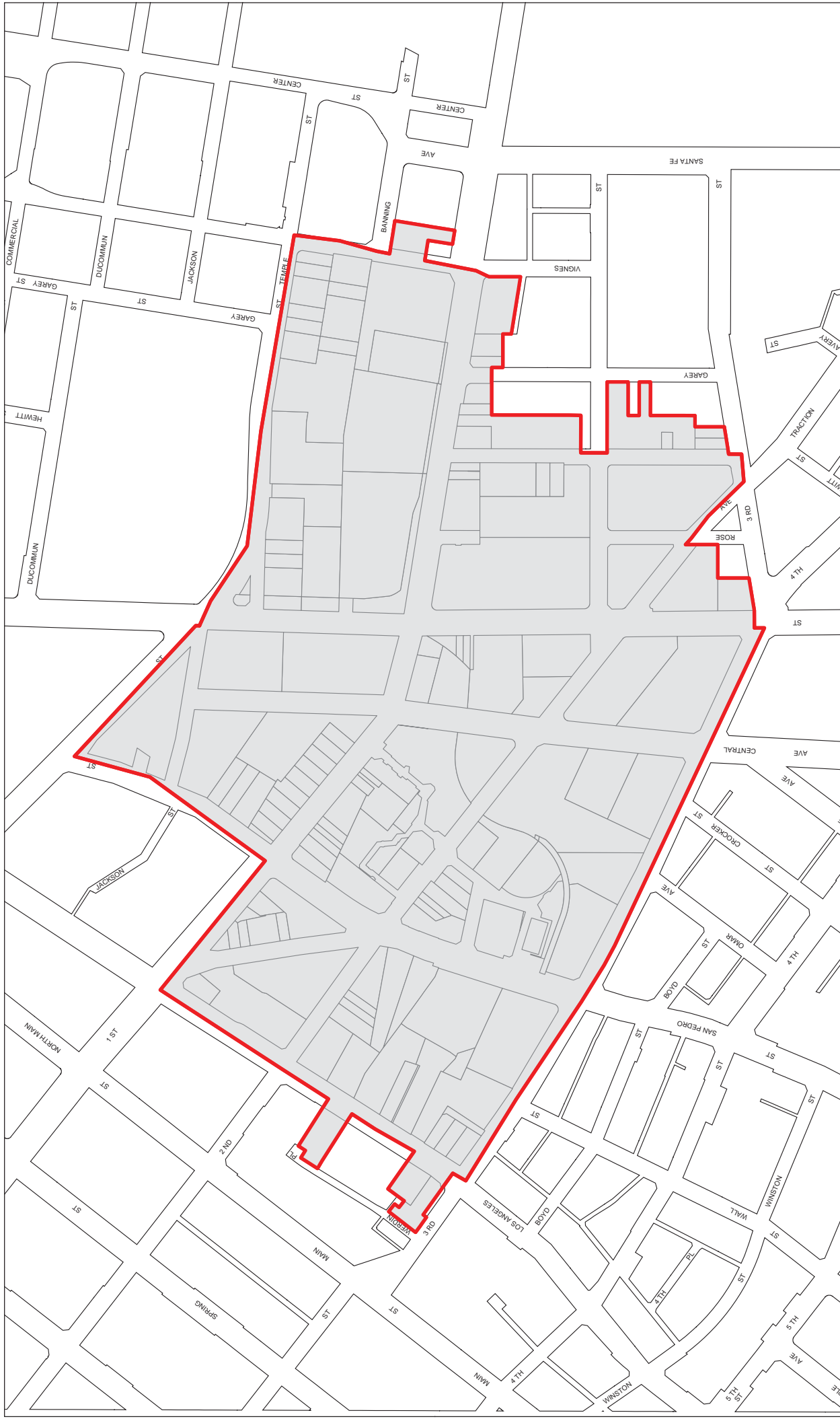
155	Japanese Village Plaza	335 E. 2nd St., #220	\$4,000
156	Japangeles	141 Japanese Village Plaza	\$330
157	Jason Markk	329 E 2nd St	\$800
158	JibJab	360 E 2nd St #200	\$330
159	Jin China Bistro	123 Onizuka St #202	\$330
160	Jist Café (Caroline Shin)	116 Judge John Aiso St	\$750
161	Joe's Auto Park #319	120 S San Pedro St #319	\$800
162	Joe's Auto Parks	232 E 2nd St	\$800
163	Joe's Auto Parks	319 E 2nd St	\$800
164	Josephine McNary MD Inc	250 E 1st St #300	\$330
165	JPPF 360 E Second LP	360 E 2nd St #250	\$4,000
166	Juan Carlos Pallares	106 Judge John Aiso St	\$330
167	Justice Urban Tavern	120 S Los Angeles St	\$750
168	Kabuto	323 E 1st St	\$450
169	Kagaya Restaurant	418 E 2nd St	\$750
170	Kagura Tokyo Cuisine	137 Japanese Village Plaza	\$750
171	Kajima Development Corp	250 E 1st St #301	\$4,000
172	Kasdan Lippsmith Weber Turner	360 E 2nd St #300	\$330
173	Kawasaki Co	315 E 1st St	\$800
174	KBNL International	251 S Los Angeles St	\$330
175	KC Beauty Academy	706 E 1st St	\$330
176	KC Salon	701 E 3rd St #120	\$330
177	Kimonoya	123 Onizuka St #102	\$330
178	Kimura Kasushi	324 E 1st St	\$800
179	Kinjiro	424 E 2nd St	\$750
180	Kinokuniya Book Store of America	123 Onizuka St #205	\$330
181	Kizuna	244 S San Pedro St #504	\$330
182	Komasa Restaurant	351 E 2nd St	\$750
183	Kools	110 Japanese Village Plaza #A	\$330
184	Korea BBQ House	123 Onizuka St #302	\$450
185	Korean Kitchen BBQ	135 Japanese Village Plaza	\$750
186	Kouichi Itoh DDS	400 E 2nd St #207	\$330
187	Kouraku Restaurant	314 E 2nd St	\$450
188	Koyasan Beikoku Betsuin of LA	342 E 1st St	\$330
189	Kura Sushi USA Inc	333 E 2nd St	\$750
190	Kurata Eye Care Center	200 S San Pedro St #B	\$330
191	Kushi-Shabu	123 Onizuka St #305	\$750
192	Kyodo News America Inc	250 E 1st St #302	\$330
193	KZ Lucas Investments Inc	200 S Los Angeles St #C	\$330
194	LA Artcore	120 Judge John Aiso St #101	\$330
195	LA Homba Hongwanji Buddhist Temple	815 E 1st St	\$330
196	LA Little Tokyo LP	227 E 2nd St	\$4,000
197	Las Galas	103 Japanese Village Plaza	\$750
198	Law Offices of Sung U Park	265 S Los Angeles St	\$330
199	LAZ Parking	360 E 2nd St	\$800
200	Leadership Education For Asian-Pacifics Inc	327 E 2nd St #226	\$1,650
201	Ledger No 24049	222 S Los Angeles St	\$4,000
202	Lem Trust	261 S Los Angeles St	\$800
203	Leola Lace	301 E 1st St	\$330
204	Little Tokyo Community Council	106 1/2 Judge John Aiso St #172	\$330
205	Little Tokyo Dental Group	316 E 2nd St	\$330
206	Little Tokyo Dental Group	316 E 2nd St #301	\$330

207	Little Tokyo Hotel	327 1/2 E 1st St	\$800
208	Little Tokyo Ice Cream & Yogurt	133 Japanese Village Plaza	\$450
209	Little Tokyo Nutrition Services	244 S San Pedro St #408	\$330
210	Little Tokyo Pet Clinic	236 S Los Angeles St #H	\$330
211	Little Tokyo Pharmacy / LT Gift Corp	402 E 2nd St	\$330
212	Little Tokyo Public Safety Association	307 E 1st St	\$330
213	Little Tokyo Towers Inc	455 E 3rd St	\$1,650
214	Los Angeles Eye Care	334 E 2nd St #B	\$330
215	Los Angeles Immigration/Photo	242 E 1st St	\$330
216	Los Angeles Japanese Auto Corp	810 E 1st St	\$330
217	LPE Limited Partnership	231 E 3rd St #G106	\$1,650
218	LTSC Community Development Corp	345 E 1st St	\$1,650
219	LTSC Community Development Corp	231 E 3rd St #G106	\$1,650
220	Lumbini Child Development Center	505 E 3rd St	\$330
221	Madre Tierra Express	241 S San Pedro St	\$450
222	Magnolia Charter Schools	250 E 1st St #1500	\$1,650
223	Make Asobi	130 Japanese Village Plaza	\$330
224	Maneki Neko	111 Japanese Village Plaza	\$330
225	Manufacturers Bank	200 S San Pedro St	\$4,000
226	Mark Kuwata Associates Inc	104 Judge John Aiso St	\$800
227	Marugame Monzo	329 E 1st St	\$750
228	Maruya	106 Japanese Village Plaza	\$750
229	Masako Yoneyama	319 E 2nd St #203	\$330
230	Men Oh	456 E 2nd St	\$330
231	Merchant Futures	321 1/2 E 1st St #202	\$450
232	Midori Matcha Café	123 Onizuka St #101C	\$450
233	Mikado Hotel	331 1/2 E 1st St	\$2,200
234	Mike's Deli	238 E 1st St	\$450
235	Mikiseki Gift	340 Azusa St #A	\$110
236	Milk + T	310 E 2nd St	\$450
237	Miren Inc	360 E 2nd St #800	\$330
238	Mitsuru Cafe	117 Japanese Village Plaza	\$750
239	Mitsuru Garzouzi / Itsuo & Fusako Tachibana	320 E 2nd St	\$750
240	Mitsuru Grill	316 E 1st St	\$450
241	Miyako Gardens	223 S Central Ave	\$2,200
242	Miyako Hotel	328 E 1st St	\$800
243	Modern Parking Inc	400 E 2nd St	\$800
244	Modern Parking Inc	111 S Central Ave	\$800
245	Modern Parking Inc	101 Judge John Aiso St	\$800
246	Mokuyobi	101 Japanese Village Plaza	\$800
247	Monkey Pants	131 Japanese Village Plaza	\$330
248	Mr Ramen	341 1/2 E 1st St	\$750
249	Muttropolitan	408 E 2nd St	\$330
250	My Ramen Bar	321 1/4 E 1st St	\$450
251	Napafasa	340 E 2nd St #409	\$330
252	Nelly's Get-Legal Immigration	250 E 1st St #901	\$330
253	Neufeld Marks	250 E 1st St #1101	\$330
254	New World Investments	106 S Hewitt St	\$4,000
255	Nicholas Gallucci	232 E 2nd St	\$4,000
256	Nijiya Market	124 Japanese Village Plaza	\$1,650
257	Nisei Week Japanese Foundation	244 S San Pedro St #303	\$110
258	Nishi Hongwanji Child Development Ctr	815 E 1st St	\$330

259	Nobuyuki Watanabe	330 E 2nd St #A-2	\$330
260	Non Factory	108 S San Pedro St	\$330
261	North South GTS LLC	244 S San Pedro St #202	\$330
262	NT Auto Repair	810 E 1st St	\$330
263	Office Depot Tax Department	401 E 2nd St	\$330
264	Oh Fuji Inc	244 S San Pedro St #501	\$330
265	Okayama Kobo Bakery & Cafe	328 E 1st St	\$330
266	Okinawa Gift Shop	319 E 2nd St #203	\$330
267	Olympic Shop	246 E 1st St	\$330
268	Oomasa Restaurant	100 Japanese Village Plaza	\$750
269	Ootoro Little Tokyo Inc	232 E 2nd St #E	\$750
270	Open House Realty & Investments Inc	250 E 1st St #402	\$330
271	Oregon Hotel	226 1/2 E 1st St	\$800
272	Orochon Ramen	123 Onizuka St #303	\$750
273	Otaku Vision Studios LLC	123 Onizuka St #311	\$330
274	Ou Beauty Medical Spa	125 S San Pedro St	\$330
275	Pacrim Engineering	312 E 1st St #220	\$330
276	Panawest	114 Onizuka St	\$110
277	Parviz & Lisolette Taherpour	724 E 1st St	\$330
278	Pasta e Pasta by Allegro	432 E 2nd St	\$750
279	Perfect Parking Inc.	222 S Hewitt St	\$800
280	Ph7 Ltd	324 E 1st St	\$330
281	Pho Ever Restaurant	319 E 2nd St #205	\$450
282	Poketo	374 E 2nd St	\$330
283	Pop Little Tokyo	349 E 2nd St	\$330
284	Popkiller Second	343 E 2nd St	\$330
285	Pops Handmade Tattoos LLC	339 1/2 E 1st St	\$330
286	Pops Handmade Tattoos LLC	339 E 1st St	\$330
287	Potato Chips Deli	123 Onizuka St #108	\$450
288	Prime Pizza	141 S Central Ave	\$450
289	Property Tax Dept	181 S Central Ave	\$330
290	Q Pop Inc Q2 Gallery	319 E 2nd St #121	\$330
291	Rael Inc	360 E 2nd St #800	\$330
292	Rafu Bussan Inc	414 E 2nd St	\$330
293	Raggedy Threads	330 E 2nd St #B	\$330
294	Rakkan	359 E 1st St	\$450
295	Renew Telehealth	200 S Los Angeles St	\$330
296	Repurpose	360 E 2nd St #600	\$330
297	Rice and Nori	123 Onizuka St #103	\$450
298	RIF / RIF II	318 E 2nd St #B	\$330
299	Rike International Inc	228 E 1st St	\$450
300	Rincon Consultants	250 E 1st St #301	\$330
301	Rita Freeman & Robin Ludmer	323 E 1st St	\$2,200
302	Roll Spot Sushi & Dessert	134 Onizuka St #101C	\$450
303	Rumba Kitchen	123 Onizuka St #204	\$450
304	S K Uyeda Investment Corp	314 E 1st St	\$330
305	Sadao Kimura	316 E 2nd St	\$800
306	Sake Dojo	333 E 1st St	\$750
307	Sakura Crossing Apts	235 S San Pedro St	\$4,000
308	Sakura Rent A Car	120 S Los Angeles St	\$330
309	San Pedro Firm Building Ltd	112 Judge John Aiso St	\$1,650
310	Sanrio Smiles	115 Japanese Village Plaza	\$330

311	Sanwa Enterprises Inc	114 Onizuka St	\$330
312	Second Spectrum	312 E 1st St #400	\$330
313	Select Parking	123 S Hewitt St	\$800
314	Self Owned Domain Fintech Inc	360 E 2nd St #800	\$330
315	Senka Gifts	138 Onizuka St	\$110
316	Shabu Shabu House Restaurant	127 Japanese Village Plaza	\$750
317	Shared Use Mobility Center	360 E 2nd St #800	\$330
318	Sharp Tea	123 Onizuka St #101D	\$450
319	Shiatsu Tokyo	110 Judge John Aiso St	\$110
320	Shinyodo Gifts	119 Japanese Village Plaza	\$330
321	Shizu's Beauty Salon	265 S San Pedro St	\$330
322	Sho Tokyo Parking	350 E 2nd St	\$800
323	Shoe Palace #237	326 E 2nd St	\$800
324	Shotokan Karate America	222 S Hewitt St #7	\$110
325	SHWC LLC	321 1/2 E 1st St #204	\$330
326	Slices Pizza	232 E 2nd St #C	\$450
327	SoHo Spa & Nail	127 S San Pedro St	\$330
328	Sokudo Society LLC	360 E 2nd St #450	\$330
329	Somisomi Taiyaki & Soft Serve	332 E 2nd St #A	\$450
330	Southern California Association of Non-Profit Housing	340 E 2nd St #406	\$330
331	SP Plus Corporation	120 S Los Angeles St	\$800
332	Spitz	371 E 2nd St	\$750
333	St Francis Xavier Chapel-Catholic Center	222 S Hewitt St	\$330
334	Starbucks Coffee #27702	232 E 2nd St	\$450
335	Starbucks Coffee #6557	138 S Central Ave	\$450
336	Starbucks Coffee #9973	120 S Los Angeles St	\$450
337	State Farm Insurance	340 Azusa St #B	\$330
338	Steve Palma	220 E 2nd St	\$800
339	Style Outlet in Little Tokyo	340 E 2nd St #334A	\$330
340	Subway	370 E 2nd St	\$450
341	Suehiro Japanese Restaurant	337 E 1st St	\$450
342	Sunright Tea Studio	134 S Central Ave	\$450
343	Sushi & Teri	116 Japanese Village Plaza	\$450
344	Sushi Hide	123 Onizuka St #307	\$750
345	Sushi-Gen Restaurant	422 E 2nd St	\$750
346	Sustainable Little Tokyo	244 S San Pedro St	\$330
347	Sweat Yoga	360 E 2nd St #150	\$330
348	Sybil Burell Atty at Law	250 E 1st St #1103	\$330
349	Tadao Fujiwara MD	316 E 2nd St 2nd Flr	\$330
350	Taico Inc	312 E 1st St #230	\$330
351	Taikoproject	505 E 3rd St	\$110
352	Takahashi LLC	314 E 2nd St	\$2,200
353	Takoyaki Tanota LLC	324 E 1st St #305	\$450
354	Tamon	328 E 1st St	\$450
355	Tea Master	450 E 2nd St	\$450
356	Teamorrow Tea House	331 E 1st St	\$450
357	Teishokuya of Tokyo	345 E 2nd St	\$750
358	Temple Medical Center	124 N Vignes St	\$330
359	Tenno Sushi	207 S Central Ave	\$750
360	The Industry	244 S San Pedro St #304	\$330
361	The J Morey Co Inc (City of LA)	361 E 1st St	\$330
362	The Mermaid	428 E 2nd St	\$750

363	The Museum of Contemporary Art	152 N Central Ave	\$1,650
364	The Oliver Sports Council LLC	361 E 1st St	\$330
365	The Raconteur Collective	360 E 2nd St #800	\$330
366	The Rafu Shimpo	701 E 3rd St #130	\$330
367	The Sweat Shoppe	200 S Los Angeles St #C	\$330
368	The Wealth Collective LLC	360 E 2nd St #800	\$330
369	Therapy Lab Inc	250 E 1st St #300	\$330
370	TMS & Brain Health LLC	250 E 1st St #300	\$330
371	Tokyo Cleaners	426 E 2nd St	\$330
372	Tokyo East LLC	200 S San Pedro St #200	\$800
373	Tokyo Japanese Outlet	114 Japanese Village Plaza	\$330
374	Tokyo West LLC	326 E 2nd St	\$800
375	Torigoya	123 Onizuka St #203	\$750
376	Tous Les Jours	404 E 2nd St	\$450
377	Travel-A-Peal Group Getaways	112 Judge John Aiso St #117	\$330
378	Tyrant King	880 E 1st St #1B	\$330
379	U & U Graphics	340 Azusa St #C	\$110
380	Unified Parking Service	318 E 1st St	\$800
381	Union Bank	120 S San Pedro St	\$4,000
382	Union Church of Los Angeles	401 E 3rd St	\$330
383	Uyehara Travel	319 E 2nd St #203	\$330
384	Vantage Golf & Sport	123 Onizuka St #207	\$330
385	Verizon Wireless	232 E 2nd St #F	\$330
386	Video Paradise	246 E 1st St	\$330
387	Visual Communications (Francis Cullado, Exec Director)	120 Judge John Aiso St	\$330
388	Vita Cane Juicery	107 Japanese Village Plaza	\$450
389	Wakaba Apartments	232 E 2nd St	\$4,000
390	Weller Court	1100 S. Flower St., Suite 3200	\$4,000
391	Weller Court Parking	123 Onizuka St	\$800
392	Wells Fargo	232 E 2nd St	\$4,000
393	Wingz CA	241 S San Pedro St #B62	\$450
394	Wolf & Crane	366 E 2nd St	\$750
395	Wonder Nails	244 E 1st St	\$330
396	Woodcraft Rangers / Nuvision	340 E 2nd St #200	\$330
397	World 8-2	319 E 2nd St #120	\$450
398	World Motion Creatives Inc	120 S Los Angeles St #280	\$330
399	Wrk-shp	313 1/2 E 1st St	\$330
400	Yamazaki Bakery	123 Japanese Village Plaza	\$450
401	Zencu Sushi & Grill (Lawrence Yoo)	319 E 2nd St #206	\$750
402	Zenshuji Soto Mission	123 S Hewitt St	\$330
		Total:	\$284,450



LITTLE TOKYO

BUSINESS IMPROVEMENT DISTRICT

NOT TO SCALE



■ B.I.D. PROPERTIES (MERCHANT BASED)

— B.I.D. BOUNDARY

Council File 10-1958
Ordinance 182461

Mapped By: DEPARTMENT OF CITY PLANNING - SYSTEMS & GIS DIVISION
Mapped with Permission Granted by THE REALTOR BOARD