



Attachment |

106 ½ JUDGE JOHN AISO STREET #132, LOS ANGELES, CA 90012
PHONE (213) 880-6875 www.visitlittletokyo.com

May 11, 2017

Miranda Paster, City Clerk
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, CA 90012

RE: 2017 Annual Report for the Little Tokyo Business Improvement District

Dear Ms. Paster,

As required under our agreement with the City of Los Angeles, the Little Tokyo Advisory Board has reviewed in detail the proposed 2017 budget.

During the meeting of October 19, 2016 the Advisory Board approved the Annual Report for the renewal year 2017.

On behalf of the Advisory Board, I would like to present this Advisory Board-approved 2017 Annual Report 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 ask me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Endo", written in a cursive style.

Ellen Endo
LTBA President
LTBID Advisory Board Co-Chair

cc: Eugene Van Cise
Joanne Kumamoto, LTBID Co-Chair

**2017 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, 2017 to December 31, 2017.

Improvements and Activities for 2017: The following are the improvements and activities planned for the Little Tokyo Business Improvement District:

Safety Ambassador Program: The professional security program will consist of two security officers patrolling on bicycles within the LT BID boundaries for 16 hours per day, 7 days per week.

Street/Sidewalk Maintenance Program: The street maintenance program will consist of sidewalk and street clean up to be conducted one day per week. Power washing of the sidewalks will be conducted periodically throughout the District in accordance with City guidelines and water use restrictions.

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, and other costs related to the administration of the BID.

Total Estimate of Costs for 2017: A breakdown of the total estimated 2017 budget is attached to this report as Appendix A.

Assessment Formula (Regular Members)

For fiscal year **2017**, the BID special assessment for regular members will be as follows:

<u>Annual Gross Sales:</u>	<u>2017 BID Special Assessment</u>
\$0 - \$50,000	\$ 89.00
\$50,001 - \$200,000	\$354.00
\$200,001 - \$400,000	\$708.00
\$400,001 - \$600,000	\$1,316.00
\$600,001 - \$800,000	\$1,723.00
\$800,001 - \$1,000,000	\$2,154.00
\$1,000,001 - \$2,000,000	\$3,540.00

Banks

\$3,540.00

Definitions

Annual Sales: The term “annual sales” 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 2017, the BID special assessment for non-profit organization members will be as follows:

Gross Related and Unrelated Exempt Function Income

2017 BID Special Assessment

\$0 - \$50,000	\$89.00
\$50,001 - \$400,000	\$177.00
\$400,001 - \$600,000	\$354.00
\$600,001 - \$800,000	\$531.00
\$800,001 - \$1,000,000	\$708.00
Over \$1,000,000	\$885.00

Non-Profit Organization Defined

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

Type of Non-Profit Organization	Internal Revenue Code Section Designation
Corporations Organized Under Act of Congress	501(c)(1)
Title Holding Corporations	501(c)(2)
Charitable, Religious, Educational, Scientific, etc Organizations	501(c)(3)
Civic Leagues and Social Welfare Organizations	501(c)(4)
Labor, Agricultural and Horticultural Organizations	501(c)(5)
Business Leagues, etc.	501(c)(6)
Social and Recreation Clubs	501(c)(7)
Fraternal Beneficiary Associations	501(c)(8) & (10)
Voluntary Employees’ Beneficiary Associations	501(c)(9)
Teacher’s Retirement Fund Associations	501(c)(11)
Benevolent Life Insurance Associations, Mutual Ditch or Irrigation Companies, Mutual or Cooperative Telephone Companies, etc.	501(c)(12)
Cemetery Companies	501(c)(13)
State Chartered Credit Unions, Mutual Reserve Funds	501(c)(14)
Insurance Companies or Associations Other Than Life	501(c)(15)
Cooperative Organizations To Finance Crop Operations	501(c)(16)
Supplemental Unemployment Benefit Trust	501(c)(17)
Employee Funded Pension Trusts	501(c)(18)
Organizations of Past and Present Members of the Armed Forces	501(c)(19) & (23)
Black Lung Benefit Trusts	501(c)(21)
Withdrawal Liability Payment Funds	501(c)(22)
Title Holding Corporations of Trusts	501(c)(25)
State-Sponsored Organizations Providing Health Coverage For High-Risk Individuals	501(c)(26)

State-Sponsored Workmen's Compensation and Insurance And Reinsurance Organizations	501(c)(27)
Religious and Apostolic Associations	501(d)
Cooperative Hospital Service Organizations	501(e)
Cooperative Service Organizations of Operating Educational Organizations	501(f)
Child Care Organizations	501(k)
Charitable Risk Pools	501(n)
Political Organizations	527

Gross Related and Unrelated Exempt Function Income

Related and unrelated exempt function income is defined as:

1. Gross amounts received as voluntary contributions; that is, payments, or the part of any payment, for which the payer (donor) does not receive full retail value (fair market value) from the recipient (donee) organization.
2. Gross amounts received from individuals, trust, corporations and other non-profit organizations, or raised by an outside professional fundraiser.
3. The gross value of non-cash contributions at the time of the donation. For example, the gross value of a donated property, (i.e. car, real estate, painting, stock, etc.), at the time the property was received by the organization.
4. The gross value of services donated to the organization, or items such as free use of materials, equipment or facilities.
5. Gross grants that encourage an organization to carry on programs or activities that further its exempt activities.
6. Gross membership dues and assessments that represent contributions from the public.
7. Gross government grants received as a contribution, or for fees for services, or reimbursement of an organization's expenses.
8. Gross program service revenue received by an organization. Program service revenue includes income earned by the organization for providing a government agency with a service, facility, or product that benefits that governmental agency directly rather than benefiting the public as a whole. Program service revenue also includes: tuition received by a school; revenue from admissions to a concert or other performing arts event or to a museum; royalties received as author of an educational publication distributed by a commercial publisher; interest income in loans a credit union makes to its members; payments received by an organization from participants, or employers of participants, for health and welfare coverage, insurance premiums received by a fraternal beneficiary society; and registration fees in connection with a meeting or convention. Program service also includes income from program-related investments, (i.e.

real estate). Unrelated trade or business activities that generate fees and services shall be a source received as program service revenue.

9. Gross interest on savings and temporary cash investments.
10. Gross dividends and interest from securities.
11. Gross rents received from property.
12. Net gains from sale of assets other than inventory, (i.e. real estate, royalty interest, partnership interest, publicly traded securities, etc.).
13. Gross revenue from all special events, such as dinners, dances, carnivals, raffles, bingo games, other gaming activities (i.e. pull tabs, scratch offs, charitable gaming tickets, break-downs, hard cards, banded tickets, jar tickets, pickle cards, lucky seven cards, Nevada Club tickets, casino nights, “Las Vegas” nights, coin operated gambling devices, etc.), and door-to-door sales of merchandise.
14. Gross sales of inventory items.
15. Other gross revenue, whether related or unrelated, received by an organization, (i.e. interest on notes receivable not held as investments or as program-related investments; interest on loans to officers, directors, trustees, key employees, and other employees; royalties that are not investment income or program service revenue, etc.).

Separate Assessment for Each Location

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

Imposition of Special Assessment

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

The annual special assessment shall be assessed to each and every person or business entity, business, non-profit organization, (private, public, governmental agency, or quasi governmental agency), engaged in any business(es), occupation(s), etc. within the described boundaries of the Little Tokyo Business Improvement District boundaries. The billing and collection of the special assessment shall be the

responsibility of the City of Los Angeles – Office of the City Clerk – Special Assessments Section – BID 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 – BID 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 person first becomes subject to the BID Special Assessment by reason of an amendment of the Little Tokyo BID Ordinance, or because of such an amendment, becomes subject to the BID Special Assessment under a section not previously applicable to such person, or on a basis not previously applicable to such person, any new or additional BID Special Assessment required to be paid by reason of the Little Tokyo BID Ordinance. As so amended shall be due and payable upon the effective date of the amending 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 Business

Businesses, non-profit organizations, etc. recently established within the Little Tokyo Business Improvement District shall be exempt from the levy of assessments for a period not to exceed one year from the date the business commenced operating in the District.

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 LTBID 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 LTBID. Funds raised through these sources shall go directly to the LTBID administrator and not through the Office of the City Clerk. Funds raised from these activities shall be for the exclusive use of the LTBID programs.

Delinquent LTBID Assessment Fee

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

Economic Hardship

The LTBID has established a process for those members that can demonstrate economic hardship, through a formal appeal process, seeking partial or full relief of the 2017 special assessment. All members seeking economic hardship for consideration of partial or full relief of the 2017 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 2016.

Amount of Contributions from other sources:

\$10,000 (LADWP grant)

Boundaries: The Little Tokyo BID's boundaries for its 2017 operating year remain unchanged from the BID's 2016 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 2017 operating year, the benefit zones for the Little Tokyo Business Improvement District will remain unchanged from the BID's 2016 operating year. There is only one benefit zone.

2017 LT BID Advisory Board Members

<u>Member</u>	<u>Business/Organization</u>
Paul Abe	Union Bank
Doug Aihara	Aihara Insurance Services, Inc.
Sylvia Ena	Keller Williams Realty
Ellen Endo, Co-Chair/Administrator	Hapa Consulting Services
Keiji Kobayashi	Miyako Hotel Los Angeles
Tamako Henken	Henken Gallery
Sharon Im	California Bank and Trust
David Kudo	All Japan News
Joanne Kumamoto, Co-Chair	Kumamoto Associates

2017 ANNUAL REPORT – LITTLE TOKYO BUSINESS IMPROVEMENT DISTRICT

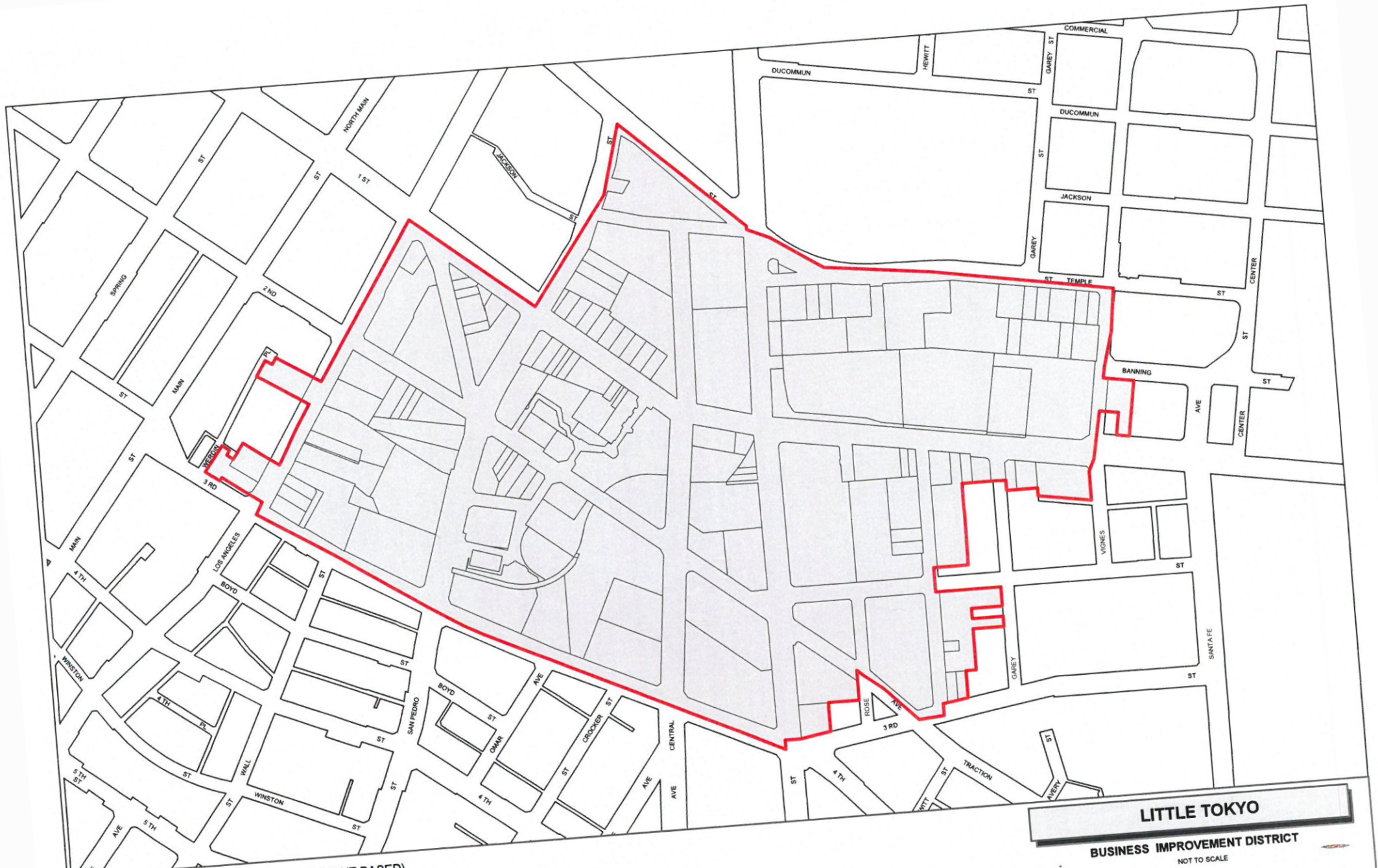
Andrew Lee, Treasurer
Tomoko Omura
Donegan McCuaig
Mike Okamoto
Yukari Amo
Yuriko Shikai
Edwin Takahashi
Nancy Takayama
Haru Takehana
Yoshiko Ueda
Hiroshi Yamauchi

Advance Investments
Manufacturers Bank
DTLA Realty
Nisei Week Festival/Little Tokyo Rotary
Bank of the West
Neufeld Marks
Kiyohara & Takahashi LLP
Japanese American Citizens League
Takehana Real Estate Services
U&U Graphics
Koraku Restaurant

APPENDIX A – LITTLE TOKYO BID 2017 PROPOSED BUDGET



Estimated Carryover from 2016	\$ 0
Contributions from Other Sources	\$ 10,000
Estimated Assessment for 2017	<u>\$276,995</u>
Total Estimated 2017 Budget	\$ 286,995

Estimated Expenses for 2017	
Safety Ambassador Program (82%)	\$235,336
Street/Sidewalk Maintenance Program (6%)	\$ 17,220
Marketing and Promotional Program (8.5%)	\$ 24,394
Administrative Program (3.5%)	<u>\$ 10,045</u>
TOTAL ESTIMATED EXPENSES	\$ 286,995



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 - SYTEMS & GIS DIVISION
Mapred with Permission Granted by THOMAS REED MAPS

Business Name	Business Address	2017 Asmt
California Floral	220 E 1st St	\$354
Oregon Hotel	226 1/2 E 1st St	\$354
Redwing Shoe Store	226 E 1st St	\$354
Bento-Man Japanese Restaurant	228 E 1st St	\$354
Ei Corona LLC	228 E 1st St	\$354
Aid & Abet Bail Bonds	234 E 1st St	\$354
Mike Deli	238 E 1st St	\$354
Nelly's Get-Legal Immigration	240 E 1st St #100	\$354
Los Angeles Immigration/Photo	242 E 1st St	\$354
Nail Service	244 E 1st St	\$89
House of Bail Bonds	246 E 1st St	\$354
J-Wave	248 E 1st St	\$354
California Charter Schools Association	250 E 1st St #1000	\$1,316
City Center Parking	250 E 1st St #101	\$708
Yamato Travel Bureau	250 E 1st St #1112	\$89
Hadsell Stormer & Renick LLP	250 E 1st St #1201	\$354
Justice California Legal Group	250 E 1st St #1400	\$708
Northrop Grumman	250 E 1st St #1401	\$708
Magnolia Charter Schools	250 E 1st St #1500	\$708
Organized Crime Design Collective	250 E 1st St #201	\$89
Chandler Sims Chang PhD	250 E 1st St #300	\$354
Rincon Consultants	250 E 1st St #301	\$354
Kyodo News America Inc	250 E 1st St #302	\$708
Archi Morphic	250 E 1st St #401	\$354
Olympic Sport Therapy	250 E 1st St #402	\$354
Kajima Development Corp	250 E 1st St #403	\$3,540
Wood Partners	250 E 1st St #500	\$89
Advance Investments Group Inc	250 E 1st St #800	\$89
Alta Vista Solutions	250 E 1st St #801	\$708
Japan Intl'l Tours	250 E 1st St #804	\$354
Banyan Global Learning LLC	250 E 1st St #806	\$89
Dr McCurdy-McKinnon Psychology Inc	250 E 1st St #806	\$89
Lingoloop Inc	250 E 1st St #806	\$89
Aihara & Associates Insurance	250 E 1st St #900	\$1,316
Sybil Burell Atty at Law	250 E 1st St #901	\$354
Leola Lace	301 E 1st St	\$177
Little Tokyo Public Safety Association	307 E 1st St	\$177
Anzen Hardware	309 E 1st St	\$177
E Tokyo Gateway LLC	312 E 1st St	\$708
DC Engineering	312 E 1st St #200	\$354
Pain Control Acupuncture Clinic	312 E 1st St #220	\$354
Sovereign Grace Church	312 E 1st St #230	\$89
Taico Inc	312 E 1st St #230	\$354
Speedy Packets	312 E 1st St #240	\$89
Immigration Multi Service	312 E 1st St #310	\$354
American Holiday Travel	312 E 1st St #330	\$89
Japanese Restaurant Assoc	312 E 1st St #340	\$354
Second Spectrum	312 E 1st St #400	\$89
Umai Express Inc	313 E 1st St	\$354
Nirvana	314 E 1st St	\$354
S K Uyeda Investment Corp	314 E 1st St	\$354

Fugetsu Do	315 E 1st St	\$354
Kawasaki Co	315 E 1st St	\$354
Mitsuru Grill	316 E 1st St	\$354
Little Tokyo Arts And Gifts	317 E 1st St	\$89
Unified Parking Service	318 E 1st St	\$354
Manichi Ramen	321 1/2 E 1st St	\$89
Churchgirl Enterprise	321 1/2 E 1st St	\$89
Video Paradise	321 E 1st St	\$354
Asahi Insurance Agency	321 E 1st St #203	\$354
Rita Freeman & Robin Ludmer	323 E 1st St	\$354
Citibank	324 E 1st St	\$3,540
Park Tour	324 E 1st St #304	\$89
Central Station	324 E 1st St 2nd Flr	\$177
Little Tokyo Gift Shop	325 E 1st St	\$89
Ho Joon & Kyung Hee Choi	327 1/2 E 1st St	\$3,540
Daikokuya Ramen	327 E 1st St	\$1,316
Advanced Parking Systems	328 E 1st St	\$354
Beverly Hills Publication & Exports	328 E 1st St	\$354
Miyako Hotel	328 E 1st St	\$2,154
Senka Gift Shop	328 E 1st St	\$177
Tamon	328 E 1st St	\$354
Cafe Take Five	328 E 1st St	\$89
Monzo	329 E 1st St	\$89
Suehiro Japanese Restaurant	337 E 1st St	\$89
Anthony Sperl	339 1/2 E 1st St	\$354
Bun-Ka Do Inc	340 E 1st St	\$354
Mr Ramen	341 1/2 E 1st St	\$354
Matsumura Gifts	341 E 1st St	\$354
City Hair	342 1/2 E 1st St	\$354
Ginza-Usa	342 1/4 E 1st St	\$354
Koyasan Beikoku Betsuin of LA	342 E 1st St	\$177
Enya	343 E 1st St	\$354
Daimaru Hotel	345 E 1st St	\$354
LTSC Community Development Corp	345 E 1st St	\$885
Far East Building LP	347 E 1st St	\$177
Far Bar	347 E 1st St	\$708
Modern Parking Inc	350 E 1st St	\$708
Toshi Sushi	359 E 1st St	\$354
The J Morey Co Inc	361 E 1st St	\$708
Gazen Teppanyaki	362 E 1st St	\$354
Select Parking	600 E 1st St	\$708
Kato's Den	604 E 1st St	\$89
Ichiyo Publishing Co LLC	606 E 1st St #207	\$89
Glenn H Johnson	606 E 1st St #210	\$89
Little Tokyo Car Wash	622 E 1st St	\$354
KC Beauty Academy	706 E 1st St	\$89
Akimoto Chiropractic Office	712 E 1st St	\$708
Hiroshima Ken-Jin Kai of So Ca	712 E 1st St	\$89
Parviz & Lisolette Taherpour	724 E 1st St	\$354
American Nursing Management & Consulting	724 E 1st St #203	\$708
Los Angeles Japanese Auto Corp	810 E 1st St	\$708
NT Auto Repair	810 E 1st St	\$708

LA Homba Hongwanji Buddhist Temple	815 E 1st St	\$354
Nishi Hongwanji Child Development Ctr	815 E 1st St	\$177
Carousel Properties Inc	880 E 1st St	\$708
Environmental Contracting Corp	880 E 1st St	\$354
Tyrant King	880 E 1st St #1B	\$354
Angelo's Barber Shop	200 E 2nd St	\$89
Steve Palma	220 E 2nd St	\$177
LA Little Tokyo LP	227 E 2nd St	\$3,540
Weller Court Parking	227 E 2nd St	\$354
Just The Berries	227 E 2nd St #101	\$354
Kouraku Restaurant	314 E 2nd St	\$354
Takahashi LLC	314 E 2nd St	\$354
Economic Consulting Analysis	316 E 2nd St	\$354
Sadao Kimura	316 E 2nd St	\$177
Poke Express by Honda-Ya	316 E 2nd St	\$177
Little Tokyo Dental Group	316 E 2nd St #301	\$1,723
Tadao Fujiwara MD	316 E 2nd St 2nd Flr	\$354
Four Leaf	318 E 2nd St #A	\$354
T-Mobile Store	318 E 2nd St #B	\$354
Joe's Auto Parks	319 E 2nd St	\$354
Accounting Dept	319 E 2nd St	\$354
Anime Jungle	319 E 2nd St #103	\$354
Appleseed	319 E 2nd St #115A	\$354
Tokyo Bridal & Tuxedo	319 E 2nd St #115B	\$89
Kan-Sai Chiro Acupuncture	319 E 2nd St #116	\$354
Hair Salon Déjà Vu	319 E 2nd St #117	\$354
Kawaii Fashion	319 E 2nd St #119	\$89
Elite Graphics	319 E 2nd St #120	\$354
Okinawa Gift Shop	319 E 2nd St #203	\$89
Uyehara Travel	319 E 2nd St #203	\$89
Seven Star Realty Co	319 E 2nd St #204	\$354
Tokyo Beat Restaurant	319 E 2nd St #205	\$354
Zencu Sushi & Grill (Lawrence Yoo)	319 E 2nd St #206	\$354
Mitsuru Garzouzi / Itsuo & Fusako Tachibana	320 E 2nd St	\$354
The Prime Axes Corp	320 E 2nd St #311	\$354
Rafu California Patrol	320 E 2nd St #312A	\$354
Charles Tan & Associates	320 E 2nd St #316	\$708
Takagi Insurance	320 E 2nd St #318	\$354
Shinkendo & Aikido	320 E 2nd St 2nd Fl	\$89
FE Design & Consulting	327 E 2nd St #222	\$354
Tokyo Travel Service Inc	327 E 2nd St #223	\$354
Clothio	327 E 2nd St #224	\$89
Leadership Education For Asian-Pacifics Inc	327 E 2nd St #226	\$354
Jason Markk	329 E 2nd St	\$354
Beidle Robert M Tr & Dorothea Buxton	330 E 2nd St	\$177
Law Office of Gary M Chang	330 E 2nd St #102-240	\$89
Nemo Constructors	330 E 2nd St #201A	\$354
Next Step REA LLC	330 E 2nd St #201A	\$354
Nobuyuki Watanabe	330 E 2nd St #A-2	\$354
Raggedy Threads	330 E 2nd St #B	\$354
Snociety Urban Eatery	330 E 2nd St #C	\$89
Pinkberry #15032	332 E 2nd St #A	\$354

Du Japon Hair Club	332 E 2nd St #B	\$354
Kula Revolving Sushi Bar	333 E 2nd St	\$1,316
RIF / RIF II	334 E 2nd St #A	\$1,316
Gregory Y Kame OD	334 E 2nd St #B	\$1,316
Japanese Village LLC	335 E 2nd St	\$3,540
BH Little Tokyo Properties LLC	340 E 2nd St	\$1,723
Woodcraft Rangers / Nuvision	340 E 2nd St #200	\$177
Copy Pro	340 E 2nd St #300	\$89
Dan Fujimoto	340 E 2nd St #301	\$354
Japan Nat'L Tour Organization	340 E 2nd St #302	\$708
All American Tickets	340 E 2nd St #305	\$354
Tourpak USA	340 E 2nd St #305	\$354
Kagawa Insurance Agency Inc	340 E 2nd St #309	\$354
America Family Life Assurance	340 E 2nd St #310	\$708
Gallant Inc	340 E 2nd St #401	\$354
Paul Seiji Takeda	340 E 2nd St #402	\$1,316
MCS Sales	340 E 2nd St #405	\$354
Taggle / UltraPress	340 E 2nd St #408	\$354
Magna Systems Inc	340 E 2nd St #409	\$354
Little Tokyo Cosmetic	341 E 2nd St	\$354
Popkiller Second	343 E 2nd St	\$354
Teishokuya of Tokyo	345 E 2nd St	\$1,316
Hama Sushi	347 E 2nd St	\$1,316
Pop Little Tokyo	349 E 2nd St	\$354
Sho Tokyo Parking	350 E 2nd St	\$1,723
Komasa Restaurant	351 E 2nd St	\$1,316
Shabuyo	356 1/2 E 2nd St	\$708
Ebisu Japanese Tavern	356 E 2nd St	\$1,316
Harmony Murphy Gallery	358 E 2nd St	\$89
Joe's Auto Parks	360 E 2nd St	\$708
Dale K Ogawa	360 E 2nd St #360	\$354
Empirica Advisors	362 E 2nd St	\$354
Miren Inc	362 E 2nd St	\$354
Opodz	362 E 2nd St	\$354
Metroplex Advisors	362 E 2nd St	\$354
American Apparel	363 E 2nd St	\$1,723
Wolf & Crane	366 E 2nd St	\$708
Ice Cream Lab	369 E 2nd St	\$354
Subway	370 E 2nd St	\$708
Spitz	371 E 2nd St	\$1,316
Hikari	375 E 2nd St	\$3,540
EQR RETAX	375 E 2nd St	\$3,540
Modern Parking Inc	400 E 2nd St	\$1,316
Beeline Company	400 E 2nd St #201	\$354
Honda Plaza	400 E 2nd St #204	\$2,154
EZ Shiatsu	400 E 2nd St #205	\$354
Buna Insurance	400 E 2nd St #206	\$354
Kouichi Itoh DDS	400 E 2nd St #207	\$1,316
401 E 2nd Street LLC	401 E 2nd St	\$3,540
Office Depot Tax Department	401 E 2nd St	\$3,540
Perfect Parking Inc	401 E 2nd St	\$708
Little Tokyo Pharmacy / LT Gift Corp	402 E 2nd St	\$1,316

Frances Bakery	404 E 2nd St	\$708
Blue Tail Co	406 E 2nd St	\$354
Muttropolitan	408 E 2nd St	\$354
Aloha Café	410 E 2nd St	\$354
Rafu Bussan Inc	414 E 2nd St	\$354
Anshindo	416 E 2nd St	\$708
Kagaya Restaurant	418 E 2nd St	\$708
Sushi-Gen Restaurant	422 E 2nd St	\$1,316
Tokyo Cleaners	426 E 2nd St	\$354
Tapas & Wine Bar C (Wendy Wang)	428 E 2nd St	\$708
Best Chiropractic Clinic	430 E 2nd St	\$354
Hashi	442 E 2nd St	\$708
Nebuta Arts LLC	446 E 2nd St	\$89
Aomori	448 E 2nd St	\$89
Tea Master	450 E 2nd St	\$89
Plus One Hair Studio	454 E 2nd St	\$354
Men Oh	456 E 2nd St	\$354
YNY International Inc	203 E 3rd St	\$354
Star Gift	207 E 3rd St	\$354
Third Street Cash And Carry	213 E 3rd St	\$354
Asian Pacific Islander Small Business Program	231 E 3rd St	\$354
LPE Limited Partnership	231 E 3rd St #G106	\$708
LTSC Community Development Corp	231 E 3rd St #G106	\$885
Union Church of Los Angeles	401 E 3rd St	\$177
Little Tokyo Towers Inc	455 E 3rd St	\$708
Lumbini Child Development Cent	505 E 3rd St	\$177
Higashi Hongwanji Temple	505 E 3rd St	\$177
Taikoproject	505 E 3rd St	\$89
The Rafu Shimpo	701 E 3rd St #130	\$708
Angel City Brewery	216 S Alameda St	\$1,316
Mikiseki Gift	340 Azusa St #A	\$89
State Farm Insurance	340 Azusa St #B	\$354
U & U Graphics	340 Azusa St #C	\$354
Japanese American National Museum	100 N Central Ave	\$885
Chado Tea Room	100 N Central Ave	\$354
Yogurtland Little Tokyo	130 S Central Ave	\$354
Twinkle Brown Sugar	131 S Central Ave	\$89
Hakata Ramen Shin Sen Gumi	132 S Central Ave	\$708
Quizno's	134 S Central Ave	\$89
Johnny Rockets	135 S Central Ave	\$708
Oystars	136 S Central Ave	\$354
Starbucks Coffee #6557	138 S Central Ave	\$1,723
The Museum of Contemporary Art	152 N Central Ave	\$885
Fedex Kinkos #1758 attn: Disbursements	181 S Central Ave	\$1,723
Tenno Sushi	207 S Central Ave	\$1,316
Miyako Gardens	223 S Central Ave	\$1,316
New World Investments	106 S Hewitt St	\$354
Zenshuji Soto Mission	123 S Hewitt St	\$89
Perfect Parking Inc	222 S Hewitt St	\$354
Shotokan Karate America	222 S Hewitt St	\$89
St Francis Xavier Chapel-Catholic Center	222 S Hewitt St	\$89
Voice of Sushi & Tofu	222 S Hewitt St #10	\$89

Oomasa Restaurant	100 Japanese Village Plaza	\$1,316
Footland Sports	102 Japanese Village Plaza	\$708
Las Galas	103 Japanese Village Plaza	\$708
Maruya	106 Japanese Village Plaza	\$354
Lette	107 Japanese Village Plaza	\$354
Kools	110 Japanese Village Plaza #A	\$354
Maneki Neko	111 Japanese Village Plaza	\$354
Tokyo Japanese Outlet	114 Japanese Village Plaza	\$708
Sanrio Smiles	115 Japanese Village Plaza	\$708
Sushi & Teri	116 Japanese Village Plaza	\$1,316
Mitsuru Cafe	117 Japanese Village Plaza	\$1,316
Mikawaya	118 Japanese Village Plaza	\$708
Shinyodo Gifts	119 Japanese Village Plaza	\$354
Honeymee	120 Japanese Village Plaza	\$354
Yamazaki Bakery	123 Japanese Village Plaza	\$1,316
Nijiya Market	124 Japanese Village Plaza	\$21,564
Shabu Shabu House Restaurant	127 Japanese Village Plaza	\$1,723
Blooming Art Gallery	129 Japanese Village Plaza	\$708
Make Asobi	130 Japanese Village Plaza	\$354
Monkey Pants	131 Japanese Village Plaza	\$354
Little Tokyo Ice Cream & Yogurt	133 Japanese Village Plaza	\$354
Café Dulce	134 Japanese Village Plaza	\$708
Korean Kitchen BBQ	135 Japanese Village Plaza	\$708
Kagura Tokyo Cuisine	137 Japanese Village Plaza	\$1,316
Zakanaka	139 Japanese Village Plaza	\$708
Hobnob	141 Japanese Village Plaza	\$708
ABM Parking Services Inc	101 Judge John Aiso St	\$708
Mark Kuwata Associates Inc	104 Judge John Aiso St	\$354
Ace One Stop Mail Plus	106 1/2 Judge John Aiso St	\$354
Law Offices of Howard Johnson	106 Judge John Aiso St	\$354
Hary's Immigration Services	108 Judge John Aiso St	\$354
Shiatsu Tokyo	110 Judge John Aiso St	\$89
San Pedro Firm Building Ltd	112 Judge John Aiso St	\$177
Imperial Barber Shop	114 Judge John Aiso St	\$354
Jist Café (Caroline Shin)	116 Judge John Aiso St	\$1,316
East West Players	120 Judge John Aiso St	\$885
Visual Communications (Francis Cullado, Exec Director)	120 Judge John Aiso St	\$354
LA Artcore	120 Judge John Aiso St #101	\$354
DoubleTree Hotel Los Angeles Downtown	120 S Los Angeles St	\$3,540
Justice Urban Tavern	120 S Los Angeles St	\$1,326
Doubletree Gift Shop #31	120 S Los Angeles St	\$354
Starbucks Coffee #9973	120 S Los Angeles St	\$1,316
Jamca Global Service Inc	120 S Los Angeles St #280	\$354
AVA Little Tokyo Apartments	236 S Los Angeles St	\$3,540
Seoul Sausage Company	236 S Los Angeles St #G	\$354
KBNL International	251 S Los Angeles St	\$354
Leema Enterprise Co	257 S Los Angeles St	\$354
Baba Perfume	258 S Los Angeles St	\$354
260 La Inc	260 S Los Angeles St	\$354
B & B Toymaker Corp	260 S Los Angeles St	\$354
AJX Inc	260 S Los Angeles St #A	\$354
Shi Tai	260 S Los Angeles St #B	\$354

Happy Enterprises Co	261 S Los Angeles St	\$354
Lem Trust	261 S Los Angeles St	\$354
L for Lofts LLC	262 S Los Angeles St	\$708
Make It Happen Music	263 S Los Angeles St	\$89
Ana's Immigration Services	265 S Los Angeles St	\$354
Law Offices of Sung U Park	265 S Los Angeles St	\$354
Telstar Trading	270 S Los Angeles St	\$354
Sanwa Enterprises Inc	114 Onizuka St	\$1,316
Bail Bonds	116 Onizuka St	\$708
ETCO Homes Inc	118 Onizuka St	\$1,770
Bank of The West	123 Onizuka St	\$3,540
Vision Smart Center Inc	123 Onizuka St #101B	\$354
Marukai Market	123 Onizuka St #105	\$3,540
Sandwich Shop Little Tokyo	123 Onizuka St #108	\$354
Real Escape Game	123 Onizuka St #200	\$354
Hot Pot Galaxy	123 Onizuka St #202	\$354
Torigoya	123 Onizuka St #203	\$1,316
Curry House	123 Onizuka St #204	\$1,723
Kinokuniya Book Store of America	123 Onizuka St #205	\$2,154
Vantage Golf & Sport	123 Onizuka St #207	\$708
Blue Whale	123 Onizuka St #301	\$354
Korea BBQ House	123 Onizuka St #302	\$354
Orochon Ramen	123 Onizuka St #303	\$1,723
Hair Craft	123 Onizuka St #304	\$354
Kushi-Shabu	123 Onizuka St #305	\$1,316
Mako Sushi	123 Onizuka St #307	\$1,316
Japanesa Food Inc	123 Onizuka St #308	\$1,316
Laloo Architects	123 Onizuka St #309	\$708
Joy and Mario	123 Onizuka St #311	\$354
Senka Gifts	138 Onizuka St	\$354
Ashiya	140 Onizuka St	\$354
JP Morgan Chase Bank NA	100 S San Pedro St	\$3,540
California Bank & Trust Cref #7891	101 S San Pedro St #1F	\$3,540
New Japan Travel	106 S San Pedro St	\$89
Non Factory	110 S San Pedro St	\$354
Izakaya Fu-Ga	111 S San Pedro St	\$1,316
E Flamingo Holdings LLC	120 S San Pedro St	\$708
Union Bank	120 S San Pedro St	\$3,540
Joe's Auto Park #319	120 S San Pedro St #319	\$1,316
Ou Beauty Medical Spa	125 S San Pedro St	\$354
SoHo Spa & Nail	127 S San Pedro St	\$354
Demitasse Café (Bobak Roshan, CEO)	135 S San Pedro St	\$354
Manufacturers Bank	200 S San Pedro St	\$3,540
Tokyo East LLC	200 S San Pedro St #200	\$3,540
Mitsuoka Medical Clinic	200 S San Pedro St #302	\$354
Yasui & Associates	200 S San Pedro St #400	\$354
Hiram Kwan Professional Law	200 S San Pedro St #400A	\$354
Kaoru Tamura JD	200 S San Pedro St #403	\$354
Kurata Eye Care Center	200 S San Pedro St #B	\$708
Sakura Crossing Apts	235 S San Pedro St	\$3,540
Harmony Nail & Threading Salon	239 S San Pedro St #A	\$354
Japanese American Cultural & Comm Ctr	244 S San Pedro St #1F	\$885

Asia Society Southern California	244 S San Pedro St #201	\$885
North South GTS LLC	244 S San Pedro St #202	\$708
Japanese Community Pioneer Center	244 S San Pedro St #301	\$177
Nisei Week Japanese Foundation	244 S San Pedro St #303	\$354
Asahi Gakuen	244 S San Pedro St #308	\$177
Center For Cultural Innovation	244 S San Pedro St #401	\$3,540
Arc Intl	244 S San Pedro St #402	\$354
Fujima Kansuma Kai	244 S San Pedro St #407	\$89
Little Tokyo Nutrition Services	244 S San Pedro St #408	\$177
Japanese Chamber of Commerce of Southern California	244 S San Pedro St #410	\$177
California Community Economic Development Assoc	244 S San Pedro St #412	\$177
Oh Fuji Inc	244 S San Pedro St #501	\$354
Asians for Miracle Marrow Matches	244 S San Pedro St #503	\$89
Aratani Theater	244 S San Pedro St #505	\$531
Consulate General of Japan	244 S San Pedro St #B1	\$354
Downtown Urgent Care	261 S San Pedro St	\$708
Shizu's Beauty Salon	265 S San Pedro St	\$354
Temple Medical Center	124 N Vignes St	\$708

\$276,995