



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Rick Bruneau

**SUBJECT:** SEE BELOW

**DATE:** January 16, 2024

Approved

Date

1/25/24

**SUBJECT: SET A PUBLIC HEARING ON THE COST OF SIDEWALK REPAIRS**

## **RECOMMENDATION**

Adopt a resolution setting a public hearing on Tuesday, May 14, 2024, at 1:30 p.m. for the approval of the report from the Director of Finance for the cost of sidewalk repairs.

## **SUMMARY AND OUTCOME**

Approval of the recommended action will set the public hearing to hear the report of the Director of Finance for the cost of sidewalk repairs (Director's Report). This is the first step in the lien process for the City of San José to recover funds spent on sidewalk repairs from property owners.

## **BACKGROUND**

State law, as set forth in Chapter 22 of Division 7, Part 3, of the Streets and Highways Code of California, and San José Municipal Code Section 14.16.2200 - *Maintenance and repair of sidewalks* make it the duty of each property owner to maintain the sidewalk fronting their property in a safe condition. When sidewalks need repair, the City of San José (City) Department of Transportation (DOT) inspects the property and obtains a cost 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 sidewalk repairs. Within six weeks after the repair notice is sent, DOT mails an additional 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 within 45 days. If the repairs are not made by the owner by the deadline, a final notice is mailed one week later. After mailing of the 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 a 30-day, 60-day, and final notice to the property owners, as needed. To recover the costs of invoices that remain unpaid after the final notice, 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 County of Santa Clara Office of the Clerk-Recorder.

On December 10, 2019, the City Council directed staff to modify the program to account for higher cost of living in the San José metropolitan area. Staff determined that local income limits established by the Department of Housing and Urban Development and based on the area median income are appropriate indicators for the region. The City Council also directed staff to explore a stepped reduction approach based on income categories. The recommended modification was approved by City Council on June 16, 2020, as part of the Mayor's Budget Message<sup>1</sup> for Fiscal Year 2020-2021 (MBA #14).<sup>2</sup>

Property owners who are sent a Notice of Intent to Lien may pay the full amount due to the City at any time prior to the public hearing on May 14, 2024. However, if an unpaid balance remains after May 14, 2024, an additional \$133.00 administrative fee, which includes an \$8.00 lien-release fee charged by the County of Santa Clara Office of the Clerk-Recorder, will be added. A lien will be recorded for any unpaid balance, including administrative fees, penalties, and interest. Recording liens against delinquent property owners for outstanding sidewalk repair costs helps ensure eventual collection of past due amounts when the property is sold, transferred, or refinanced.

## **ANALYSIS**

The **attached** Director's Report includes properties for which the City incurred costs for the sidewalk repairs on behalf of the property owners and payment to the City remains outstanding. Currently, there are 159 properties that are subject to a potential lien, for a total lien amount of \$358,611, including \$21,147 in administrative fees.

The total lien amount represents the total amount paid by the City to contractors for sidewalk repairs at the affected properties plus the associated administrative fees, penalties, and interest on any unpaid balance.

To resolve potential protests prior to the public hearing, DOT mails notices to property owners, inviting them to attend administrative conferences. These conferences do not affect the property owners' right to protest the proposed lien at the City Council public hearing.

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<sup>1</sup> FY 2020-2021 Adopted Operating Budget, Page A-21

<https://www.sanjoseca.gov/home/showpublisheddocument/66457/637547950474170000>

<sup>2</sup> Amendment to the Tree and Sidewalk Hardship Program, MBA #14

<https://www.sanjoseca.gov/home/showpublisheddocument/59378/637267181034400000>

In fiscal year 2022-2023, DOT approved 91 locations for hardship. In the current fiscal year to date, DOT has approved 21 locations for hardship. DOT will continue to monitor hardship approvals and associated cost and work with the City Manager's Budget Office to consider any necessary funding adjustments for the hardship program during the budget process.

Results of the administrative conferences and staff recommendations will be included in an updated Director's Report submitted to City Council for consideration and approval on May 14, 2024. After hearing any protest, the City Council may confirm the Director's Report and the full amounts contained therein or reduce any of the amounts due. After the Director's Report is confirmed, the amounts owed constitute a special assessment against the property and become a lien on the property for the balance of the outstanding amount owed, until paid. Any unpaid lien amount will be added to the property owner's annual property tax bill by the County of Santa Clara Controller-Treasurer Department.

The schedule to file sidewalk repair liens on defaulting properties is as follows:

<b>Event</b>	<b>Date</b>
1. City Council – Sets the public hearing	February 6, 2024
2. DOT – Mails first notices giving notice of the administrative conferences and the public hearing date	February 13, 2024
3. DOT – Mails second notices giving notice of the administrative conferences and the public hearing date	February 20, 2024
4. DOT – Conducts the administrative conferences	March 5 and 6, 2024
5. City Council – Conducts the public hearing and adopts the resolution confirming the Director's Report containing the proposed liens	May 14, 2024 1:30 P.M.

### **EVALUATION AND FOLLOW-UP**

A memorandum seeking authorization from the City Council to direct Finance staff to place special assessments secured by a lien against those properties listed in an updated Director's Report will be presented at the May 14, 2024 City Council meeting. In addition, Finance Department Revenue Management staff will continue its collection efforts to reduce the number of delinquent accounts that require a lien hearing and DOT will be sending notices and conducting administrative conferences. Finance staff will also continue to monitor accounts placed with the County for special assessment for full compliance with the program.

### **COST SUMMARY/IMPLICATIONS**

The funds totaling \$297,749, notwithstanding late charges or lien fees, advanced from the General Fund, were used to repair the sidewalks for those properties currently being considered for the filing of a special assessment secured by a lien.

### **COORDINATION**

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

### **PUBLIC OUTREACH**

First and second notices of public hearing will be mailed to the debtors on or about February 13, 2024 and February 20, 2024. The notices will provide information on the outstanding debt and the hearing process. On March 5, 2024 and March 6, 2024, DOT will hold informal administrative conferences to allow the debtor the opportunity to discuss the matter with City staff. Results of the administrative conferences and staff recommendations will be included in an updated Director's Report submitted to City Council for consideration and approval on May 14, 2024.

This memorandum will be posted on the City's Council Agenda website for the February 6, 2024 City Council meeting.

### **COMMISSION RECOMMENDATION AND INPUT**

No commission recommendation or input is associated with this action.

### **CEQA**

Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical 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.

HONORABLE MAYOR AND CITY COUNCIL

January 16, 2024

**Subject: Set a Public Hearing on the Cost of Sidewalk Repairs**

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/s/

RICK BRUNEAU

Director of Finance

For questions, please contact John Kachmanian, Deputy Director of Finance – Revenue Management, at (408) 535-7034.

Attachment: Director's Report

**City of San José - Finance Department**  
**Report from the Director of Finance - Sidewalk Repair Costs as of November 9, 2023**  
**Council Meeting: February 6, 2024**

Count	Invoice	Citation	Debtor name	Mailing Address	City, State, ZipCode	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
1	1227157	X00018505	CONSTANCIO SILVA	1893 NAPLES DR	SAN JOSE CA 95122	1893 NAPLES DR	48619062	\$ 100.00	\$ 75.45	\$ 133.00	\$ 208.45
2	1224366	X00018082	DEBBIE PARK	1135 DWYER AV	SAN JOSE CA 95120	1135 DWYER AV	57721026	72.23	108.11	133.00	241.11
			SEAN PARK	1135 DWYER AV	SAN JOSE CA 95120						
3	1226626	X00018194	JUNHUA DUAN	6018 COUNTESS DR	SAN JOSE CA 95129	6018 COUNTESS DR	37718017	72.23	108.11	133.00	241.11
			JUNZHAO LEI	6018 COUNTESS DR	SAN JOSE CA 95129						
4	1218772	X00014449	LOVISA BROWN	709 N 16TH ST	SAN JOSE CA 95112	709 N 16TH ST	24915014	70.71	116.21	133.00	249.21
5	1224207	X00017861	SAMUEL CONERLY	5853 SANTA TERESA BL	SAN JOSE CA 95123	5853 SANTA TERESA BL	69521008	79.97	117.63	133.00	250.63
			ZULMA CONERLY	5853 SANTA TERESA BL	SAN JOSE CA 95123						
6	1223558	X00017544	JONATHAN MOYA	1956 TAMPA WY	SAN JOSE CA 95122	1956 TAMPA WY	49119096	100.00	119.80	133.00	252.80
			BERENICE RODRIGUEZ MOYA	1956 TAMPA WY	SAN JOSE CA 95122						
7	1209828	X00011470	GINGER D MC CLURE	1053 SWEET AV	SAN JOSE CA 95129	1053 SWEET AV	38116047	70.71	120.25	133.00	253.25
8	1222505	X00016637	MAX J ALLEN	PO BOX 7233	REDWOOD CITY CA 94063	4747 CAPAY DR	56940053	79.97	121.57	133.00	254.57
			JINGLI WANG	PO BOX 7233	REDWOOD CITY CA 94063						
9	1223501	X00017467	RONALD WALT HELLPAW TRUSTEE	431 AVNIDA PALMAS	SAN JOSE CA 95123	431 AVNIDA PALMAS	46412044	79.97	121.61	133.00	254.61
10	1239303	X00019773	JOHN PAUL FRUTTERO	5337 SOUTHBRIDGE PL	SAN JOSE CA 95118	5337 SOUTHBRIDGE PL	56948052	100.00	137.05	133.00	270.05
			JOHN PIERRE FRUTTERO	5337 SOUTHBRIDGE PL	SAN JOSE CA 95118						
11	1227116	X00018464	HONG PHUC LE	1036 REDMOND AV	SAN JOSE CA 95120	1430 BAL HARBOR WY	48617017	100.00	137.15	133.00	270.15
			DINH QUY MAO	1036 REDMOND AV	SAN JOSE CA 95120						
12	1227122	X00018470	DIWAKAR URJAN ANANDAKUMAR	437 FIELDCREST DR	SAN JOSE CA 95123	437 FIELDCREST DR	68930016	100.00	137.15	133.00	270.15
			TINA DIWAKAR URJAN	437 FIELDCREST DR	SAN JOSE CA 95123						
13	1227123	X00018471	ALICIA LIAO YEE	4294 LATIMER AV	SAN JOSE CA 95130	4294 LATIMER AV	30718036	100.00	137.15	133.00	270.15
			HOWARD K YEE	4294 LATIMER AV	SAN JOSE CA 95130						
14	1227184	X00018509	RUTH M FREGOSO	394 N 33RD ST	SAN JOSE CA 95133	394 N 33RD ST	25411027	100.00	137.15	133.00	270.15
			HUGO SENCION	394 N 33RD ST	SAN JOSE CA 95133						
15	1227193	X00018518	JULIENNE SUIT TRUSTEE	2390 N RODEO GULCH RD	SOQUEL CA 95073	93 S 15TH ST	46727023	100.00	137.15	133.00	270.15
16	1227288	X00018591	MAXIM ZVEREV	6435 GONDOLA WY	SAN JOSE CA 95120	6435 GONDOLA WY	57738037	100.00	137.15	133.00	270.15
			IRINA ZVEREVA	6435 GONDOLA WY	SAN JOSE CA 95120						
17	1238834	X00019496	DANIEL NORTH TRUSTEE	4988 ESTHER DR	SAN JOSE CA 95124	4988 ESTHER DR	42118043	100.00	137.15	133.00	270.15
			JESSICA NORTH TRUSTEE	4988 ESTHER DR	SAN JOSE CA 95124						
18	1238900	X00019583	ANITA GALVAN TRUSTEE	1540 LEEWARD DR	SAN JOSE CA 95122	1540 LEEWARD DR	48633018	100.00	137.15	133.00	270.15
			GERTRUDIS GALVAN TRUSTEE	1540 LEEWARD DR	SAN JOSE CA 95122						
19	1238910	X00019593	BERTHA A FERNANDEZ	2026 SARASOTA WY	SAN JOSE CA 95122	2026 SARASOTA WY	49122018	100.00	137.15	133.00	270.15
			MANUEL F FERNANDEZ	2026 SARASOTA WY	SAN JOSE CA 95122						
20	1238945	X00019658	SYLVIA VIRAMONTES GARCIA TRUSTEE	1848 DARWIN WY	SAN JOSE CA 95122	2598 SUE AV	49739122	100.00	137.15	133.00	270.15
21	1239394	X00019835	JEFF HAYAMIZU	1094 YORKTOWN DR	SUNNYVALE CA 94087	231 N 19TH ST	46705008	100.00	137.15	133.00	270.15
22	1239396	X00019839	ELIZABETH MOROZCO	945 N 7TH ST	SAN JOSE CA 95112	458 N 7TH ST	24949010	100.00	137.15	133.00	270.15
			SAMUEL ROROZCO	127 MILAGRO	BOERNE TX 78006						
23	1224305	X00018021	ALANA FERGUSON	357 ALLEGAN CL	SAN JOSE CA 95123	357 ALLEGAN CL	68939013	100.00	140.45	133.00	273.45
			DAYMON FERGUSON	357 ALLEGAN CL	SAN JOSE CA 95123						
24	1224326	X00018042	SALVADOR IBARRA	1446 KARL ST	SAN JOSE CA 95122-1640	1498 KARL ST	48622019	100.00	140.45	133.00	273.45
25	1227197	X00018522	SHAUN E WILLIAMS	3159 CREEKSIDE DR	SAN JOSE CA 95132	218 BANGOR AV	69211128	100.00	140.45	133.00	273.45
26	1237369	X00018613	MELANIE LOUGEE TRUSTEE	1566 WILLOWMONT AV	SAN JOSE CA 95118	1566 WILLOWMONT AV	44725038	100.00	140.45	133.00	273.45
27	1237910	X00018806	DANIEL GOMEZ	1617 SCOTTY ST	SAN JOSE CA 95122	1617 SCOTTY ST	48609081	100.00	140.45	133.00	273.45
28	1237978	X00018875	NGUYEN AN	3200 HILARY DR	SAN JOSE CA 95124	4787 CLYDELLE AV	42126109	100.00	140.45	133.00	273.45
			NGOC DO	3200 HILARY DR	SAN JOSE CA 95124						
29	1214551	X00012407	GRISelda CORTEZ	4341 PALISADE DR	SAN JOSE CA 95111	4341 PALISADE DR	49452042	569.08	141.75	133.00	274.75
			SAMUEL CORTEZ	4341 PALISADE DR	SAN JOSE CA 95111						
30	1221495	X00016081	MANASVINI NANDAKUMAR	10025 ORANGE AV	CUPERTINO CA 95014	5114 MCCOY AV	40337010	100.00	141.95	133.00	274.95
			SRIKRISHNA RAMANI	10025 ORANGE AV	CUPERTINO CA 95014						
31	1221515	X00016101	LUCILLE HAYES TRUSTEE	2293 MIDDLETOWN DR	CAMPBELL CA 95008	2293 MIDDLETOWN DR	40418010	100.00	141.95	133.00	274.95
32	1224099	X00017776	ALEC EUGENE RATLIFF	936 FURLONG DR	SAN JOSE CA 95123	936 FURLONG DR	69408110	100.00	142.27	133.00	275.27
33	1224127	X00017804	JIN LIU	1184 MALONE RD	SAN JOSE CA 95125	1184 MALONE RD	43907020	100.00	142.27	133.00	275.27
			WENTING ZHAI	1184 MALONE RD	SAN JOSE CA 95125						
34	1224129	X00017806	WEN XU	79 BRAXTON TER	CAMPBELL CA 95008	2631 CARDINAL LN	43941018	100.00	142.27	133.00	275.27
			CLEMENT LEE	2631 CARDINAL LN	SAN JOSE CA 95125						
35	1222337	X00016432	LEON G JANKELEVICH	568 JESSE JAMES DR	SAN JOSE CA 95123	568 JESSE JAMES DR	68905091	100.00	145.37	133.00	278.37
			PATRICIA R JANKELEVICH	568 JESSE JAMES DR	SAN JOSE CA 95123						
36	1222902	X00016929	WENDY GOMEZ	523 SIOUX LN	SAN JOSE CA 95123	523 SIOUX LN	68727031	100.00	145.56	133.00	278.56
			THOMAS GOMEZ	523 SIOUX LN	SAN JOSE CA 95123						

**City of San José - Finance Department**  
**Report from the Director of Finance - Sidewalk Repair Costs as of November 9, 2023**  
**Council Meeting: February 6, 2024**

Count	Invoice	Citation	Debtor name	Mailing Address	City, State, ZipCode	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
37	1222961	X00016972	JORGE FERNANDEZ	1818 LIBRETTO CT	SAN JOSE CA 95131	1818 LIBRETTO CT	24430039	100.00	145.56	133.00	\$ 278.56
38	1223027	X00017094	WILLIAM M WIESE	1177 BRANHAM LN UNIT 195	SAN JOSE CA 95118	3061 CANOAS CREEK CT	45556083	100.00	145.56	133.00	\$ 278.56
39	1223149	X00017166	SALINA ELAINE VARGAS	316 HERITAGE VIEW TER	SAN JOSE CA 95125	935 ELM ST	23042034	100.00	145.56	133.00	\$ 278.56
40	1223263	X00017336	GALATIA BAKAS TRUSTEE GEORGE BAKAS TRUSTEE	4060 SHIELDS RD 4060 SHIELDS RD	CANFIELD OH 44406 CANFIELD OH 44406	2623 MERIDIAN AV	44227025	100.00	145.56	133.00	\$ 278.56
41	1223324	X00017393	CHIEMIN LEE TRUSTEE SHIUH-WUU LEE TRUSTEE YEE LEE TRUSTEE	1283 REGENCY DR 18853 ALLENDALE AV 18853 ALLENDALE AV	SAN JOSE CA 95129 SARATOGA CA 95070 SARATOGA CA 95070	1283 REGENCY DR	37819017	100.00	145.56	133.00	\$ 278.56
42	1223419	X00017419	CRYSTAL L LALIBERTE	346 CONESTOGA WY	SAN JOSE CA 95123	346 CONESTOGA WY	68925051	100.00	145.56	133.00	\$ 278.56
43	1223476	X00017442	KRISTINE DWYER	3998 BISMARCK DR	SAN JOSE CA 95130	3996 BISMARCK DR	30726009	100.00	145.56	133.00	\$ 278.56
44	1222811	X00016839	ALEJANDRA TORRES	1192 S 12TH ST	SAN JOSE CA 95112	1192 S 12TH ST	47704019	100.00	148.90	133.00	\$ 281.90
45	1219609	X00015012	AGNES L SAMUDIO	131 H AVRHILL CT	SAN JOSE CA 95139	1924 LOYOLA DR	48615070	100.00	150.85	133.00	\$ 283.85
46	1219918	X00015152	SHEAU-WEI LEE JEN MING WANG	2918 BEWCASTLE CT 2918 BEWCASTLE CT	SAN JOSE CA 95132 SAN JOSE CA 95132	2918 BEWCASTLE CT	58905028	100.00	150.85	133.00	\$ 283.85
47	1219982	X00015162	HELENA LEE	1940 MESSINA DR	SAN JOSE CA 95132	1940 MESSINA DR	58605002	100.00	150.85	133.00	\$ 283.85
48	1220078	X1908088	REGENCY CENTERS LP	P. O. BOX 790830	SAN ANTONIO TX 78279-0830	1303 S WINCHESTER BL	30501008	100.00	150.85	133.00	\$ 283.85
49	1220380	X00015539	APPLE NINE SPE SAN JOSE INC	10 W TRIMBLE RD	SAN JOSE CA 95131	10 W TRIMBLE RD	10102003	100.00	150.85	133.00	\$ 283.85
50	1220388	X00015547	DANIELLE M METZ	5102 BARALAY PL	SAN JOSE CA 95136	5102 BARALAY PL	68508030	100.00	150.85	133.00	\$ 283.85
51	1219175	X00014723	ALEXANDER A FETISOV LIUDMILA FETISOVA	1716 ROBERTA DR 1716 ROBERTA DR	SAN MATEO CA 94403 SAN MATEO CA 94403	325 N 18TH ST	24960011	100.00	154.15	133.00	\$ 287.15
52	1226787	X00018315	PRASHANT JAGASIA	1476 SAN JUAN AV	SAN JOSE CA 95110	1476 SAN JUAN AV	23032049	124.46	168.93	133.00	\$ 301.93
53	1222408	X00016487	MARILYN HOLMES TRUSTEE	1371 BOURET DR # A	SAN JOSE CA 95118	1635 CREEK DR	43428013	121.42	170.97	133.00	\$ 303.97
54	1222875	X00016925	A T C BUILDING CO/WELLS FARGO BANK	PO BOX 2609	CARLSBAD CA 92018	1250 LINCOLN AV	42906080	121.42	171.19	133.00	\$ 304.19
55	1221562	X00016155	WILMA FERGUSON TRUSTEE	1485 GLENPINE DR	SAN JOSE CA 95125	1637 SAN TOMAS AQUINO RE	30719013	121.42	173.91	133.00	\$ 306.91
56	1221698	X00016196	RUTH EPPERSON TRUSTEE	7102 GOLDEN GATE DR	SAN JOSE CA 95129	7102 GOLDEN GATE DR	37207025	121.42	173.91	133.00	\$ 306.91
57	1224000	X00017745	ARIEL E GHAT	885 CURTNER	SAN JOSE CA 95125	885 CURTNER AV	43917079	128.16	179.28	133.00	\$ 312.28
58	1224367	X00018083	ELHAM PIRZADEH HAMID PIRZADEH	962 WOODTHRUSH CT 962 WOODTHRUSH CT	SAN JOSE CA 95120 SAN JOSE CA 95120	962 WOODTHRUSH CT	70143042	176.69	179.75	133.00	\$ 312.75
59	1222506	X00016638	LUKAS JAMES DASZKO VANESSA CAROLINA RIASCOS	1259 HILLSDALE AV 1259 HILLSDALE AV	SAN JOSE CA 95118 SAN JOSE CA 95118	1259 HILLSDALE AV	45105025	139.94	193.37	133.00	\$ 326.37
60	1223017	X00017084	JOSEPHINE LUCICH TRUSTEE STANLEY LUCICH TRUSTEE	5714 SAN LORENZO DR 5714 SAN LORENZO DR	SAN JOSE CA 95123 SAN JOSE CA 95123	971 PREVOST ST	26449027	676.71	205.04	133.00	\$ 338.04
61	1224397	X00018114	SUDHA GOPAKUMAR GOPAKUMAR PARAMESWARAN	18725 METLER CT 18725 METLER CT	SARATOGA CA 95070 SARATOGA CA 95070	6117 LEAN AV	68926081	179.97	233.58	133.00	\$ 366.58
62	1239418	X00019842	JITHENDER MAJJIGA ROHINI MAJJIGA	21354 DEXTER RD 16374 LOS GATOS ALMADEN RD	CUPERTINO CA 95014 LOS GATOS CA 95032	236 E EMPIRE ST	24947017	221.42	239.46	133.00	\$ 372.46
63	1226767	X00018298	CORINA R NAVARRO	3694 MERIDIAN AV	SAN JOSE CA 95124	3694 MERIDIAN AV	44725058	199.91	256.81	133.00	\$ 389.81
64	1218845	X00014512	MARYANN WENDALL CAPIK STEVEN M CAPIK	1762 STRAWBERRY LN 1762 STRAWBERRY LN	MILPITAS CA 95035 MILPITAS CA 95035	1528 WILLOWGATE DR	44723138	198.68	282.10	133.00	\$ 415.10
65	1239341	X00019790	CESAR L DIAZ	1319 ADRIAN WY	SAN JOSE CA 95122	1319 ADRIAN WY	48622003	228.16	282.17	133.00	\$ 415.17
66	1219927	X00015182	NEW STERLING HEIGHTS	1008 W AVNUUE M14 #A-D180	PALMDALE CA 93551	455 HULL AV	26445041	240.00	289.80	133.00	\$ 422.80
67	1219906	X00015140	DAYTON HUDSON CORPORATION	P O BOX 9456	MINNEAPOLIS MN 55440	1805 HILLSDALE AV	41905028	218.46	300.52	133.00	\$ 433.52
68	1238265	X00019121	MARCELINO B SANTOS	157 WILLOW ST	SAN JOSE CA 95110	157 WILLOW ST	26437090	269.94	338.35	133.00	\$ 471.35
69	1221746	X00016229	BRINDA APPADU	5498 BLOSSOM ACRES DR	SAN JOSE CA 95124	5054 CARM AV	41940064	262.83	347.90	133.00	\$ 480.90
70	1223977	X00017702	PAULA RAMOS	6327 COTTLE RD	SAN JOSE CA 95123	6327 COTTLE RD	68951010	510.35	379.45	133.00	\$ 512.45
71	1239359	X00019808	TAYLOR OAKS APTS INVRS LP	433 MARSH ST	SAN LUIS OBISPO CA 93401	2738 KOLLMAR DR	48801010	4,665.95	404.28	133.00	\$ 537.28
72	1237839	X00018755	LACIERENE GARY TRUSTEE	1856 ENESCO AV	SAN JOSE CA 95122	1856 ENESCO AV	67020061	393.69	482.44	133.00	\$ 615.44
73	1239344	X00019793	MARCELINA PEREZ TRUSTEE	1459 CLIFFWOOD DR	SAN JOSE CA 95122	1459 CLIFFWOOD DR	48612038	405.36	482.67	133.00	\$ 615.67
74	1239353	X00019802	VELIA MARISCAL	1375 ORLANDO DR	SAN JOSE CA 95122	1375 ORLANDO DR	48612113	408.12	485.80	133.00	\$ 618.80
75	1238077	X00019033	SUNSHINE LIV TR 2017	6005 PALM SPRINGS CL	SAN JOSE CA 95123	4183 SAN BERNARDINO WY	49411131	439.79	536.13	133.00	\$ 669.13
76	1222510	X00016642	MARYANN WENDALL CAPIK STEVEN M CAPIK	1762 STRAWBERRY LN 1762 STRAWBERRY LN	MILPITAS CA 95035 MILPITAS CA 95035	1528 WILLOWGATE DR	44723138	439.79	552.44	133.00	\$ 685.44
77	1220403	X00015592	BUEN AVNTURA VARGUEZ NIDELIA VARGUEZ	1612 S KING RD 1612 S KING RD	SAN JOSE CA 95122 SAN JOSE CA 95122	1612 S KING RD	48613015	444.66	586.31	133.00	\$ 719.31
78	1223326	X00017395	ATABAK AFSHAR MATIN T MOGHADAM	901 EMORY ST 901 EMORY ST	SAN JOSE CA 95126 SAN JOSE CA 95126	901 EMORY ST	26112020	518.40	646.57	133.00	\$ 779.57
79	1239358	X00019807	ANA FAIAIPAU SIAOSI FAIAIPAU	221 VISTA COVE CL 3312 BLUE MOUNTAIN DR	SACRAMENTO CA 95835 SAN JOSE CA 95127	3312 BLUE MOUNTAIN DR	64729046	559.40	656.96	133.00	\$ 789.96
80	1223499	X00017465	LIU AND JIANG INVESTMENT LLC	359 N 16TH ST	SAN JOSE CA 95112	359 N 16TH ST	24958008	565.80	703.35	133.00	\$ 836.35
81	1224005	X00017751	APEXA VENTURES LLC	45711 VINEYARD AV	FREMONT CA	0 HASSLER PKWY	67915019	570.00	708.39	133.00	\$ 841.39

**City of San José - Finance Department**  
**Report from the Director of Finance - Sidewalk Repair Costs as of November 9, 2023**  
**Council Meeting: February 6, 2024**

Count	Invoice	Citation	Debtor name	Mailing Address	City, State, ZipCode	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
82	1238227	X00019042	MEENU BHANOT SANDIPAN BHANOT	7011 HEARTLAND WY 7011 HEARTLAND WY	SAN JOSE CA 95135 SAN JOSE CA 95135	7011 HEARTLAND WY	66057031	613.92	738.92	133.00	\$ 871.92
83	1223984	X00017727	THOMAS SIMPKINS TRACY SIMPKINS	6475 CEBU CT 6475 CEBU CT	SAN JOSE CA 95119 SAN JOSE CA 95119	6475 CEBU CT	70408002	622.55	771.30	133.00	\$ 904.30
84	1220401	X00015590	BENJAMIN W DE GUZMAN FLORDELIZA T DE GUZMAN	1698 S KING RD 1698 S KING RD	SAN JOSE CA 95122 SAN JOSE CA 95122	1698 S KING RD	48613005	594.39	775.51	133.00	\$ 908.51
85	1218433	X00014271	A S E CONSULTING ENGINEERING INC	111 W ST JOHN ST STE 950	SAN JOSE CA 95113	905 ALMADEN AV	26438053	596.04	797.27	133.00	\$ 930.27
86	1219694	X00015063	CISCO TECHNOLOGY INC	6656 CRESTWOOD DR	CASTRO VALLEY CA 94552	325 E TASMAN DR	09784005	627.10	816.83	133.00	\$ 949.83
87	1238245	X00019060	BEN L HSING HSIAO-SZU HSU	1908 MARGOT PL 445 N 16TH ST	SAN JOSE CA 95125 SAN JOSE CA 95112	445 N 16TH ST	24957028	684.50	821.11	133.00	\$ 954.11
88	1239305	X00019775	BEEBE TUPAZ TRUSTEE ROSARIO TUPAZ TRUSTEE	2038 BIARRITZ PL 2038 BIARRITZ PL	SAN JOSE CA 95138 SAN JOSE CA 95138	888 CLARKSTON DR	45924019	755.63	878.23	133.00	\$ 1,011.23
89	1239342	X00019791	CARLOS V DELGADO	1812 BISCAYNE WY	SAN JOSE CA 95122	1812 BISCAYNE WY	48615006	778.71	905.12	133.00	\$ 1,038.12
90	1223011	X00017078	DALE THOMAS LESLIE	865 MINNESOTA AV	SAN JOSE CA 95125	865 MINNESOTA AV	42902053	742.08	914.45	133.00	\$ 1,047.45
91	1237836	X00018752	ELENI ALEMU	1970 N LESLIE ST	PAHRUMP NV 89060	1344 CRUCERO DR	47728084	788.96	942.75	133.00	\$ 1,075.75
92	1213973	X00012297	ELIZABETH TRAN TRUSTEE	2003 ORLANDO DR	SAN JOSE CA 95122	1883 S KING RD	49119079	1,766.10	966.10	133.00	\$ 1,099.10
93	1183764	X1905443	MARIO V DIAZ	932 DELMAS AV	SAN JOSE CA 95125-1628	932 DELMAS AV	26447097	1,033.77	984.42	133.00	\$ 1,117.42
94	1238446	X00019232	MUSEUM PARK PROPERTY LLC	75 E SANTA CLARA ST #900	SAN JOSE CA 95113	475 W SAN CARLOS ST	25947083	865.14	1,002.91	133.00	\$ 1,135.91
95	1237411	X00018659	DIMPLE GUPTA	11655 JESSICA LN	LOS ALTOS HILLS CA 94024	6902 AVNIDA ROTELLA	70634066	870.07	1,008.48	133.00	\$ 1,141.48
96	1238222	X00019038	MAYA LUCILLE CASADAY CARLYLE	3240 S WHITE RD # 150	SAN JOSE CA 95148	3499 BATHGATE LN	67652001	943.78	1,123.04	133.00	\$ 1,256.04
97	1238251	X00019066	PAMELAH M ALAYAAY	3343 KETTMANN RD	SAN JOSE CA 95121	3343 KETTMANN RD	67615048	2,767.58	1,186.85	133.00	\$ 1,319.85
98	1237990	X00018884	DEBRA JEAN RAMOS TRUSTEE GREGORY SCOTT RAMOS TRUSTEE	3512 SPRING ST 675 TAYLOR WY	REDWOOD CITY CA 94063 SAN CARLOS CA 94070	1703 SAN TOMAS AQUINO R	30719019	1,026.63	1,219.51	133.00	\$ 1,352.51
99	1226729	X00018285	CLARE SPRINGER TRUSTEE	6121 ASHBURTON DR	SAN JOSE CA 95123	6121 ASHBURTON DR	68927027	1,079.60	1,281.20	133.00	\$ 1,414.20
100	1237599	X00018724	ALEJANDRO SANCHEZ MARIA G SANCHEZ	9861 CHOICEANA AV 1060 S 3RD ST APT 307	HESPERIA CA 92345 SAN JOSE CA 95112	2845 GRANITE CREEK PL	48447050	1,149.00	1,324.09	133.00	\$ 1,457.09
101	1237891	X00018781	ELISA M SILVA JOAQUIN D SILVA	1512 ADRIAN WY 1512 ADRIAN WY	SAN JOSE CA 95122 SAN JOSE CA 95122	1512 ADRIAN WY	48626047	1,142.93	1,354.95	133.00	\$ 1,487.95
102	1224399	X00018116	MORTEZA FARNIA FARIDEH TONDKAR	301 RAGING RIVER RD 301 RAGING RIVER RD	CEDAR PARK TX 78613 CEDAR PARK TX 78613	4714 TONINO DR	45802042	3,247.92	1,558.29	133.00	\$ 1,691.29
103	1221153	X00015842	BARBARA FREDERICK TRUSTEE	4551 STUDENT LN	SAN JOSE CA 95130	4551 STUDENT LN	30707004	1,344.72	1,578.32	133.00	\$ 1,711.32
104	1219273	X00014797	TNTT LLC	1190 FORREST AV	DOVER DE 19904	436 LEWIS RD	49727002	1,199.11	1,579.15	133.00	\$ 1,712.15
105	1224409	X00018118	ARCHANA DASH GYANA DASH	1172 LYNBROOK WY 1172 LYNBROOK WY	SAN JOSE CA 95129 SAN JOSE CA 95129	1172 LYNBROOK WY	37814028	1,344.72	1,589.94	133.00	\$ 1,722.94
106	1239295	X00019765	ANDREW PALFREYMAN	5294 SOUTHBRIDGE PL	SAN JOSE CA 95118	5294 SOUTHBRIDGE PL	56947069	1,416.54	1,625.39	133.00	\$ 1,758.39
107	1220262	X00015293	BELENITA B BICOMONG TAGUMPAY BICOMONG	2489 ALFRED WY 2489 ALFRED WY	SAN JOSE CA 95122 SAN JOSE CA 95122	2489 ALFRED WY	48630027	1,416.54	1,814.32	133.00	\$ 1,947.32
108	1237561	X00018684	VU KIM LOAN THI DANG LU	7474 PEGASUS CT 7474 PEGASUS CT	SAN JOSE CA 95139 SAN JOSE CA 95139	7474 PEGASUS CT	70613011	1,640.57	1,880.31	133.00	\$ 2,013.31
109	1221867	X00016273	MAGDALENA GLORIA CARRASCO	10010 CLAYTON RD	SAN JOSE CA 95127	352 VIEWPARK CL	46241026	1,545.09	1,925.73	133.00	\$ 2,058.73
110	1224448	X00018141	SALLY L BRYANT	1731 FABIAN DR	SAN JOSE CA 95124	1731 FABIAN DR	44242028	1,663.50	1,961.16	133.00	\$ 2,094.16
111	1186003	X1906732	GARY M CHEE TRUSTEE HANNA K NGUYEN TRUSTEE	7375 ROLLINGDELL DR APT 88 7375 ROLLINGDELL DR APT 88	CUPERTINO CA 95014-5832 CUPERTINO CA 95014-5832	641 N 11TH ST	24935026	2,868.26	1,967.08	133.00	\$ 2,100.08
112	1219156	X00014722	AARON WHITE	4343 SEVEN HILLS RD	CASTRO VALLEY CA 94546	811 CLARKSTON DR	45925007	1,597.56	2,095.74	133.00	\$ 2,228.74
113	1221879	X00016285	DENISE KO TRUSTEE VICTOR KO TRUSTEE	169 RED RIVER WY 169 RED RIVER WY	SAN JOSE CA 95136 SAN JOSE CA 95136	169 RED RIVER WY	68524047	2,046.28	2,120.07	133.00	\$ 2,253.07
114	1221593	X00016178	SHIWEI DAI JOANNA ZANG	49 SHOWERS DR APT H447 49 SHOWERS DR APT H447	MOUNTAIN VIEW CA 94040 MOUNTAIN VIEW CA 94040	1085 WILMINGTON AV	38141053	1,738.71	2,164.00	133.00	\$ 2,297.00
115	1224415	X00018124	WILMA FERGUSON TRUSTEE	1485 GLENPINE DR	SAN JOSE CA 95125	1649 SAN TOMAS AQUINO R	30719014	1,869.60	2,201.15	133.00	\$ 2,334.15
116	1239346	X00019795	JESUS O FLETES REBECCA G FLETES	1332 CLIFFWOOD DR 1332 CLIFFWOOD DR	SAN JOSE CA 95122 SAN JOSE CA 95122	1332 CLIFFWOOD DR	48617078	2,002.06	2,289.33	133.00	\$ 2,422.33
117	1239360	X00019809	ANNIE CRYSTAL JAUREGUI MILTON ROBERTO LACAYO	1512 MT FRAZIER DR 1512 MT FRAZIER DR	SAN JOSE CA 95127 SAN JOSE CA 95127	1512 MT FRAZIER DR	64722009	2,040.90	2,333.29	133.00	\$ 2,466.29
118	1218908	X00014532	CAROLINA CARIG ERNESTO CARIG	4959 LYRIC LN 4959 LYRIC LN	SAN JOSE CA 95111 SAN JOSE CA 95111	4959 LYRIC LN	68457007	2,717.18	2,438.63	133.00	\$ 2,571.63
119	1238036	X00018931	CATHLEEN COWAN TRUSTEE	22620 RICARDO RD	CUPERTINO CA 95014	4697 MIA CL	46229049	2,073.77	2,438.91	133.00	\$ 2,571.91
120	1222666	X00016748	OLGA KOUZMINA ALEXANDER KUZMIN	1782 FUMIA CT 1782 FUMIA CT	SAN JOSE CA 95131 SAN JOSE CA 95131	1425 HILLSDALE AV	45102116	1,889.88	1,948.12	133.00	\$ 2,081.12
121	1222194	X00016329	FAIRILLIA TURNER	3142 PENDER ISLAND ST	WEST SACRAMENTO CA 95691	1315 GRANDPARK CL	46239037	1,972.20	2,449.63	133.00	\$ 2,582.63



**City of San José - Finance Department**  
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**Council Meeting: February 6, 2024**

Count	Invoice	Citation	Debtor name	Mailing Address	City, State, ZipCode	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
122	1223488	X00017454	JOANNA KLINERT TRUSTEE MACIEJ PAWLICKI TRUSTEE	2116 HILLSTONE DR 2116 HILLSTONE DR	SAN JOSE CA 95138 SAN JOSE CA 95138	2116 HILLSTONE DR	68030012	2,396.72	2,895.88	133.00	\$ 3,028.88
123	1218200	X00014134	JACOB LANE JULIE MAKUTONIN	4591 VALLEY PKWY SE APT H 4591 VALLEY PKWY SE APT H	SMYRNA GA 30082 SMYRNA GA 30082	54 S 15TH ST	46728168	2,220.60	2,903.51	133.00	\$ 3,036.51
124	1237995	X00018889	GORDON KOO PAMELA F YOSHIDA	1902 DANDINI CL 1902 DANDINI CL	SAN JOSE CA 95128 SAN JOSE CA 95128	1902 DANDINI CL	28247032	2,514.23	2,951.82	133.00	\$ 3,084.82
125	1218770	X00014447	MARCELINO M CALVILLO	11883 AUTUMN SUNSET WY	RANCHO CORDOVA CA 95742	319 N 16TH ST	24958015	2,285.72	2,987.95	133.00	\$ 3,120.95
126	1224414	X00018123	ANNA M KATHNER JOHN GREGORY KATHNER	1043 SWEET AV 1043 SWEET AV	SAN JOSE CA 95129 SAN JOSE CA 95129	1043 SWEET AV	38116046	2,659.62	3,121.13	133.00	\$ 3,254.13
127	1239103	X00019685	CHELSEA C WITHROW	232 WASHINGTON ST	SAN JOSE CA 95112	232 WASHINGTON ST	24948024	2,746.12	3,131.24	133.00	\$ 3,264.24
128	1223852	X00017647	LG CREEK APTS LLC	18 E MAIN ST	LOS GATOS CA 95030	1029 MERIDIAN AV	28408003	2,180.64	2,637.12	133.00	\$ 2,770.12
129	1222661	X00016743	JOSEPH L KOVACS MARIA PAULA KOVACS	14280 PAUL AV # 5 14280 PAUL AV # 5	SARATOGA CA 95070 SARATOGA CA 95070	1341 VIA DE LOS REYES	57531027	2,755.24	3,143.28	133.00	\$ 3,276.28
130	1220402	X00015591	THI TUE VAN PHUONG	3640 CROPLEY AV	SAN JOSE CA 95132	1536 S KING RD	48612132	2,508.90	3,194.51	133.00	\$ 3,327.51
131	1222414	X00016494	ARCADIA PROPERTIES LLC	PO BOX 661270	ARCADIA CA 91066	1530 HAMILTON AV	42946068	2,916.71	3,514.16	133.00	\$ 3,647.16
132	1239769	X00019396	PANFILO MURO SANCHEZ	883 MCCREERY AV	SAN JOSE CA 95116	1719 CHAUCER DR	48141035	3,118.81	3,552.93	133.00	\$ 3,685.93
133	1218473	X00014282	THE NICHOLSON FAMILY PARTNERSHIP	335 SPRECKELS DRIVE STE G	APTOS CA 95003	700 NICHOLSON LN	09751002	2,850.50	3,720.20	133.00	\$ 3,853.20
134	1222659	X00016741	PG&E ELECTRIC CO	P.O. BOX 7300	SACRAMENTO CA 95899	0 FOXWORTHY AV	44249021	3,268.74	3,724.31	133.00	\$ 3,857.31
135	1223529	X00017516	544 & 550 S 6TH STREET LLC	2626 HANOVER ST	PALO ALTO CA 94304	550 S 6TH ST	47228042	3,165.54	3,816.53	133.00	\$ 3,949.53
136	1239348	X00019797	JORGE URISTA MARIA H URISTA	1482 PALMWOOD DR 1482 PALMWOOD DR	SAN JOSE CA 95122 SAN JOSE CA 95122	1482 PALMWOOD DR	48616031	3,389.43	3,859.14	133.00	\$ 3,992.14
137	1218201	X00014135	FELICIANO LEMI JOSHUA ORTEGA MELANIE ORTEGA	1478 FREELAND DR 1478 FREELAND DR 1478 FREELAND DR	MILPITAS CA 95035 MILPITAS CA 95035 MILPITAS CA 95035	1011 E EMPIRE ST	24923003	3,014.30	3,932.54	133.00	\$ 4,065.54
138	1239768	X00019395	CASA DEL PUEBLO PRESERVATION LP	21515 HAWTHORNE BLVD STE 390	TORRANCE CA 90503	200 S MARKET ST	25942082	3,746.11	4,262.73	133.00	\$ 4,395.73
139	1237613	X00018725	JESUS RAMIREZ	10161 ENDFIELD WY	SAN JOSE CA 95127	10161 ENDFIELD WY	48432089	3,787.95	4,310.07	133.00	\$ 4,443.07
140	1224583	X00018181	THOMAS P NGUYEN	1752 RIVER BIRCH DR	SAN JOSE CA 95131	1752 RIVER BIRCH DR	24121066	3,714.62	4,349.67	133.00	\$ 4,482.67
141	1222395	X00016474	FREDERICK J FERRER	1005 RAMONA AV	SAN JOSE CA 95125	1005 RAMONA AV	26453021	3,650.71	4,392.02	133.00	\$ 4,525.02
142	1238001	X00018895	MEGHAN A JOSHI	693 COAKLEY DR	SAN JOSE CA 95117	693 COAKLEY DR	29940010	3,807.12	4,457.41	133.00	\$ 4,590.41
143	1222853	X00016903	ALICE H SIQUEIROS	1493 PIEDMONT RD	SAN JOSE CA 95132	1493 PIEDMONT RD	58706002	3,891.25	4,685.57	133.00	\$ 4,818.57
144	1218193	X00014127	TU HONG LE TOAN XUAN TRAN	2704 LONGFORD DR 2704 LONGFORD DR	SAN JOSE CA 95132 SAN JOSE CA 95132	2704 LONGFORD DR	58913001	3,690.00	4,808.58	133.00	\$ 4,941.58
145	1223056	X00017132	HOLLIS BUCHANAN WILLIAM BUCHANAN	1195 BRITTON AV 1195 BRITTON AV	SAN JOSE CA 95125 SAN JOSE CA 95125	1195 BRITTON AV	42908011	4,380.60	5,271.58	133.00	\$ 5,404.58
146	1222863	X00016913	JONATHAN SALVADOR MONICO SALVADOR OSMANA SALVADOR	1265 FRANK AV 1725 MERCED ST 1725 MERCED ST	DOS PALOS CA 93620 DOS PALOS CA 93620 DOS PALOS CA 93620	1407 ALMANOR CT	58719030	4,414.24	5,311.86	133.00	\$ 5,444.86
147	1223000	X00017051	ELOISE NANEZ	830 WILLIS AV	SAN JOSE CA 95125	830 WILLIS AV	26441036	4,649.52	5,593.60	133.00	\$ 5,726.60
148	1224379	X00018096	MIKE LIU TRUSTEE DAVID TING-CHU LIU TRUSTEE FLORA CHIAO LIU TRUSTEE	5006 MONTREAL DR 13240 VIA BLANC CT 13240 VIA BLANC CT	SAN JOSE CA 95130 SARATOGA CA 95070 SARATOGA CA 95070	5006 MONTREAL DR	40335045	5,403.36	6,316.22	133.00	\$ 6,449.22
149	1226723	X00018279	THANG VAN NGUYEN	6137 ASHBURTON DR	SAN JOSE CA 95123	6137 ASHBURTON DR	68927029	5,430.05	6,347.29	133.00	\$ 6,480.29
150	1218913	X00014537	PANS JUNCTION INVESTMENTS LLC	350 BRENTWOOD AV	SAN FRANCISCO CA 94127	1744 JUNCTION AV	23708084	4,899.21	6,376.33	133.00	\$ 6,509.33
151	1224581	X00018179	SANTIAGO SANCHEZ	1952 BRANTLEY DR	SAN JOSE CA 95131	1952 BRANTLEY DR	24531031	6,570.99	7,892.78	133.00	\$ 8,025.78
152	1239361	X00019810	TAYLOR OAKS APTS INVRS LP	433 MARSH ST	SN LUIS OBISP CA 93401	2726 KOLLMAR DR	48801047	7,159.38	8,124.84	133.00	\$ 8,257.84
153	1223057	X00017133	ADRIANNA JONES TRUSTEE	1306 MINNESOTA AV	SAN JOSE CA 95125	1306 MINNESOTA AV	42938062	7,198.32	8,645.81	133.00	\$ 8,778.81
154	1237542	X00018664	PEDRO TIRADO	1524 S KING RD	SAN JOSE CA 95122	1524 S KING RD	48612133	8,364.24	9,352.36	133.00	\$ 9,485.36
155	1239302	X00019772	HUE NGOC HUYNH ALANA APRIL TRAN HY BOT TRAN	3101 ALLENWOOD DR 3101 ALLENWOOD DR 3101 ALLENWOOD DR	SAN JOSE CA 95148 SAN JOSE CA 95148 SAN JOSE CA 95148	3162 DURANT AV	49712032	8,613.30	9,761.26	133.00	\$ 9,894.26
156	1223055	X00017131	BENJAMIN DREW DAVIES STEPHANIE LAUER DAVIES	101 SHEFFIELD CL 101 SHEFFIELD CL	CHAPEL HILL NC 27517 CHAPEL HILL NC 27517	1015 FAIRVIEW AV	43913031	9,525.72	11,437.86	133.00	\$ 11,570.86
157	1238298	X00019146	SANMINA SCI CORP	13000 S MEMORIAL PKWY	HUNTSVILLE AL 35803	30 E PLUMERIA DR	10130008	14,695.66	17,137.11	133.00	\$ 17,270.11
158	1239771	X00019398	P N KOURETAS/TROJANHORSE	600 CITADEL DR	COMMERCE CA 90040	2152 MONTEREY RD	47723035	16,928.29	19,178.36	133.00	\$ 19,311.36
159	1239746	X00019373	BEST FANG HOLDINGS LLC	1177 AIRPORT BLVD	BURLINGAME CA 94010	3080 N 1ST ST	10130002	43,086.15	48,776.01	133.00	\$ 48,909.01
<b>159 ACCOUNTS</b>								<b>\$ 297,749.39</b>	<b>\$ 337,463.75</b>	<b>\$ 21,147.00</b>	<b>\$ 358,610.75</b>