



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Julia H. Cooper

SUBJECT: SEE BELOW

DATE: December 3, 2018

Approved

D. DSYL

Date

12/6/18

SUBJECT: CONDUCT A PUBLIC HEARING ON RECORDING LIENS ON PROPERTIES FOR THE REIMBURSEMENT OF THE COST OF SIDEWALK REPAIRS TO BE PLACED ON THE FISCAL YEAR 2019-2020 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 2019-2020 Santa Clara County Secured Property Tax Bill for the cost of sidewalk repairs.

OUTCOME

To recover City funds spent on sidewalk repairs from property owners.

BACKGROUND

On October 16, 2018, the City Council set a hearing for December 18, 2018 at 1:30 p.m. for public protest and approval of the Report from the Director of Finance ("Director's Report") to record liens and the placement of charges on the Santa Clara County ("SCC") Secured Property Tax Roll for the cost of sidewalk repairs the City of San Jose ("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 fronting their property in a safe condition. When sidewalks need repair, the Department of Transportation ("DOT") inspects the property and obtains an estimate from City approved contractors. DOT then sends a repair notice to the property owner. The notice includes financial hardship information for those who need assistance with paying for the

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sidewalk repairs. Within six weeks after the repair notice is sent, DOT mails an additional notice to the property owner stating repairs will be made by the 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 to the owner one week later. Approximately one week after final notice, DOT places a door hanger at the property address stating a contractor, hired by the City, will be assigned to make the necessary sidewalk repairs. After repairs are performed by the contractor, DOT invoices the property owner for the cost of sidewalk repairs. If the invoice remains unpaid, the Finance Department sends 30-day, 60-day, and final notices, as warranted. To recover the costs of unpaid invoices, the City Council, upon confirming the amounts owed subsequent to a public hearing, can approve the filing of liens against the defaulting properties with the SCC Office of the Clerk-Recorder.

Property owners who are impacted by this process may pay the amount due at any time, prior to the public hearing on December 18, 2018, by making full payment to the City. However, if an account balance remains after this date, a lien will be recorded for the outstanding amount owed, in addition to administrative fees. Any unpaid lien amount after December 18, 2018 will be added to the property owner's annual property tax bill by the SCC Controller-Treasurer Department.

Financial Hardship Assistance Program

On April 18, 2018, the Rules and Open Government Committee directed staff to evaluate the Tree Maintenance and Sidewalk Repair Financial Hardship Assistance Program and consider adjusting the income level requirement to allow a reasonable number of additional Low Income and Very Low Income households to be eligible. DOT reviewed the Financial Hardship program and recommended that an administrative modification to increase the qualifying income limit from twice the National Poverty Rate to three times the National Poverty Rate beginning July 1, 2018. The recommended modification was approved by City Council on June 12, 2018 as part of the Mayor's Budget Message for Fiscal Year 2018-2019 (MBA #26).

DOT has approved twice as many hardship requests as the previous year over the same time period. From July 1 to November 21, 2017, DOT approved 16 locations for hardship at an approximate cost of \$98,000. In the current fiscal year, DOT has approved 36 locations at total cost of approximately \$158,000. DOT will continue to monitor hardship approvals and associated cost, and work with the City Manager's Budget Office to consider funding adjustments for the hardship program during the Mid-Year Budget process.

ANALYSIS

The Director's Report (Attachment A) includes properties currently delinquent in which the City incurred costs on behalf of the property owners for sidewalk repairs. The report identifies 135 properties that are subject to a potential lien for a total lien amount (and potential assessment), including administrative fees, of \$242,358.29. Individual lien amounts vary from \$231.08 to \$11,522.74.

Sidewalk Repair Collection Process

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 SCC Secured Property Tax Bill process. 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 of the initial mailing.
- Finance Department sends delinquency notices once an initial invoice is at least 30 days past due.
- Finance Department may call the property owner, if telephone contact information is available, to further attempt the collection of delinquent obligations.
- Finance Department sends 60-day past due notices and 90-day past due final notices if the invoice remains unpaid.
- 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 a public hearing.
- City Council holds a public hearing and authorizes the placement of liens on properties with delinquent obligations.
- SCC Clerk-Recorder's Office places liens on delinquent properties.
- SCC assesses and collects delinquent amounts.
- The full amount assessed (less a 1.0% SCC Tax Collection Fee) is remitted to the City.

Notification Process

Notices of public hearing (Notice of Intent to Lien) were mailed to each property owner on October 23, 2018 and October 30, 2018. These mailings are necessary to properly notify potential lien candidates 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 November 14, 2018 and November 15, 2018 in the DOT offices. These conferences do not affect the property owners' right to protest the proposed assessment at the City Council public hearing.

Results of the Administrative Conferences and Staff Recommendations

The City Council may confirm the Director's Report and the full amounts contained therein or reduce any of the amounts due. In addition, Council may approve placing a lien against the property for the unpaid amount, to be paid with the next annual SCC Secured Property Tax Bill. The memorandum for the October 16, 2018 Council meeting included 207 properties that were subject to a potential lien for a total lien amount, including administrative fees, of \$310,975.43. Since the submission of that Council memo, the following has occurred:

- 48 accounts have been paid in full.
- 17 accounts have been pulled from this lien process for further review by DOT.
- 4 accounts have been canceled by DOT.
- 3 accounts have been placed on payment plans.

Summary

The attached Director's Report identifies 135 properties that are subject to a potential lien for a total lien amount (and potential assessment), including administrative fees, of \$242,358.29.

EVALUATION AND FOLLOW-UP

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

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PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda Website for the December 18, 2018 Council Meeting.

COORDINATION

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

COMMISSION RECOMMENDATION/INPUT

This item does not require any input from a board or commission.

COST SUMMARY/IMPLICATIONS

By placing a special assessment secured by a lien against each property, the City will recover payment of \$226,495.79 in delinquent sidewalk repair costs in addition to lien fees of \$15,862.50 that will be advanced from the General Fund. The total balance in the attached Director's Report is \$242,358.29.

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.

/s/
JULIA H. COOPER
Director of Finance

For questions, please contact Rick Bruneau, Deputy Director of Finance, at (408) 535-8310.

Attachment A: Director's Report

**City of San Jose
Finance Department
Report of the Director of Finance to the City Council
Public Hearing December 18, 2018**

ACCOUNT NUMBER	INVOICE NUMBER	DATE ASSIGNED	MAILING ADDRESS	CITY STATE ZIP	PROPERTY ADDRESS	APN	INVOICE AMOUNT	CURRENT BALANCE	ADMIN LIEN FEE	TOTAL LIEN AMOUNT
1068036	X1871923	2/20/2015	388 N 13TH ST	SAN JOSE CA 95112	388 N 13TH ST	24956034	\$ 113.58	\$ 113.58	\$ 117.50	\$ 231.08
1148112	X1887481	7/20/2017	1685 E SAN FERNANDO ST	SAN JOSE CA 95116	1685 E SAN FERNANDO ST	48115017	106.50	121.50	117.50	239.00
1082011	X1887369	7/12/2017	2324 DENAIR AV	SAN JOSE CA 95122	2324 DENAIR AV	47737042	106.50	123.00	117.50	240.50
1147315	X1886716	5/17/2017	6220 SHERRILLS FORD RD	SALISBURY NC 28147	1072 VINE ST	43406052	122.20	135.70	117.50	253.20
1081719	X1886846	5/26/2017	3929 RHODA DR	SAN JOSE CA 95117	3927 RHODA DR	29918117	122.20	135.70	117.50	253.20
1071410	X1886645	5/5/2017	6525 CHRISTIE AV STE 220	EMERYVILLE CA 94608	225 W SANTA CLARA ST	25935020	122.20	137.05	117.50	254.55
1146561	X1886196	3/22/2017	P.O.BOX 51251	SAN JOSE CA 95151	2771 JUDKINS CT	67304029	126.55	140.05	117.50	257.55
1151202	X1889007	12/18/2017	3366 SENTER RD	SAN JOSE CA 95111	3366 SENTER RD	49421104	100.00	142.93	117.50	260.43
1150738	X1888834	12/4/2017	3878 BUCKNALL RD	CAMPBELL CA 95008	3878 BUCKNALL RD	40410008	100.00	144.60	117.50	262.10
1150806	X1888853	12/5/2017	3191 WHITESAND DR	SAN JOSE CA 95148	3191 WHITESAND DR	65944005	100.00	144.60	117.50	262.10
1150144	X1888685	11/14/2017	5091 SHADY AV	SAN JOSE CA 95129	5091 SHADY AV	38126127	100.00	146.27	117.50	263.77
1149553	X1888379	10/30/2017	2164 TAMPA WY	SAN JOSE CA 95122	2164 TAMPA WY	49123025	100.00	146.27	117.50	263.77
1149574	X1888400	10/30/2017	1319 LOCUST ST	SAN JOSE CA 95110	1319 LOCUST ST	43412034	100.00	146.27	117.50	263.77
1149178	X1888173	10/16/2017	4886 KINGWOOD WY	SAN JOSE CA 95124	4886 KINGWOOD WY	42111002	100.00	146.27	117.50	263.77
1149591	X1888417	10/30/2017	1374 ANTWERP LN	SAN JOSE CA 95118	1374 ANTWERP LN	56741046	100.00	146.27	117.50	263.77
1150100	X1888640	11/14/2017	1762 LEEWARD DR	SAN JOSE CA 95122	1762 LEEWARD DR	48630096	100.00	146.27	117.50	263.77
1147308	X1886706	5/17/2017	895 VINE ST	SAN JOSE CA 95110	895 VINE ST	26438038	133.50	148.50	117.50	266.00
1147297	X1886690	5/17/2017	2392 BENTLEY RIDGE DR	SAN JOSE CA 95138	2392 BENTLEY RIDGE DR	68064016	133.50	148.50	117.50	266.00
1147067	X1886639	5/5/2017	1344 OSLO LN	SAN JOSE CA 95118	1344 OSLO LN	56742055	133.50	150.00	117.50	267.50
1148558	X1887941	8/22/2017	1172 LYNBROOK WY	SAN JOSE CA 95129	1172 LYNBROOK WY	37814028	100.00	150.11	117.50	267.61
1082176	X1887723	8/21/2017	660 N 17TH ST	SAN JOSE CA 95112	660 N 17TH ST	24927043	100.00	150.16	117.50	267.66
1148402	X1887580	8/21/2017	581 CONTINENTAL DR	SAN JOSE CA 95111	581 CONTINENTAL DR	68411114	100.00	150.16	117.50	267.66
1146480	X1886073	3/21/2017	3460 WHITMAN WY	SAN JOSE CA 95132	3460 WHITMAN WY	59513105	138.00	153.00	117.50	270.50
1145618	X1885252	3/8/2017	6155 SILBERMAN DR	SAN JOSE CA 95120	6155 SILBERMAN DR	57712025	139.50	154.50	117.50	272.00
1146206	X1885803	3/8/2017	2663 BON BON DR	SAN JOSE CA 95148	2663 BON BON DR	64920051	138.00	154.50	117.50	272.00
1146210	X1885807	1/23/2017	2433 MCLAUGHLIN AV	SAN JOSE CA 95121	2433 MCLAUGHLIN AV	49920004	138.00	154.50	117.50	272.00
1082315	X1887973	9/6/2017	3187 REMINGTON WY	SAN JOSE CA 95148	3187 REMINGTON WY	65436081	100.00	155.41	117.50	272.91
1148725	X1888033	9/6/2017	839 JANSEN AV	SAN JOSE CA 95125	839 JANSEN AV	42920042	100.00	155.41	117.50	272.91
1148733	X1888041	9/6/2017	957 PREVOST ST	SAN JOSE CA 95125	957 PREVOST ST	26449024	100.00	155.41	117.50	272.91
1148738	X1888047	9/6/2017	2350 MAZZAGLIA AV	SAN JOSE CA 95125	2350 MAZZAGLIA AV	43933025	100.00	155.41	117.50	272.91
1148634	X1887955	9/6/2017	1104 BEAUMONT DR	SAN JOSE CA 95129	1104 BEAUMONT DR	38146058	100.00	155.41	117.50	272.91
1148676	X1887980	9/6/2017	1211 PEMBROKE DR	SAN JOSE CA 95131	1211 PEMBROKE DR	24507042	100.00	155.41	117.50	272.91
1145454	X1885126	1/7/2017	222 BLOSSOM HILL RD	SAN JOSE CA 95123	222 BLOSSOM HILL RD	69210017	139.50	156.00	117.50	273.50
1145415	X1885063	1/3/2017	2929 VALHALLA DR	SAN JOSE CA 95132	2929 VALHALLA DR	58907054	139.50	156.00	117.50	273.50
1145424	X1885078	1/3/2017	3623 SLATER CT	SAN JOSE CA 95132	3623 SLATER CT	09232080	139.50	156.00	117.50	273.50
1135403	X1873738	5/21/2015	408 CASCADES CT	MORGAN HILL CA 95037	476 N 20TH ST	24961046	142.27	156.99	117.50	274.49
1144588	X1884136	11/9/2016	1955 DRY CREEK RD STE 203	CAMPBELL CA 95008	678 WILLOW ST	43418061	141.00	157.50	117.50	275.00
1033449	X1884317	11/14/2016	356 S 18TH ST	SAN JOSE CA 95116	360 N 9TH ST	24952030	141.00	157.50	117.50	275.00
1149586	X1888412	10/30/2017	5602 PARK CREST DR	SAN JOSE CA 95118	5602 PARK CREST DR	56729155	147.30	205.22	117.50	322.72
1145663	X1885272	1/24/2017	1227 PERALTA DR	SAN JOSE CA 95120	1227 PERALTA DR	57718036	192.59	214.47	117.50	331.97
1148737	X1888046	9/6/2017	2170 LEIGH AV	SAN JOSE CA 95125	2170 LEIGH AV	28820011	146.50	217.62	117.50	335.12
1078278	X1882311	7/14/2016	783 MORADA CT	MANTECA CA 95336	536 MARGARET ST	47222048	2,128.71	219.83	117.50	337.33
1141333	X1880887	5/12/2016	123 E SAN CARLOS ST #553	SAN JOSE CA 95112	4542 HEPPNER LN	45919002	201.35	225.42	117.50	342.92
1145675	X1885279	1/25/2017	P.O.BOX 51021	PALO ALTO CA 94303	1530 MT SHASTA DR	64717026	285.66	319.56	117.50	437.06
1142772	X1882281	7/13/2016	824 N 4TH ST	SAN JOSE CA 95122	710 S 8TH ST	47224099	298.89	336.62	117.50	454.12
1081016	X1883056	9/22/2016	1784 CAMARGO DR	SAN JOSE CA 95132	1784 CAMARGO DR	58907057	1,590.28	430.28	117.50	547.78

ACCOUNT NUMBER	INVOICE NUMBER	DATE ASSIGNED	MAILING ADDRESS	CITY STATE ZIP	PROPERTY ADDRESS	APN	INVOICE AMOUNT	CURRENT BALANCE	ADMIN LIEN FEE	TOTAL LIEN AMOUNT
1146542	X1886150	3/22/2017	713 LAVA WY	SAN JOSE CA 95133	713 LAVA WY	25432004	443.73	498.75	117.50	616.25
1150389	X1888766	11/20/2017	3311 COMO LN	SAN JOSE CA 95118	3311 COMO LN	44720075	409.80	525.57	117.50	643.07
1146516	X1886118	3/22/2017	3773 THOUSAND OAKS DR	SAN JOSE CA 95136	3773 THOUSAND OAKS DR	45932054	494.03	555.65	117.50	673.15
1148696	X1888003	9/6/2017	235 SENTER RD	SAN JOSE CA 95111	235 SENTER RD	49414045	413.55	574.79	117.50	692.29
1142070	X1881594	6/8/2016	3748 LELANI LN	STOCKTON CA 95206	39 CLEAVES AV	26132027	1,017.66	678.44	117.50	795.94
1146472	X1886064	3/21/2017	2920 LITTLE ROCK DR	SAN JOSE CA 95133	2920 LITTLE ROCK DR	59214078	624.18	702.88	117.50	820.38
1149130	X1888146	10/16/2017	965 DIONNE WY	SAN JOSE CA 95133	965 DIONNE WY	59123010	540.90	704.67	117.50	822.17
1146395	X1885945	3/20/2017	4188 ROSENBAUM AV	SAN JOSE CA 95136	4188 ROSENBAUM AV	46232007	682.33	768.63	117.50	886.13
1144067	X1883419	9/29/2016	1903 CURTNER AV	SAN JOSE CA 95124	1903 CURTNER AV	44219042	826.63	776.63	117.50	894.13
1151228	X1889033	12/18/2017	756 E TYALOR ST	SAN JOSE CA 95112	756 E TAYLOR ST	24929017	923.55	803.45	117.50	920.95
1149617	X1888443	10/30/2017	637 SYLVANDEALE AV	SAN JOSE CA 95111	637 SYLVANDEALE AV	49421081	651.95	834.13	117.50	951.63
1056896	X1883260	9/28/2016	162 HERLONG AV	SAN JOSE CA 95123	162 HERLONG AV	1056896	1,621.64	872.38	117.50	989.88
1149773	X1888585	10/31/2017	P.O.BOX 611563	SAN JOSE CA 95161	3028 MAUNA LOA CT	58716011	683.36	873.26	117.50	990.76
1150391	X1888768	11/20/2017	1470 LA PAZ CT	SAN JOSE CA 95118	1470 LA PAZ CT	56936117	712.35	897.64	117.50	1,015.14
1039606	X1888064	9/6/2017	P.O.BOX 53154	SAN JOSE CA 95153	7338 MIDDLEBURY WY	70615034	680.31	931.58	117.50	1,049.08
1081137	X1886054	3/21/2017	3248 KIMLEE DR	SAN JOSE CA 95132	3248 KIMLEE DR	58713024	835.84	942.24	117.50	1,059.74
1080925	X1885782	3/6/2017	3295 FARTHING WY	SAN JOSE CA 95132	3295 FARTHING WY	58608080	834.85	951.78	117.50	1,069.28
1145595	X1885234	1/20/2017	437 ALLEGAN CL	SAN JOSE CA 95123	437 ALLEGAN CL	68939043	874.75	984.83	117.50	1,102.33
1149239	X1888221	10/17/2017	4090 CADWALLADER AV	SAN JOSE CA 95121	1097 WHITE CLIFF DR	37716039	776.20	988.98	117.50	1,106.48
1146523	X1886125	3/22/2017	4900 MASSACHUSETTS DR	SAN JOSE CA 95136	4900 MASSACHUSETTS DR	46440033	926.62	1,044.92	117.50	1,162.42
1143842	X1883159	9/22/2016	3166 KIMLEE DR	SAN JOSE CA 95132	3166 KIMLEE DR	58713009	935.61	1,050.59	117.50	1,168.09
1082003	X1887355	7/10/2017	351 SOUTHSIDE DR	SAN JOSE CA 95111	351 SOUTHSIDE DR	49724063	959.75	1,081.47	117.50	1,198.97
1149628	X1888454	10/30/2017	3852 HONOLULU DR	SAN JOSE CA 95120	3852 HONOLULU DR	49418003	879.90	1,118.21	117.50	1,235.71
1146529	X1886131	3/22/2017	3088 CRATER LN	SAN JOSE CA 95132	3088 CRATER LN	58717020	1,054.82	1,189.92	117.50	1,307.42
1146150	X1885785	3/6/2017	3024 VIA DEL SOL	SAN JOSE CA 95132	3024 VIA DEL SOL	09215071	1,052.62	1,200.90	117.50	1,318.40
1133811	X1872266	3/3/2015	683 NEW IRELAND CT	SAN JOSE CA 95136	683 NEW IRELAND CT	46432012	1,085.90	1,209.01	117.50	1,326.51
1075215	X1872415	3/5/2015	28020 FOX HOLLOW DR	HAYWARD CA 94542	1224 LINCOLN AV	42906061	1,096.95	1,221.36	117.50	1,338.86
1143810	X1883113	9/22/2016	2769 TRIMBLE RD	SAN JOSE CA 95132	2769 TRIMBLE RD	09204012	1,113.76	1,251.18	117.50	1,368.68
1146478	X1886071	3/21/2017	683 LINDA FLORA ST	SAN JOSE CA 95127	846 VICEROY WY	59220057	1,118.12	1,261.52	117.50	1,379.02
1150746	X1888842	12/4/2017	2097 OLD PIEDMONT RD	SAN JOSE CA 95132	2097 OLD PIEDMONT RD	09232100	1,034.50	1,293.79	117.50	1,411.29
1142611	X1882077	7/5/2016	3558 CEDAR FLAT CT	SAN JOSE CA 95127	3558 CEDAR FLAT CT	61259021	1,420.26	1,302.26	117.50	1,419.76
1146499	X1886098	3/22/2017	5824 PONCE CT	SAN JOSE CA 95120	5824 PONCE CT	57726029	1,164.32	1,313.74	117.50	1,431.24
1147312	X1886712	5/17/2017	709 ULMECA PL	FREMONT CA 94539	1825 MONTAGE CT	24430049	1,181.78	1,335.96	117.50	1,453.46
1135320	X1873572	5/12/2015	484 EZIE ST	SAN JOSE CA 95111	484 EZIE ST	49404039	1,248.13	1,369.85	117.50	1,487.35
1079343	X1883911	10/26/2016	124 FALMOUTH CT	APTOS CA 95003	2116 CURTNER AV	41411012	1,642.24	1,383.58	117.50	1,501.08
1136433	X1874648	7/20/2015	792 N 19TH ST	SAN JOSE CA 95112	2372 O'HARA CT	25430060	1,255.08	1,397.86	117.50	1,515.36
1147317	X1886718	5/17/2017	1251 SAJAK AV	SAN JOSE CA 95131	1251 SAJAK AV	24140034	1,236.64	1,398.06	117.50	1,515.56
1146149	X1885784	3/6/2017	2227 CAROBWOOD LN	SAN JOSE CA 95132	2227 CAROBWOOD LN	09228030	1,249.12	1,425.76	117.50	1,543.26
1070826	X1874750	7/28/2015	17641 CALLE MAZATLAN	MORGAN HILL CA 95037	275 TULLY RD	47722043	1,280.41	1,442.55	117.50	1,560.05
1146500	X1886099	3/22/2017	1475 DE ROSE WY	SAN JOSE CA 95126	6686 BRET HARTE DR	70110048	1,328.55	1,499.53	117.50	1,617.03
1082409	X1882178	7/5/2016	497 EL CAJON DR	SAN JOSE CA 95111	3143 ALUM ROCK AV	60110074	1,389.17	1,576.17	117.50	1,693.67
1147416	X1886842	5/26/2017	7372 PRINDVILLE DR	SAN JOSE CA 95138	7372 PRINDVILLE DR	67855027	1,422.88	1,609.06	117.50	1,726.56
1150102	X1888642	11/14/2017	6346 FELDER DR	SAN JOSE CA 95123	6346 FELDER DR	68946083	2,479.40	1,638.40	117.50	1,755.90
1149597	X1888423	10/30/2017	1687 GRIZILO DR	SAN JOSE CA 95124	1687 GRIZILO DR	44244031	1,431.24	1,663.53	117.50	1,781.03
1147117	X1886666	5/10/2017	201 JACKSON ST	SAN JOSE CA 95112	201 JACKSON ST	24939029	1,457.40	1,667.79	117.50	1,785.29
1080448	X1882511	7/20/2016	1511 PETAL WY	SAN JOSE CA 95129	1329 ALDERBROOK LN	37315020	1,462.44	1,677.36	117.50	1,794.86
1151177	X1888982	12/18/2017	3610 BASSETT ST STE 2	SANTA CLARA CA 95054	2035 BIKINI AV	47743067	1,388.32	1,705.99	117.50	1,823.49
1149615	X1888441	10/30/2017	496 BALTIC WY	SAN JOSE CA 95111	496 BALTIC WY	49739090	1,374.20	1,734.22	117.50	1,851.72
1143064	X1882545	7/25/2016	5076 AMONDO DR	SAN JOSE CA 95129	5076 AMONDO DR	38125058	1,763.82	1,963.82	117.50	1,881.32
1146520	X1886122	3/22/2017	2162 ROSE ARBOR CT	SAN JOSE CA 95133	2162 ROSE ARBOR CT	25470017	1,622.77	1,832.27	117.50	1,949.77
1151233	X1889038	12/18/2017	335 MARTHA ST	SAN JOSE CA 95112	335 MARTHA ST	47219034	1,496.72	1,837.49	117.50	1,954.99

ACCOUNT NUMBER	INVOICE NUMBER	DATE ASSIGNED	MAILING ADDRESS	CITY STATE ZIP	PROPERTY ADDRESS	APN	INVOICE AMOUNT	CURRENT BALANCE	ADMIN LIEN FEE	TOTAL LIEN AMOUNT
1144853	X1884521	11/28/2016	P.O.BOX 612731	SAN JOSE CA 95161	1354 MICH BLUFF DR	24509022	2,494.94	1,873.94	117.50	1,991.44
1146497	X1886096	3/22/2017	5636 ORCHARD PARK DR	SAN JOSE CA 95123	5636 ORCHARD PARK DR	69224015	1,687.36	1,905.34	117.50	2,022.84
1142079	X1881604	6/8/2016	343 OAKBERRY WY	SAN JOSE CA 95123	343 OAKBERRY WY	68952037	2,277.62	1,990.62	117.50	2,108.12
1146460	X1886047	3/21/2017	2229 GOLDEN DEW CL	SAN JOSE CA 95121	2229 GOLDEN DEW CL	67663009	1,795.71	2,027.89	117.50	2,145.39
1149589	X1888415	10/30/2017	3811 MAUI DR	SAN JOSE CA 95111	3811 MAUI DR	49418014	1,649.37	2,077.16	117.50	2,194.66
1146505	X1886105	3/22/2017	182 BLOSSOM HILL RD	SAN JOSE CA 95123	182 BLOSSOM HILL RD	69209095	1,935.13	2,185.55	117.50	2,303.05
1148411	X1887741	8/21/2017	470 PORTER LN	SAN JOSE CA 95127	520 S 10TH ST	47229043	1,720.21	2,231.71	117.50	2,349.21
1150745	X1888841	12/4/2017	1565 WHITTON AV	SAN JOSE CA 95116	1565 WHITTON AV	48114059	1,850.30	2,297.03	117.50	2,414.53
1149768	X1888580	10/31/2017	3350 WHITMAN WY	SAN JOSE CA 95132	3350 WHITMAN WY	59503009	1,907.44	2,398.79	117.50	2,516.29
1148713	X1888020	9/6/2017	16475 MOZART AV	LOS GATOS CA 95030	1191 WHITEHALL AV	28215003	1,803.60	2,433.98	117.50	2,551.48
1146496	X1886095	3/22/2017	5650 ORCHARD PARK DR	SAN JOSE CA 95123	5650 ORCHARD PARK DR	69224013	2,157.74	2,437.34	117.50	2,554.84
1148043	X1887453	7/14/2017	1915 DANIEL MALONEY DR	SAN JOSE CA 95121	1915 DANIEL MALONEY DR	67609039	2,165.96	2,501.55	117.50	2,619.05
1081654	X1886723	5/17/2017	1728 MAYSONG CT	SAN JOSE CA 95131	1728 MAYSONG CT	24541060	2,319.72	2,624.92	117.50	2,742.42
1151035	X1888922	12/13/2017	121 S 15TH ST	SAN JOSE CA 95112	121 S 15TH ST	46727068	2,379.75	2,650.68	117.50	2,768.18
1071336	X1883103	9/22/2016	1188 LIGHTLAND RD	SAN JOSE CA 95121	1188 LIGHTLAND RD	49446052	2,556.76	2,876.06	117.50	2,993.56
1143844	X1883161	9/22/2016	1859 W RED FOX RD	SANTA ANA CA 92704	2377 STORY RD	48435017	2,569.07	2,889.95	117.50	3,007.45
1047771	X1887401	7/12/2017	67 W REED ST	SAN JOSE CA 95110	67 W REED ST	26432004	2,563.24	2,960.34	117.50	3,077.84
1146465	X1886056	3/21/2017	525 FOUNDRY CT	SAN JOSE CA 95133	525 FOUNDRY CT	25444050	2,621.11	2,961.41	117.50	3,078.91
1148638	X1888050	9/6/2017	173 TAMANIZU-CHO HIGASHUYAMA-KU	KYOTO JAPAN 605-0851	4710 DEL LOMA CT	40345039	2,198.88	2,962.67	117.50	3,080.17
1146492	X1886090	3/22/2017	1408 VIA DEL LOS GRANDE	SAN JOSE CA 95120	1408 VIA DEL LOS GRANDE	57521033	2,645.51	2,989.01	117.50	3,106.51
1150747	X1888843	12/4/2017	2605 POPLARWOOD WY	SAN JOSE CA 95132	2605 POPLARWOOD WY	9205014	2,531.35	3,134.55	117.50	3,252.05
1148647	X1888060	9/6/2017	230 COVINGTON RD	LOS ALTOS CA 94024	270 NORTH CREEK DR	70817029	2,521.67	3,394.38	117.50	3,511.88
1146543	X1886151	3/22/2017	464 LOCHRIDGE DR	SAN JOSE CA 95133	464 LOCHRIDGE DR	25409035	3,086.20	3,487.42	117.50	3,604.92
1150157	X1888698	11/14/2017	3897 YERBA BUENA AV	SAN JOSE CA 95121	3897 YERBA BUENA AV	67625047	3,543.42	4,437.61	117.50	4,555.11
1151215	X1889020	12/18/2017	600 MARGARET ST	SAN JOSE CA 95112	600 MARGARET ST	47221070	3,930.35	4,790.10	117.50	4,907.60
1139746	X1878382	2/4/2016	495 FLAGG AV	SAN JOSE CA 95128	2317 DOWNING AV	28209003	4,828.93	4,828.93	117.50	4,946.43
1151336	X1889149	12/19/2017	824 SAN ANTONIO RD	PALO ALTO CA 94303	12 S 15TH ST	46728012	4,018.78	4,897.39	117.50	5,014.89
1150119	X1888660	11/14/2017	1501 BROOKVALE DR	SAN JOSE CA 95129	1501 BROOKVALE DR	37219005	4,408.02	5,515.15	117.50	5,632.65
1148651	X1888066	9/6/2017	750 N 11TH ST	SAN JOSE CA 95112	750 N 11TH ST	24911066	4,337.93	5,823.63	117.50	5,941.13
1149610	X1888436	10/30/2017	4504 RHAPSODY WY	SAN JOSE CA 95111	4504 RHAPSODY WY	68410068	4,689.41	5,865.81	117.50	5,983.31
1150750	X1888846	12/4/2017	1767 LIDO WY	SAN JOSE CA 95116	1767 LIDO WY	48140049	5,276.75	6,249.45	117.50	6,366.95
1077481	X1880957	5/12/2016	1649 ANDALUSIA WY	SAN JOSE CA 95125	1649 ANDALUSIA WY	44620061	5,836.44	6,622.61	117.50	6,740.11
1149765	X1888577	10/31/2017	2971 BIG WOOD DR	SAN JOSE CA 95127	2971 BIG WOOD DR	48413058	5,386.65	6,734.76	117.50	6,852.26
1151209	X1889014	12/18/2017	1303 ELAM AV	CAMPBELL CA 95008	802 N 13TH ST	24912001	5,918.42	7,202.14	117.50	7,319.64
1079539	X1886715	5/17/2017	3815 S WEST TEMPLE	SALT LAKE CITY UT 84115	1905 BAKER PL	24526084	6,674.12	7,557.32	117.50	7,674.82
1151217	X1889022	12/18/2017	424 S MAIN ST	MILPITAS CA 95035	478 E SANTA CLARA ST	46725075	6,239.32	7,591.46	117.50	7,708.96
1150146	X1888687	11/14/2017	2120 AVY AV #7272	MENLO PARK CA 94025	1096 VINE ST	43406050	7,642.25	9,545.77	117.50	9,663.27
1149605	X1888431	10/30/2017	1295 ALMADEN AV	SAN JOSE CA 95110	1295 ALMADEN AV	43411085	9,134.30	11,405.24	117.50	11,522.74
135 Accounts							\$ 198,512.56	\$ 226,495.79	\$ 15,862.50	\$ 242,358.29