



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Maria Öberg

SUBJECT: See Below

DATE: May 27, 2025

Approved

Date:

6/5/25

COUNCIL DISTRICT: Citywide

SUBJECT: Public Hearing on Recording Liens on Properties for the Reimbursement of the Cost of Sidewalk Repairs to be Placed on the Fiscal Year 2025-2026 Santa Clara County Secured Property Tax Bill

RECOMMENDATION

- (a) Conduct a Public Hearing on recording liens on properties for the reimbursement of the cost of sidewalk repairs.
- (b) Adopt a resolution confirming the Report from the Director of Finance concerning the delinquent sidewalk repair costs and the assessments contained in the report.
- (c) Direct the recording of liens and the placement of charges as set forth therein on the 2025-2026 Santa Clara County Secured Property Tax Bill for the cost of sidewalk repairs.

SUMMARY AND OUTCOME

After conducting a public hearing, the City Council may confirm the Report from the Director of Finance (Director's Report) and approve placing a lien against the property for the unpaid amount, to be paid with the next annual County of Santa Clara (County) Secured Property Tax Bill. The Director's Report identifies 99 properties that are subject to lien for a total lien amount of \$306,878.16 (Attachment – Report from the Director of Finance – Sidewalk Repair Costs as of May 8, 2025).

BACKGROUND

On April 15, 2025, the City Council set a hearing for June 17, 2025 at 1:30 p.m., for public comment and approval of the Director's Report to record liens and the placement

of charges on the County Secured Property Tax Roll for the cost of sidewalk repairs the City of San José (City) made on behalf of property owners.

State law and the San José Municipal Code make it the duty of each property owner to maintain the sidewalk adjacent to their property in a safe condition. When sidewalks need repair, the Department of Transportation (DOT) inspects the property and uses the City's current contractual rates to estimate the cost of repairs. DOT then sends a repair notice, along with the cost estimate, to the property owner. The notice includes financial hardship information for those who need assistance with paying for the sidewalk repairs. Approximately six weeks after the repair notice is sent, DOT mails a second notice to the property owner stating repairs will be made by a contractor, hired by DOT, if the owner does not repair the sidewalk. If the repairs are not made by the owner, a final notice is mailed one week later. Before commencing work, DOT places a door hanger at the property address stating a City contractor will be assigned to make the sidewalk repairs and an invoice will be sent after the work is completed. If repairs are performed by the contractor, DOT invoices the property owner for the cost of sidewalk repairs, including a permit fee.

If the invoice is not paid, the Finance Department sends 60-day, 90-day, and final notices to recover the costs of unpaid invoices. The City Council, upon confirming the amounts owed after a public hearing, can approve the filing of liens against the defaulting properties with the County Office of the Clerk-Recorder.

Property owners may set up a payment plan or pay the full amount due at any time, prior to the public hearing on June 17, 2025. However, if a balance remains after June 17, 2025, an additional \$165.00 administrative fee will be added. The Director of Finance shall record a lien with the County Office of the Clerk-Recorder to secure the special assessment until such time that the special assessment may be placed on the County Secured Property Tax Roll. Recording liens against property owners for outstanding sidewalk repair costs helps ensure collection of past due amounts if the property is sold, transferred, or refinanced.

Between July 1, 2024 and May 8, 2025, 3,606 property owners completed sidewalk repairs using their own contractor, resulting in Sidewalk Repair Inspection Permit Fees of \$245,498. In addition, 1,690 properties were serviced by City contractors on behalf of property owners, adding \$185,900 in Sidewalk Repair Inspection Permit Fees and an estimated \$1,442,919 advanced from the General Fund to repair sidewalks.

Financial Hardship Assistance Program

Financial hardship assistance is available for work required by the City at owner-occupied, single-family residences only, based on income guidelines set forth by the U.S. Department of Housing and Urban Development, in accordance with Area Median Income. Property owner(s) with income below 50% Area Median Income are eligible for

100% hardship assistance, or income below 80% Area Median Income for partial (50%) assistance. To be eligible for financial hardship assistance, proof of income is required from all owners on the title.

From July 1, 2024 to May 8, 2025, DOT received 289 requests for sidewalk hardship, and approved 124 properties at an approximate cost of \$391,000. The annual allocation for the Sidewalk Repair Financial Hardship Assistance Program within DOT's non-personal/equipment appropriation is approximately \$429,000. DOT will continue to monitor financial hardship approvals and associated costs and coordinate with the City Manager's Budget Office to consider funding adjustments as deemed necessary.

ANALYSIS

The Director's Report includes properties in which the City incurred costs for the sidewalk repairs on behalf of the property owners, of which, payment to the City remains outstanding. The report identifies 99 properties that are subject to a potential lien, for a total lien amount, including administrative fees, of \$306,878. Individual lien amounts vary from \$261.85 to \$20,826.

Finance Department staff work diligently to recover the costs of delinquent sidewalk repairs; however, in some cases, property owners neglect to pay the outstanding obligations. The City ultimately receives 99% of the amount due through the County Secured Property Tax Bill process. The following is a summary of the billing and collection process as it relates to recovering City incurred costs for sidewalk repairs.

- DOT issues initial invoices for sidewalk repairs; payments are due within 30 days.
- Finance Department sends 60-day delinquency notice.
- Finance Department may call the property owner, if telephone contact information is available, to further attempt the collection of delinquent obligations.
- Finance Department sends a 90-day and delinquency final notice.
- Two Notices of Intent to Lien are sent to each delinquent property owner at the mailing address of record.
- Administrative conferences are held by DOT to provide property owners an opportunity to resolve any issues prior to the public hearing.
- City Council holds a public hearing and authorizes the placement of liens on properties with delinquent obligations.
- County Office of the Clerk-Recorder places liens on delinquent properties.
- County Department of Tax and Collections collects delinquent amounts through the annual property tax assessment.
- The full amount assessed (less a 1.0% County Tax Collection Fee) is remitted to the City.

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The memorandum for the April 15, 2025 City Council meeting included 111 properties that were subject to a potential lien for a total lien amount, including administrative fees, of \$320,826. Since the submission of that Council memorandum, the following has occurred:

- 12 accounts have been paid in full.

EVALUATION AND FOLLOW-UP

Finance Department staff will continue their collection efforts to reduce the number of delinquent accounts that will be forwarded for collection on the County Secured Property Tax Bill. Furthermore, Finance staff will continue to monitor accounts forwarded to the County for collection on the County Secured Property Tax Bill for full compliance with the Sidewalk Lien program.

COST SUMMARY/IMPLICATIONS

By placing a special assessment secured by a lien, the City will recover payment of \$248,452 in delinquent funds that were advanced from the General Fund to repair the sidewalks for those properties. In addition, there are \$42,092 in delinquency fees and \$16,335 in lien fees, totaling \$306,878.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office, and the Department of Transportation.

PUBLIC OUTREACH

Notices of public hearing (Notice of Intent to Lien) were mailed to each property owner on April 22, 2025 and April 29, 2025. These mailings are necessary to properly notify property owners of the date, time, and place of the public hearing and the impending lien on their property, while affording property owners an opportunity to schedule an administrative conference with DOT staff to resolve potential protests prior to the public hearing. The administrative conferences were held on May 6, 2025 and May 7, 2025, in the DOT offices. These conferences do not affect the property owners' right to protest the proposed assessment at the City Council public hearing. Additionally, this memorandum will be posted on the City's Council Agenda website for the June 17, 2025 City Council Meeting.

HONORABLE MAYOR AND CITY COUNCIL

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COMMISSION RECOMMENDATION AND INPUT

No commission recommendation or input is associated with this action.

CEQA

Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the environment.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
Maria Öberg
Director of Finance

For questions, please contact John Kachmanian, Deputy Director of Revenue Management, at john.kachmanian@sanjoseca.gov or (408) 535-7304

ATTACHMENT: Report from the Director of Finance – Sidewalk Repair Costs as of May 8, 2025

City of San José - Finance Department
Report from the Director of Finance - Sidewalk Repair Costs as of May 8, 2025
Council Meeting: June 17, 2025

Count	Invoice	Citation	Mailing Address	City, State, Zip Code	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
1	1245712	X00022404	1598 SCOTTY ST	SAN JOSE CA 95122	1598 SCOTTY ST	48609025	59.21	96.85	165.00	261.85
2	1251561	X00024261	401 GOLDEN SHORE	LONG BEACH CA 90802	1393 S 7TH ST	47706003	100.00	108.15	165.00	273.15
3	1251065	X00023843	2855 EL MONTE WY	SAN JOSE CA 95127	2855 EL MONTE WY	48815048	74.01	110.18	165.00	275.18
4	1242143	X00021127	255 S 15TH ST	SAN JOSE CA 95112	255 S 15TH ST	46740016	72.23	117.63	165.00	282.63
5	1242515	X00021389	3883 MARLETTE DR	SAN JOSE CA 95121	3883 MARLETTE DR	49450035	79.97	125.05	165.00	290.05
6	1242150	X00021143	815 CANOAS CREEK CIR	SAN JOSE CA 95136	815 CANOAS CREEK CL	45556060	79.97	127.69	165.00	292.69
7	1251314	X00023979	135 S 26TH ST	SAN JOSE CA 95116	135 S 26TH ST	46735062	100.00	140.45	165.00	305.45
8	1251602	X00024268	ONE KAISER PLAZA 15L	OAKLAND CA 94612	1721 TECHNOLOGY DR	23029115	100.00	140.45	165.00	305.45
9	1251795	X00024323	4040 WILSON BLVD STE 1000	ARLINGTON VA 22203	754 THE ALAMEDA	26133049	100.00	140.45	165.00	305.45
10	1246146	X00022710	1606 ADRIAN WY	SAN JOSE CA 95122	1606 ADRIAN WY	48626039	100.00	143.75	165.00	308.75
11	1248200	X00022765	2730 SACRAMENTO ST APT 1	SAN FRANCISCO CA 94115	1105 THAMES DR	37714059	100.00	143.75	165.00	308.75
12	1248803	X00023087	6222 WILSHIRE BLVD STE 400	LOS ANGELES CA 90048	925 WILLOWLEAF DR	28252241	100.00	143.75	165.00	308.75
13	1244771	X00022025	4414 STONE CANYON DR	SAN JOSE CA 95136	4414 STONE CANYON DR	46257033	100.00	147.05	165.00	312.05
14	1245094	X00022249	1487 GEORGETTA DR	SAN JOSE CA 95125	1487 GEORGETTA DR	43953054	100.00	147.05	165.00	312.05
15	1245287	X00022271	1436 BERONA WY	SAN JOSE CA 95122	1436 BERONA WY	48632014	100.00	147.05	165.00	312.05
16	1248419	X00022800	3539 COLUMBINE DR	SAN JOSE CA 95127	3539 COLUMBINE DR	65423010	100.00	147.05	165.00	312.05
17	1242762	X00021424	1655 HYACINTH LN	SAN JOSE CA 95124	1655 HYACINTH LN	56720035	100.00	150.35	165.00	315.35
18	1243942	X00021741	495 HANNAH ST APT B	SAN JOSE CA 95126	495 HANNAH ST	26442115	100.00	150.35	165.00	315.35
19	1243991	X00021797	671 E JULIAN ST	SAN JOSE CA 95112	671 E JULIAN ST	24956055	100.00	150.35	165.00	315.35
20	1243995	X00021801	256 N 7TH ST	SAN JOSE CA 95112	256 N 7TH ST	46702080	100.00	150.35	165.00	315.35
21	1244900	X00021534	654 E JULIAN ST	SAN JOSE CA 95112	654 E JULIAN ST	46704047	100.00	150.35	165.00	315.35
22	1244902	X00021536	7700 IRVINE CENTER DR STE 550	IRVINE CA 92618	11 S 19TH ST	46730037	100.00	150.35	165.00	315.35
23	1248651	X00023011	1598 SCOTTY ST	SAN JOSE CA 95122	1598 SCOTTY ST	48609025	105.98	150.92	165.00	315.92
24	1248661	X00023021	442 N 8TH ST	SAN JOSE CA 95112	442 N 8TH ST	24949049	105.98	150.92	165.00	315.92
25	1248663	X00023023	1528 PADRES DR	SAN JOSE CA 95125	200 N BASCOM AV	27421044	105.98	150.92	165.00	315.92
26	1251910	X00024402	240 TOLIN CT	SAN JOSE CA 95139	240 TOLIN CT	70817006	110.00	152.10	165.00	317.10
27	1253133	X00025078	4012 93RD ST	LUBBOCK TX 79423	519 SUISE DR	68910003	110.00	153.47	165.00	318.47
28	1241089	X00020707	2702 AIDA AV	SAN JOSE CA 95122	2702 AIDA AV	67018042	100.00	153.65	165.00	318.65
29	1242097	X00021100	2348 MERIDIAN AV	SAN JOSE CA 95124	2348 MERIDIAN AV	44606018	100.00	153.65	165.00	318.65
30	1239680	X00019876	478 ROADING DR	SAN JOSE CA 95123	478 ROADING DR	68916001	100.00	156.95	165.00	321.95
31	1239786	X00019908	3333 DANAHA ST	TORRANCE, CA 90505	433 FIELDCREST DR	68930015	100.00	156.95	165.00	321.95
32	1237843	X00018759	P O BOX 18782	SAN JOSE CA 95158	349 SPRINGPARK CL	46240027	100.00	166.00	165.00	331.00
33	1251075	X00023839	1912 ELINORA DR	PLEASANT HILL CA 94523	2083 CRANWORTH CL	67646052	128.02	173.07	165.00	338.07
34	1242174	X00021157	11755 BENNETTA LN	GILROY CA 95020	679 CREE DR	69526039	139.94	205.45	165.00	370.45
35	1252666	X00024924	3267 BRIGADOON WY	SAN JOSE CA 95121	3267 BRIGADOON WY	67610002	186.01	239.47	165.00	404.47
36	1248664	X00023024	980 BOYNTON AV	SAN JOSE CA 95117	980 BOYNTON AV	29946023	211.96	277.82	165.00	442.82
37	1252828	X00024990	1751 BLACKFORD LN	SAN JOSE CA 95125	1751 BLACKFORD LN	28416035	224.84	283.40	165.00	448.40
38	1253031	X00025067	P O BOX 611154	SAN JOSE CA 95161	1628 MT OLIVEIRA DR	64723013	292.05	359.45	165.00	524.45
39	1253305	X00025249	590 S 5TH ST	SAN JOSE CA 95112	590 S 5TH ST	47228013	296.10	364.05	165.00	529.05
40	1244162	X00021916	2381 BARLOW AV	SAN JOSE CA 95122	2381 BARLOW AV	48634054	816.60	496.91	165.00	661.91
41	1239949	X00020042	6445 GONDOLA WY	SAN JOSE CA 95120	6445 GONDOLA WY	57738038	381.15	530.76	165.00	695.76
42	1240083	X00020106	490 AUBURN WY UNIT 30	SAN JOSE CA 95129	490 AUBURN WY	29642150	385.61	536.70	165.00	701.70
43	1249118	X00023128	382 GRIDLEY CT	SAN JOSE CA 95127	382 GRIDLEY CT	59945037	436.05	546.17	165.00	711.17
44	1243545	X00021591	4262 RUBY AV	SAN JOSE CA 95135	4262 RUBY AV	66027034	564.36	737.06	165.00	902.06
45	1223799	X00017626	2506 LOGSDEN WY	SAN JOSE CA 95122	2506 LOGSDEN WY	48643055	1,771.84	875.66	165.00	1,040.66
46	1245819	X00022450	980 BOYNTON AV	SAN JOSE CA 95117	980 BOYNTON AV	29946023	723.00	913.65	165.00	1,078.65

City of San José - Finance Department
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Council Meeting: June 17, 2025

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47	1240004	X00020052	2709 OTHELLO AV	SAN JOSE CA 95122	2709 OTHELLO AV	67018044	681.67	930.30	165.00	1,095.30
48	1250850	X00023683	1357 S BLANEY AV	SAN JOSE CA 95129	1357 S BLANEY AV	37215001	1,701.51	1,000.00	165.00	1,165.00
49	1240006	X00020054	1762 EVERGLADE AV	SAN JOSE CA 95122	1762 EVERGLADE AV	48612057	798.28	1,085.29	165.00	1,250.29
50	1251120	X00023863	10181 ENDFIELD WY	SAN JOSE CA 95127	10181 ENDFIELD WY	48432087	934.55	1,112.29	165.00	1,277.29
51	1184383	X1905884	189 HOBSON ST	SAN JOSE CA 95110-2226	189 HOBSON ST	25917089	3,027.96	1,168.26	165.00	1,333.26
52	1242872	X00021472	2452 BARLOW AV	SAN JOSE CA 95122	2452 BARLOW AV	48634079	945.24	1,218.30	165.00	1,383.30
53	1251894	X00024387	2645 S KING RD	SAN JOSE CA 95122	2645 S KING RD	67008001	1,128.70	1,338.38	165.00	1,503.38
54	1252949	X00024994	4445 DULCEY DR	SAN JOSE CA 95136	4445 DULCEY DR	46235051	1,544.09	1,776.13	165.00	1,941.13
55	1252629	X00024039	125 N 33RD ST	SAN JOSE CA 95116	125 N 33RD ST	48101147	1,468.60	1,782.64	165.00	1,947.64
56	1242148	X00021141	4700 LA CRESCENT LP	SAN JOSE CA 95136	5806 EL DORI DR	69410041	1,373.03	1,804.13	165.00	1,969.13
57	1242871	X00021471	1316 LEEWARD DR	SAN JOSE CA 95122	1316 LEEWARD DR	48640007	1,410.76	1,806.52	165.00	1,971.52
58	1252662	X00024921	4942 TUSCANY CIR	SAN JOSE CA 95135	4942 TUSCANY CL	66067008	1,585.45	1,822.93	165.00	1,987.93
59	1188631	X1907335	207 DEL VALLE CIR	EL SOBRANTE CA 94803	317 S 22ND ST	46737017	1,393.72	1,833.95	165.00	1,998.95
60	1239744	X00019371	109 N 24TH ST	SAN JOSE CA 95116	109 N 24TH ST	46711013	2,057.50	1,863.67	165.00	2,028.67
61	1242910	X00021499	13843 DOVE CANYON WY	RANCHO CUCAMONGA CA 91739	2664 SENTER RD	49756035	1,457.58	1,865.65	165.00	2,030.65
62	1240468	X00020350	491 TOVAR DR	SAN JOSE CA 95123	491 TOVAR DR	68938114	1,416.54	1,907.32	165.00	2,072.32
63	1246089	X00022655	10850 JILINDA CT	SAN JOSE CA 95127	55 S 12TH ST	46726041	1,584.78	1,921.78	165.00	2,086.78
64	1245206	X00022262	2440 SAMOA WY	SAN JOSE CA 95122	2613 PUCCINI AV	67022060	2,829.10	2,101.22	165.00	2,266.22
65	1243690	X00021667	1669 MONTEREY HWY	SAN JOSE CA 95112	134 SWEETBERRY CT	46258080	1,786.97	2,281.84	165.00	2,446.84
66	1208454	X00010512	540 EDELWEISS DR	SAN JOSE CA 95136	540 EDELWEISS DR	46203002	4,251.04	2,463.05	165.00	2,628.05
67	1245697	X00022393	398 MENKER AV	SAN JOSE CA 95128	398 MENKER AV	27716016	2,102.14	2,610.69	165.00	2,775.69
68	1240003	X00020051	2238 DOBERN AV	SAN JOSE CA 95116	1613 BERMUDA WY	48613068	2,075.10	2,782.85	165.00	2,947.85
69	1245103	X00022259	449 RIVER VIEW DR	SAN JOSE CA 95111	449 RIVER VIEW DR	68408004	2,274.02	2,822.17	165.00	2,987.17
70	1240017	X00020067	5602 N 46TH LN	GLENDALE AZ 85301	675 OVERLAND WY	49750059	2,368.43	3,172.84	165.00	3,337.84
71	1220470	X00015604	2059 NAIDA AV	SAN JOSE CA 95122	2059 NAIDA AV	48623021	3,816.16	3,347.27	165.00	3,512.27
72	1242890	X00021490	2705 SCOTTSDALE DR	SAN JOSE CA 95148	2705 SCOTTSDALE DR	67301014	2,737.06	3,482.26	165.00	3,647.26
73	1238224	X00019039	16655 NINA LN	MORGAN HILL CA 95037	2616 FLORY DR	49911064	3,156.93	3,542.69	165.00	3,707.69
74	1251113	X00023868	401 RODEO DR	SAN JOSE CA 95111	401 RODEO DR	49714032	3,183.89	3,731.63	165.00	3,896.63
75	1241128	X00020765	325 BELBLOSSOM WY	LOS GATOS CA 95032	717 N 16TH ST	24915013	3,168.30	4,131.74	165.00	4,296.74
76	1241126	X00020763	246 GARDEN HILL DR	LOS GATOS CA 95032	526 N 16TH ST	24928022	3,201.09	4,174.23	165.00	4,339.23
77	1241118	X00020755	2787 BATON ROUGE DR	SAN JOSE CA 95133	472 N 11TH ST	24953013	3,236.04	4,219.53	165.00	4,384.53
78	1240016	X00020066	6026 W 74TH ST	LOS ANGELES CA 90045	904 BURMAN DR	49428038	4,096.62	4,261.28	165.00	4,426.28
79	1240467	X00020349	478 TOVAR DR	SAN JOSE CA 95123	478 TOVAR DR	68944080	3,964.34	4,640.49	165.00	4,805.49
80	1203781	X00007999	3313 YERINGTON CT	MODESTO CA 95355	447 E WILLIAM ST	46749089	7,517.80	4,657.36	165.00	4,822.36
81	1246085	X00022651	1108 W VALLEY BLVD UNIT 6112	ALHAMBRA CA 91803	1297 SAN JUAN AV	23033037	3,883.26	4,674.20	165.00	4,839.20
82	1251324	X00023982	98 FAIRVIEW PLZ	LOS GATOS, CA 95030	405 S 7TH ST	46748026	4,443.98	5,199.02	165.00	5,364.02
83	1245727	X00022419	2409 RIDGEGLEN WY	SAN JOSE CA 95133	1390 SINGLETARY AV	26120002	4,296.62	5,311.00	165.00	5,476.00
84	1249119	X00023118	P O BOX 460189	HOUSTON TX 77056	329 N CAPITOL AV	25440008	4,618.29	5,554.41	165.00	5,719.41
85	1246137	X00022701	1809 SYDNEY LEIGH LN	HENDERSON NV 89074	898 TULLY RD	49920026	4,634.76	5,574.14	165.00	5,739.14
86	1245720	X00022412	43224 VALIANT DR	CHANTILLY, VA 20152	170 RAINIER ST	26131078	4,600.32	5,684.70	165.00	5,849.70
87	1252476	X00023247	1051 PINE AV	SAN JOSE CA 95125	1051 PINE AV	42926039	5,681.30	6,692.68	165.00	6,857.68
88	1240232	X00020166	1010 ARLINGTON LN	SAN JOSE CA 95129	1010 ARLINGTON LN	37203029	5,766.50	7,690.59	165.00	7,855.59
89	1241720	X00020993	1922 SEAVIEW DR	SAN JOSE CA 95122	1922 SEAVIEW DR	48614022	6,435.84	8,368.10	165.00	8,533.10
90	1246159	X00022723	2931 EAGLES PEAK LN	LINCOLN CA 95648	4356 STONE CANYON DR	46257057	7,356.72	9,076.48	165.00	9,241.48
91	1246133	X00022697	2768 SHELLGATE CIR	HAYWARD CA 94545	324 WILLOW ST	43405055	9,974.45	10,968.41	165.00	11,133.41
92	1240072	X00020095	813 GEORGETOWN PL	SAN JOSE CA 95126	813 GEORGETOWN PL	26156020	8,821.70	11,752.49	165.00	11,917.49

City of San José - Finance Department
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93	1248411	X00022792	2730 STORY RD	SAN JOSE CA 95127	2730 STORY RD	48801043	10,060.14	12,071.04	165.00	12,236.04
94	1240073	X00020096	800 GEORGETOWN PL	SAN JOSE CA 95126	800 GEORGETOWN PL	26156001	9,623.63	12,818.68	165.00	12,983.68
95	1252472	X00023215	4691 NORWALK DR APT G3-207	SAN JOSE CA 95129	1660 W SAN CARLOS ST	27715056	12,099.91	14,226.84	165.00	14,391.84
96	1252460	X00023212	1528 PADRES DR	SAN JOSE CA 95125	200 N BASCOM AV	27421044	12,125.60	14,657.13	165.00	14,822.13
97	1249146	X00023149	6071 CROSSVIEW CIR	SAN JOSE CA 95120	1501 MONTEREY RD	43424101	12,467.86	14,954.28	165.00	15,119.28
98	1246134	X00022698	1398 PALM ST	SAN JOSE CA 95110	1398 PALM ST	43444014	15,707.33	18,833.56	165.00	18,998.56
99	1241115	X00020752	2195 TRADE ZONE BLVD	SAN JOSE CA 95131	2195 TRADE ZONE BL	08636019	15,917.51	20,661.13	165.00	20,826.13
99 ACCOUNTS							\$ 248,451.57	\$ 290,543.16	\$ 16,335.00	\$ 306,878.16