CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Julia H. Cooper

SUBJECT: SEE BELOW

DATE: May 30, 2019

Approved D:OSyC Date 5/31/19

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; and
(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 April 9, 2019, the City Council set a hearing for June 11, 2019 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 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 paying for the sidewalk repairs. Within six weeks after the repair notice is

sent, DOT mails a second notice to the property owner stating that 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 one week later. Before making repairs, 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 and an invoice will be sent. 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 a 30-day, 60-day, and final notice. 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 Santa Clara County Office of the Clerk-Recorder.

Property owners may setup a payment plan or pay the full amount due at any time, prior to the public hearing on June 11, 2019. However, if a balance remains outstanding after June 11, 2019, an additional $117.50 administrative fee, which includes an $8.00 lien-release fee charged by the SCC Office of the Clerk-Recorder, will be added. The Director of Finance shall record a lien with the Office of the Clerk-Recorder to secure the special assessment until such time that the special assessment may be placed on the Santa Clara County Secured Property Tax Roll. Recording liens against delinquent property owners for outstanding sidewalk repair costs helps ensure collection of past due amounts when the property is sold, transferred, or refinanced.

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).

From July 1, 2018 to May 13, 2019, DOT approved 79 properties for hardship averaging $26,000 per month. A total of $260,000 has been spent as of May 13, 2019 and DOT anticipates spending all the hardship funds by the end of FY 2018-19. DOT's budget for sidewalk hardship in the current fiscal year is $328,000 and will remain at that level for fiscal year 2019-20. DOT will continue to monitor hardship approvals and associated costs.

Process Improvements

On December 18, 2018, City Council raised questions regarding the sidewalk repairs noticing and collection process. The inquiries revolved around language accessibility services and whether payment plans are publicized on the written correspondence. DOT and Finance staff reviewed the set of written correspondences provided to property owners and noted that contact

information for translation services is included in Spanish and Vietnamese on the initial written brochure and the final notice of intent to lien letters. Both departments recognize the opportunity to expand the language accessibility noticing to all its written correspondence for this program.

Additionally, while the invoice, delinquency notices, and notice of intent to lien letters do not explicitly reference payment plans as an alternative for payment arrangements, the denial for hardship letter from DOT does. In this correspondence, property owners are encouraged to contact the Finance Department to request a payment plan. In addition, DOT staff encourages property owners, that attend the administrative conferences with concerns over the ability to make full payment, to contact the Finance Department to arrange a payment plan. It has been a long standing practice of the Finance Department to work with property owners on alternative payment arrangements to satisfy amounts owed to the City. The Finance Department will coordinate with DOT on revising the brochure to explicitly reference payment plans as an option.

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 177 properties that are subject to a potential lien for a total lien amount (and potential assessment), including administrative fees, of $317,834.76. Individual lien amounts vary from $194.96 to $15,462.66.

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.
- Finance Department sends delinquency notices once 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 collects delinquent amounts through the annual property tax assessment.

- 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 April 12, 2019 and April 19, 2019. 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 1, 2019 and May 2, 2019 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 April 9, 2019 Council meeting included 291 properties that were subject to a potential lien for a total lien amount, including administrative fees, of $457,018.86. Since the submission of that Council memo, the following has occurred:

- 97 accounts have been paid in full.

- 9 accounts have been canceled by DOT.

- 8 accounts have been placed on payment plans.

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.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the June 11, 2019 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 $297,037.26 in delinquent sidewalk repair costs in addition to lien fees of $20,797.50 that will be advanced from the General Fund. The total balance in the attached Director's Report is $317,834.76.

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 José - Finance Department

Report from the Director of Finance - Sidewalk Repair Costs as of May 1, 2019

Council Meeting: June 11, 2019

Account #	Citation #	Mailing Address	City, State, Zip	Property Address	APN	Council District	Original Balance	Current Balance	Admin Lien Fees	Total Lien Amount
1158604	X1893098	PO BOX 10523	SAN JOSE CA 95157	5081 DOYLE RD	38149011	1	74.60	110.91	117.50	228.41
1158924	X1893387	3306 LEAVSLEY RD	GILROY CA 95020	1698 S DE ANZA BLVD	37220014	1	100.00	141.34	117.50	258.84
1153920	X1890331	1167 FAIRFORD WY	SAN JOSE CA 95129	1167 FAIRFORD WY	37719049	1	100.00	148.00	117.50	265.50
1153905	X1890316	685 EDEN AV	SAN JOSE CA 95117	685 EDEN AV	29942134	1	100.00	148.00	117.50	265.50
1152212	X1889707	13634 HOWEN DR	SARATOGA CA 95070	1599 MAURICE LN	37826008	1	100.00	151.25	117.50	268.75
1147387	X1886818	PO BOX 2185	LOS GATOS CA 95031	551 NORTHLAKE DR	30327062	1	100.00	157.50	117.50	275.00
1160179	X1893920	6493 EDGEMOOR WY	SAN JOSE CA 95129	6493 EDGEMOOR WY	37302041	1	132.48	180.82	117.50	298.32
1159077	X1893457	1727 MENDENHALL DR	SAN JOSE CA 95130	1727 MENDENHALL DR	30746056	1	703.20	863.68	117.50	981.18
1145805	X1885373	390 HALLSONS LN	BEN LOMOND CA 95005	1750 SAN TOMAS AQUINO RD	30746001	1	1,166.85	1,359.53	117.50	1,477.03
1152204	X1889699	8246 E VIA DE LA ESCUELA	SCOTTSDALE AZ 85258	2139 LA MIEL WY	40412030	1	1,096.75	1,442.77	117.50	1,560.27
1158343	X1892883	4500 THE WOODS DR #1524	SAN JOSE CA 95136	145 NASHUA CT	70621046	2	47.30	78.22	117.50	195.72
1158315	X1892855	1 MORTGAGE WY	MOUNT LAUREL NJ 08054	7208 VIA COLINA	70623032	2	47.30	78.22	117.50	195.72
1158340	X1892880	7294 MIDDLEBURY WY	SAN JOSE CA 95139	7294 MILLBURY WY	70616009	2	74.60	110.91	117.50	228.41
1161292	X1894560	5968 S SURF CT	SAN JOSE CA 95138	5968 S SURF CT	67851034	2	76.24	115.32	117.50	232.82
1147593	X1886930	1056 EDENBURY LN	SAN JOSE CA 95136	5114 SNOW DR	68434045	2	100.00	132.00	117.50	249.50
1155893	X1891122	7468 PHINNEY WY	SAN JOSE CA 95139	7468 PHINNEY WY	70845004	2	100.00	144.67	117.50	262.17
1156554	X1891600	4847 RUE NICE CT	SAN JOSE CA 95136	4847 RUE NICE CT	68518024	2	100.00	147.00	117.50	264.50
1152338	X1889727	4423 LULLABY LN	SAN JOSE CA 95111	4423 LULLABY LN	68409064	2	100.00	151.25	117.50	268.75
1159817	X1893790	6828 AVENIDA ROTELLA	SAN JOSE CA 95139	6828 AVENIDA ROTELLA	70630031	2	578.56	695.28	117.50	812.78
1152742	X1889935	611 COYOTE RD	SAN JOSE CA 95111	611 COYOTE RD	49441089	2	657.51	863.30	117.50	980.80
1159842	X1893815	188 RAWLS CT	SAN JOSE CA 95139	188 RAWLS CT	70816031	2	728.49	869.88	117.50	987.38
1159864	X1893837	PO BOX 696	MORGAN HILL CA 95038	172 FRENCH CT	70820039	2	747.44	891.95	117.50	1,009.45
1153053	X1890025	PO BOX 240	PEBBLE BEACH CA 93953	104 ROSEWELL WY	67834031	2	764.85	1,000.68	117.50	1,118.18
1159813	X1893786	7232 VIA COLINA	SAN JOSE CA 95112	7232 VIA COLINA	70623028	2	791.88	1,118.44	117.50	1,235.94
1159847	X1893820	5824 PONCE CT	SAN JOSE CA 95120	214 TURNER CT	70819024	2	1,538.67	1,813.34	117.50	1,930.84
1081352	X1886256	6317 SOLANO DR	SAN JOSE CA 95119	6559 BISON CT	70412017	2	1,668.78	1,906.22	117.50	2,023.72
1159806	X1893779	7389 PAWTUCKET WY	SAN JOSE CA 95139	7389 PAWTUCKET WY	70620060	2	1,760.25	2,071.37	117.50	2,188.87
1152509	X1889781	6109 BANNER DR	SAN JOSE CA 95123	6109 BANNER DR	68909032	2	2,081.28	2,718.48	117.50	2,835.98
1153055	X1890027	943 LUNDY AV #207	SAN JOSE CA 95133	5557 SUNSPRING CIR	67852009	2	2,364.90	3,048.74	117.50	3,166.24
1146827	X1886269	393 JAI DR	SAN JOSE CA 95119	393 JAI DR	70406035	2	2,947.71	3,351.43	117.50	3,468.93
1152504	X1889776	199 BANGOR AV	SAN JOSE CA 95123	199 BANGOR AV	69208059	2	2,572.04	3,354.41	117.50	3,471.91
1152741	X1889934	602 COYOTE RD	SAN JOSE CA 95111	602 COYOTE RD	68411001	2	8,317.44	10,318.50	117.50	10,436.00
1154161	X1890501	388 N 19TH ST	SAN JOSE CA 95113	388 N 19TH ST	24962032	3	74.60	115.89	117.50	233.39
1146115	X1885743	575 E ST JOHN ST	SAN JOSE CA 95112	575 E ST JOHN ST	46716042	3	100.00	138.00	117.50	255.50
1144342	X1883863	PO BOX 1027	ALVISO CA 95002	1283 S ALMADEN AV	43411027	3	100.00	141.00	117.50	258.50
1156384	X1891482	PO BOX 1368	CARLSBAD CA 92018	111 W SAINT JOHN ST	25934054	3	100.00	147.00	117.50	264.50
1140113	X1878633	15219 HERRING AV	SAN JOSE CA 95112	520 MADERA AV	23516068	3	100.00	147.00	117.50	264.50
1153880	X1890291	PO BOX 1424	SAN JOSE CA 95109	654 WASHINGTON ST	24956072	3	100.00	148.00	117.50	265.50
1156839	X1891876	931 N 3RD ST	SAN JOSE CA 95112	931 N 3RD ST	23508048	3	174.60	236.46	117.50	353.96
1146831	X1886273	301 S 18TH ST	SAN JOSE CA 95116	301 S 18TH ST	46751001	3	428.00	504.14	117.50	621.64
1157884	X1892664	1151 SUNNY CT #C	SAN JOSE CA 95116	1151 SUNNY CT #C	47235004	3	563.60	696.50	117.50	814.00
1157885	X1892665	4546 EL CAMINO REAL #B10	LOS ALTOS CA 94022	145 S 20TH ST	46738009	3	1,111.60	1,352.72	117.50	1,470.22
1146830	X1886272	233 22ND ST	SAN JOSE CA 95116	233 S 22ND ST	46737004	3	1,700.00	1,941.50	117.50	2,059.00
1162060	X1894921	664 S 8TH ST	SAN JOSE CA 95112	664 S 8TH ST	47224005	3	1,757.50	2,015.13	117.50	2,132.63
1158623	X1893117	488 N 21ST ST	SAN JOSE CA 95112	488 N 21ST ST	24963037	3	1,742.60	2,108.36	117.50	2,225.86
1162058	X1894919	333 N 4TH ST	SAN JOSE CA 95112	333 N 4TH ST	24946038	3	2,600.10	2,968.52	117.50	3,086.02
1146048	X1885719	87 N KING RD	SAN JOSE CA 95116	1668 MCKEE RD	48103041	3	2,988.98	3,445.90	117.50	3,563.40
1142005	X1881471	365 N 19TH ST	SAN JOSE CA 95112	365 N 19TH ST	24960039	3	3,118.28	3,780.99	117.50	3,898.49
1162057	X1894918	337 N 4TH ST	SAN JOSE CA 95112	337 N 4TH ST	24946039	3	4,248.88	4,834.12	117.50	4,951.62
1158608	X1893102	777 N 1ST ST #5TH	SAN JOSE CA 95112	196 N 3RD ST	46720073	3	6,771.28	8,130.19	117.50	8,247.69
1157917	X1892698	124 N 6TH ST	SAN JOSE CA 95112	124 N 6TH ST	46719020	3	7,061.74	8,478.02	117.50	8,595.52

Account #	Citation #	Mailing Address	City, State, Zip	Property Address	APN	Council District	Original Balance	Current Balance	Admin Lien Fees	Total Lien Amount
1080360	X1884960	3174 MATTOS AV	SAN JOSE CA 95132	3174 MATTOS AV	58713047	4	90.00	127.90	117.50	245.40
1161684	X1894658	3121 DRYWOOD LN	SAN JOSE CA 95132	3121 DRYWOOD LN	O9220039	4	100.00	139.66	117.50	257.16
1143996	X1883205	1954 BRATER CT	SAN JOSE CA 95131	1954 BRATER CT	24531001	4	100.00	140.41	117.50	257.91
1143990	X1883197	3207 ZION LN	SAN JOSE CA 95132	3207 ZION LN	58712045	4	100.00	141.00	117.50	258.50
1154622	X1890762	308 MILTON CT	SAN RAMON 94582	1449 CARMINE WY	24130084	4	1,294.30	1,614.25	117.50	1,731.75
1162858	X1895217	3167 KAWALKER LN	SAN JOSE CA 95127	2617 GOMES DR	58915014	4	1,534.36	1,684.66	117.50	1,802.16
1151189	X1888993	4626 S MARYLAND PKWY #C	LAS VEGAS NV 89119	3668 LISBON CT	09233048	4	2,784.88	3,676.14	117.50	3,793.64
1151188	X1888994	4626 S MARYLAND PKWY #C	LAS VEGAS NV 89119	3669 LISBON CT	09233049	4	2,830.56	3,736.10	117.50	3,853.60
1080096	X1884718	3359 ROCKY MOUNTAIN DR	SAN JOSE CA 95129	3359 ROCKY MOUNTAIN DR	64727050	5	$ 45.50	$ 77.46	$ 117.50	$ 194.96
1079314	X1883883	1202 CATHAY DR	SAN JOSE CA 95122	1202 CATHAY DR	48619045	5	73.00	109.30	117.50	226.80
1160805	X1894282	1613 MOUNT HERMAN DR	SAN JOSE CA 95127	1613 MOUNT HERMAN DR	64731012	5	90.00	131.36	117.50	248.86
1161747	X1894721	1425 FARRINGDON DR	SAN JOSE CA 95127	1425 FARRINGDON DR	48809040	5	100.00	133.40	117.50	250.90
1161860	X1894833	396 LA PALA PL	SAN JOSE CA 95127	396 LA PALA PL	59944015	5	100.00	139.66	117.50	257.16
1161893	X1894859	85 ALEXANDER CT	SAN JOSE CA 95116	85 ALEXANDER CT	48403026	5	100.00	139.66	117.50	257.16
1161822	X1894796	PO BOX 190700	SAN FRANCISCO CA 94119	175 N JACKSON AV	48105040	5	100.00	139.66	117.50	257.16
1162444	X1895024	533 CARVER ST	SAN JOSE CA 95127	533 CARVER ST	59904052	5	100.00	139.66	117.50	257.16
1142505	X1881999	1198 ADRIAN WY	SAN JOSE CA 95122	1198 ADRIAN WY	48637039	5	100.00	144.00	117.50	261.50
1155607	X1891107	937 ALEXIS CT	SAN JOSE CA 95116	937 ALEXIS CT	48135127	5	100.00	144.67	117.50	262.17
1155461	X1891053	3560 EASTRIDGE DR	SAN JOSE CA 95148	3560 EASTRIDGE DR	65422002	5	100.00	144.67	117.50	262.17
1146835	X1886280	1563 SAWGRASS DR	SAN JOSE CA 95116	1563 SAWGRASS DR	48172015	5	364.40	432.28	117.50	549.78
1144077	X1883431	1028 WILSHAM DR	SAN JOSE CA 95132	1431 HOPKINS DR	48624051	5	430.85	529.73	117.50	647.23
1080095	X1884580	3359 ROCKY MOUNTAIN DR	SAN JOSE CA 95129	3359 ROCKY MOUNTAIN DR	64727050	5	623.20	746.42	117.50	863.92
1161774	X1894748	1287 N MAIN ST STE #106	SALINAS CA 93906	1829 BISCAYNE WY	48617056	5	678.49	794.22	117.50	911.72
1079315	X1883432	1202 CATHAY DR	SAN JOSE CA 95122	1202 CATHAY DR	48619045	5	732.85	884.58	117.50	1,002.08
1146840	X1886288	874 TURLEY DR	SAN JOSE CA 95116	874 TURLEY DR	48142074	5	772.50	893.44	117.50	1,010.94
1146937	X1886457	905 THACKERAY LN	SAN JOSE CA 95116	905 THACKERAY LN	48140019	5	806.88	932.26	117.50	1,049.76
1162445	X1895025	3950 ALTADENA LN	SAN JOSE CA 95127	48 S CAPITOL AV	48420073	5	928.87	1,077.53	117.50	1,195.03
1144075	X1883429	2102 CALVIEW AV	SAN JOSE CA 95122	2102 CALVIEW AV	48622058	5	1,153.92	1,379.37	117.50	1,496.87
1146473	X1886065	1185 S DE ANZA BLVD	SAN JOSE CA 95122	2843 MAYGLEN WY	59210052	5	1,153.92	1,399.69	117.50	1,517.19
1144068	X1883420	2140 NEWTON AV	SAN JOSE CA 95122	2140 NEWTON AV	48623042	5	1,184.15	1,414.87	117.50	1,532.37
1143422	X1882752	3343 MOUNT LOGAN DR	SAN JOSE CA 95127	3343 MT LOGAN DR	64718061	5	2,266.27	1,720.33	117.50	1,837.83
1143764	X1883039	1534 MOUNT WHITNEY DR	SAN JOSE CA 95127	1534 MOUNT WHITNEY DR	64716025	5	2,013.76	1,894.56	117.50	2,012.06
1144059	X1883401	1247 ELVIRA CT	SAN JOSE CA 95122	1247 ELVIRA CT	42118055	5	1,742.15	2,070.52	117.50	2,188.02
1147671	X1887086	PO BOX 32091	SAN JOSE CA 95152	282 CHALLENGER AV	48412037	5	2,435.08	2,735.61	117.50	2,853.11
1079340	X1883929	PO BOX 611154	SAN JOSE CA 95161	1628 MOUNT OLIVEIRA DR	64723013	5	2,778.90	3,288.70	117.50	3,406.20
1146847	X1886301	401 MAHONEY DR	SAN JOSE CA 95127	401 MAHONEY DR	60126089	5	2,926.28	3,327.18	117.50	3,444.68
1144058	X1883400	1357 HOPKINS DR 95122	SAN JOSE CA 95122	1357 HOPKINS DR	48624045	5	3,022.85	3,575.33	117.50	3,692.83
1079394	X1882771	3345 MOUNT RAINIER DR	SAN JOSE CA 95127	3345 MOUNT RAINIER DR	68408009	5	3,036.74	3,637.22	117.50	3,754.72
1162457	X1895037	3305 HICKERSON DR	SAN JOSE CA 95127	3305 HICKERSON DR	64708055	5	3,807.88	4,335.13	117.50	4,452.63
1163198	X1895298	13541 HIGHWOOD DR	SAN JOSE CA 95127	13541 HIGHWOOD DR	48428090	5	5,093.71	5,534.10	117.50	5,651.60
1162456	X1895036	754 FELLER AV	SAN JOSE CA 95127	754 FELLER AV	60130012	5	5,751.33	6,245.32	117.50	6,362.82
1154841	X1890877	149 BIRCH LN	SAN JOSE CA 95127	2770 GAY AV	48416056	5	5,305.67	6,550.25	117.50	6,667.75
1162446	X1895026	PO BOX 810490	DALLAS TX 75381	2791 STORY RD	48433086	5	13,538.35	15,345.16	117.50	15,462.66
1158934	X1893397	1015 LINCOLN CT	SAN JOSE CA 95125	1015 LINCOLN CT	43916050	6	100.00	141.34	117.50	258.84
1156366	X1891464	192 HERLONG AV	SAN JOSE CA 95123	721 WILLOW ST	26450022	6	156.50	214.21	117.50	331.71
1145912	X1885559	941 GOODWIN AV	SAN JOSE CA 95128	941 GOODWIN AV	28235059	6	799.46	938.87	117.50	1,056.37
1160800	X1894277	1226 MILDRED AV	SAN JOSE CA 95125	1226 MILDRED AV	42931029	6	948.62	1,131.21	117.50	1,248.71
1142041	X1881560	PO BOX 67365	SCOTT VALLEY CA 95067	1228 NAGLEE AV	26117076	6	1,713.15	2,087.87	117.50	2,205.37
1162566	X1895113	492 ARLETA AV	SAN JOSE CA 95128	492 ARLETA AV	27708002	6	2,389.53	2,755.52	117.50	2,873.02
1154412	X1890650	5441 COUNTRY CLUB PKWY	SAN JOSE CA 95138	330 HULL AV	26448051	6	3,562.67	4,523.08	117.50	4,640.58
1156567	X1891613	5719 CAPILANO DR	SAN JOSE CA 95138	3114 DAKAN CT	45526029	6	4,226.10	5,221.83	117.50	5,339.33
1147592	X1886929	3339 PITCAIRN WY	SAN JOSE CA 95111	3339 PITCAIRN WY	49421048	7	100.00	132.00	117.50	249.50
1147652	X1887064	2476 SHILSHONE CIR	SAN JOSE CA 95121	2476 SHILSHONE CIR	49924111	7	100.00	132.00	117.50	249.50
1140585	X1879127	3820 WIVEN PLACE WY	SAN JOSE CA 95121	3820 WIVEN PL WY	67643024	7	90.00	133.30	117.50	250.80

Account #	Citation #	Mailing Address	City, State, Zip	Property Address	APN	Council District	Original Balance	Current Balance	Admin Lien Fees	Total Lien Amount
1163267	X1895334	1090 DREXEL WY	SAN JOSE CA 95121	1090 DREXEL WY	49930045	7	100.00	133.40	117.50	250.90
1163075	X1895269	1019 DREXEL WY	SAN JOSE CA 95121	1019 DREXEL WY	49930028	7	100.00	133.40	117.50	250.90
1161826	X1894800	1502 FOLEY AV	SAN JOSE CA 95122	1502 FOLEY AV	48606068	7	100.00	139.66	117.50	257.16
1156786	X1891853	3843 POLTON PL WY	SAN JOSE CA 95121	3843 POLTON PL WY	67681022	7	100.00	144.67	117.50	262.17
1154118	X1890478	2920 ERICA CT	SAN JOSE CA 95121	2920 ERICA CT	49903055	7	100.00	148.00	117.50	265.50
1152729	X1889922	1422 WEAVER DR	SAN JOSE CA 95125	1292 COTTERELL DR	49445035	7	100.00	149.68	117.50	267.18
1161846	X1894820	1617 HONEYSUCKLE DR	SAN JOSE CA 95122	1617 HONEYSUCKLE DR	49123096	7	302.40	368.68	117.50	486.18
1153451	X1890228	3157 HAGA DR	SAN JOSE CA 95111	3157 HAGA DR	49715014	7	394.98	520.68	117.50	638.18
1152092	X1889656	2326 BLUEBELL AV	SAN JOSE CA 95122	2326 BLUEBELL AV	49124040	7	632.40	841.12	117.50	958.62
1155473	X1891065	16775 RANGER CT	MORGAN HILL CA 95037	2752 EULALIE DR	49130004	7	2,034.96	2,525.62	117.50	2,643.12
1161835	X1894809	1685 MOUNTAIRE LN	SAN JOSE CA 95138	1617 DIXIE DR	49124035	7	4,968.86	5,648.78	117.50	5,766.28
1161859	X1894832	2269 BLUEBELL AV	SAN JOSE CA 95122	2269 BLUEBELL AV	49124023	7	5,169.04	5,875.27	117.50	5,992.77
1078983	X1883096	3016 CORAL CT	SAN JOSE CA 95121	3016 CORAL CT	49902071	7	6,237.20	7,342.64	117.50	7,460.14
1152093	X1889657	2325 BLUEBELL AV	SAN JOSE CA 95122	2325 BLUEBELL AV	49124030	7	6,030.69	7,835.92	117.50	7,953.42
1159616	X1893728	3146 REMINGTON WY	SAN JOSE CA 95148	3146 REMINGTON WY	65920050	8	100.00	138.01	117.50	255.51
1157805	X1892597	3034 FAIRFAX AV	SAN JOSE CA 95148	3034 FAIRFAX AV	67312007	8	100.00	141.34	117.50	258.84
1143399	X1882728	2111 CHISIN CT	SAN JOSE CA 95121	2111 CHISIN CT	67604077	8	100.00	142.50	117.50	260.00
1160460	X1894037	3334 WOODSIDE LN	SAN JOSE CA 95121	3334 WOODSIDE LN	67620078	8	100.00	143.00	117.50	260.50
1156334	X1891432	2947 IRWINDALE DR	SAN JOSE CA 95122	2947 IRWINDALE DR	67016031	8	100.00	144.67	117.50	262.17
1154740	X1890823	1960 LOCH NESS WY	SAN JOSE CA 95121	1960 LOCH NESS WY	67609018	8	100.00	144.67	117.50	262.17
1154605	X1890745	1753 DANIEL MALONEY DR	SAN JOSE CA 95121	1753 DANIEL MALONEY DR	67608033	8	100.00	148.00	117.50	265.50
1153629	X1890278	1955 FERNISH DR	SAN JOSE CA 95148	1955 FERNISH DR	64926002	8	100.00	148.00	117.50	265.50
1153631	X1890280	3271 FALLEN OAK CT	SAN JOSE CA 95148	3271 FALLEN OAK CT	65932017	8	100.00	148.00	117.50	265.50
1153625	X1890274	2663 BON BON DR	SAN JOSE CA 95148	3190 COLDWATER DR	64906069	8	100.00	148.00	117.50	265.50
1153275	X1890157	3248 TROVARE CT	SAN JOSE CA 95135	3248 TROVARE CT	66065035	8	100.00	149.68	117.50	267.18
1152139	X1889674	4129 PINOT GRIS WY	SAN JOSE CA 95135	4129 PINOT GRIS WY	66030010	8	100.00	151.25	117.50	268.75
1152598	X1889870	3207 LAKEMORE CT	SAN JOSE CA 95148	3207 LAKEMORE CT	65906057	8	100.00	151.25	117.50	268.75
1152264	X1889713	7345 S DURANGO DR #B107-262	LAS VEGAS NV 89113	2128 HILLSTONE DR	68036001	8	100.00	151.25	117.50	268.75
1159929	X1893878	7022 HEARTLAND WY	SAN JOSE CA 95135	7022 HEARTLAND WY	66056019	8	246.60	313.72	117.50	431.22
1144045	X1883273	1857 MAC DUEE CT	SAN JOSE CA 95121	1857 MACDUEE CT	67611021	8	436.06	535.86	117.50	653.36
1154286	X1890583	2902 EDENBANK CT	SAN JOSE CA 95148	2902 EDENBANK CT	65912016	8	574.60	747.65	117.50	865.15
1141380	X1880943	2966 PLUMSTEAD WY	SAN JOSE CA 95148	2966 PLUMSTEAD WY	67319030	8	1,478.87	1,071.97	117.50	1,189.47
1146031	X1885697	2116 TURNHOUSE LN	SAN JOSE CA 95121	2116 TURNHOUSE LN	67649029	8	990.18	1,157.25	117.50	1,274.75
1080123	X1884767	3086 LINKFIELD WY	SAN JOSE CA 95135	3086 LINKFIELD WY	66027001	8	1,295.99	1,526.85	117.50	1,644.35
1156386	X1891484	2831 PENDLETON DR	SAN JOSE CA 95148	2831 PENDLETON DR	65917089	8	1,582.85	1,969.30	117.50	2,086.80
1146032	X1885698	3935 EDENWOOD DR	SAN JOSE CA 95121	3935 EDENWOOD DR	67665060	8	1,724.25	1,997.75	117.50	2,115.25
1154283	X1890580	3257 DELTA RD	SAN JOSE CA 95135	3257 DELTA RD	66039006	8	1,687.30	2,153.55	117.50	2,271.05
1152097	X1889661	2657 BURLINGAME WY	SAN JOSE CA 95121	2657 BURLINGAME WY	67620024	8	1,797.50	2,350.80	117.50	2,468.30
1156490	X1891536	3125 EDENBANK DR	SAN JOSE CA 95148	3125 EDENBANK DR	65912008	8	2,175.82	2,698.96	117.50	2,816.46
1154851	X1890887	3014 MOONSTAR CT	SAN JOSE CA 95148	3014 MOONSTAR CT	49131051	8	2,301.64	2,853.77	117.50	2,971.27
1159915	X1893864	5134 WILLOW EST	SAN JOSE CA 95135	5134 WILLOW EST	66013032	8	2,522.84	2,964.39	117.50	3,081.89
1157644	X1892470	3906 GARDIE PLACE WY	SAN JOSE CA 95121	3906 GARDIE PLACE WY	67912032	8	2,994.20	3,607.14	117.50	3,724.64
1155970	X1891199	2083 FLINTCREST DR	SAN JOSE CA 95148	2083 FLINTCREST DR	64907068	8	2,990.10	3,700.92	117.50	3,818.42
1159926	X1893875	4187 PINOT GRIS WY	SAN JOSE CA 95135	4187 PINOT GRIS WY	66030026	8	3,450.02	4,044.10	117.50	4,161.60
1156495	X1891541	1825 LOCH NESS WY	SAN JOSE CA 95121	1825 LOCH NESS WY	67607021	8	3,566.32	4,409.98	117.50	4,527.48
1156529	X1891575	1785 DANIEL MALONEY DR	SAN JOSE CA 95121	1785 DANIEL MALONEY DR	67608029	8	4,812.77	5,943.72	117.50	6,061.22
1156506	X1891552	4798 SUTCLIFF AV	SAN JOSE CA 95118	4798 SUTCLIFF AV	56929115	9	47.30	79.81	117.50	197.31
1154632	X1890772	4714 TONINO DR	SAN JOSE CA 95136	4714 TONINO DR	45802042	9	137.30	195.13	117.50	312.63
1156537	X1891583	825 E EVELYN AV #111	SUNNYVALE CA 94086	805 SEABURY DR	45921030	9	358.01	462.17	117.50	579.67
1161854	X1894827	813 SEABURY DR	SAN JOSE CA 95136	813 SEABURY DR	45921032	9	893.82	1,037.87	117.50	1,155.37
1081467	X1886494	4443 SCOTTSFIELD DR	SAN JOSE CA 95136	4443 SCOTTSFIELD DR	45914028	9	1,118.36	1,284.26	117.50	1,401.76
1081491	X1886596	16780 LARK AV #FRNT	LOS GATOS CA 95032	4567 HAMPSHIRE PL	45915062	9	1,119.35	1,285.37	117.50	1,402.87
1143121	X1882601	1671 ZINNIA LN 95124	SAN JOSE CA 95124	1671 ZINNIA LN	56717056	9	1,116.39	1,352.03	117.50	1,469.53
1152457	X1889745	4331 LINWOOD DR	SAN JOSE CA 95124	4331 LINWOOD DR	41915015	9	1,288.34	1,691.07	117.50	1,808.57

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1152462	X1889750	1799 BALSA AV	SAN JOSE CA 95124	1799 BALSA AV	44240049	9	1,366.19	1,791.89	117.50	1,909.39
1156523	X1891569	4934 BEL CANTO DR	SAN JOSE CA 95124	4934 BEL CANTO DR	42119055	9	1,582.12	1,968.42	117.50	2,085.92
1156508	X1891554	1851 FOXWORTHY AV	SAN JOSE CA 95124	1851 FOXWORTHY AV	44236012	9	2,472.51	3,064.03	117.50	3,181.53
1156882	X1891899	4978 BREWSTER AV	SAN JOSE CA 95124	4978 BREWSTER AV	42118009	9	4,383.34	4,181.76	117.50	4,299.26
1156873	X1891890	3616 18TH ST #1	SAN FRANCISCO CA 94110	1586 SAINT REGIS DR	45132027	9	6,667.31	8,225.74	117.50	8,343.24
1161268	X1894537	6829 TRINIDAD DR	SAN JOSE CA 95120	6829 TRINIDAD DR	70105030	10	48.12	82.60	117.50	200.10
1160755	X1894190	764 AMANDA DR	SAN JOSE CA 95136	764 AMANDA DR	46251005	10	48.12	82.60	117.50	200.10
1158753	X1893311	6879 TUNBRIDGE WY	SAN JOSE CA 95120	6879 TUNBRIDGE WY	70143024	10	74.60	110.91	117.50	228.41
1158757	X1893315	539 TUSCARORA DR	SAN JOSE CA 95123	539 TUSCARORA DR	68732029	10	74.60	110.91	117.50	228.41
1153456	X1890233	6948 BRET HARTE DR	SAN JOSE CA 95120	6948 BRET HARTE DR	70114032	10	100.00	148.00	117.50	265.50
1153134	X1890094	6007 DIMM WY	RICHMOND CA 94805	359 AVENIDA PALMAS	46412026	10	100.00	149.68	117.50	267.18
1148437	X1887835	3332 DELTA RD	SAN JOSE CA 95135	1357 NORELIUS CT	57741022	10	100.00	160.15	117.50	277.65
1147658	X1887070	422 LAGUNITAS AV	OAKLAND CA 94610	1298 ANTWERP LN	56743028	10	152.50	190.55	117.50	308.05
1147827	X1887263	1533 BERGERAC DR	SAN JOSE CA 95118	1533 BERGERAC DR	56773040	10	663.95	760.81	117.50	878.31
1156660	X1891769	1280 ANTWERP LN	SAN JOSE CA 95118	1280 ANTWERP LN	56743035	10	739.96	932.14	117.50	1,049.64
1152506	X1889778	5714 CROW LN	SAN JOSE CA 95123	5714 CROW LN	68727053	10	1,459.02	1,912.22	117.50	2,029.72
1152514	X1889786	746 DAILEY AV	SAN JOSE CA 95123	746 DAILEY AV	69437041	10	1,789.35	2,340.23	117.50	2,457.73
1156572	X1891618	P.O. BOX 730963	SAN JOSE CA 95173	4936 NEW WORLD DR	46441023	10	2,957.31	3,660.59	117.50	3,778.09
						177 Accounts	**$ 248,514.82**	**$ 297,037.26**	**$ 20,797.50**	**$ 317,834.76**