

SAN FRANCISCO HOUSING AUTHORITY
LEASED HOUSING DIVISION
1815 EGGERT STREET
SAN FRANCISCO, CA 94124
(415) 715-3280 / (415) 715-3287 FAX

TENANT/OWNER ASSISTED LEASE
SECTION 8 HOUSING CHOICE
VOUCHER PROGRAM

1. Parties:

Landlord HAYES VALLEY ARTS
Address 401 ROBE STREET
SAN FRANCISCO, CA 94102

TENANT SHARON BRIDGEWATER

2. Unit:

Address 127 PAGE ST
SAN FRANCISCO, CA 94102

The household consists of the following members:

SHARON BRIDGEWATER
SHARON BRIDGEWATER'S

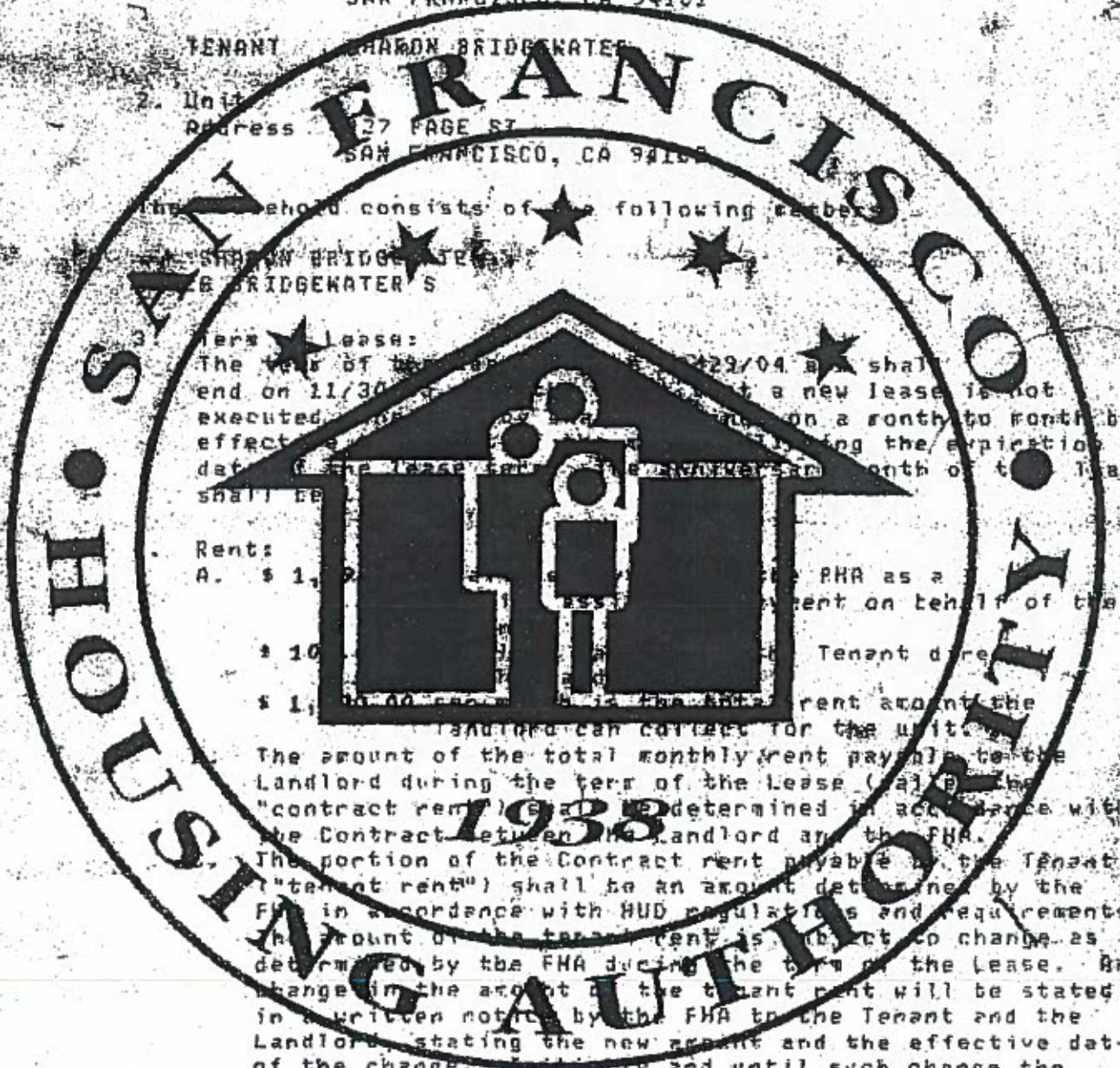
Term of Lease:

The term of the Lease shall be 12/29/04 and shall end on 11/30/09. If a new lease is not executed on a month to month basis effective the expiration date of the Lease term, the Lease shall be on a month to month basis.

Rents:

A. \$ 1,000 per month plus PHA as a percentage of the Tenant's gross income. Tenant directs the Landlord can collect for the unit.

The amount of the total monthly rent payable to the Landlord during the term of the Lease (called the "contract rent") shall be determined in accordance with the Contract between the Landlord and the PHA. The portion of the Contract rent payable by the Tenant ("tenant rent") shall be an amount determined by the PHA in accordance with HUD regulations and requirements. The amount of the tenant rent is subject to change as determined by the PHA during the term of the Lease. Any change in the amount of the tenant rent will be stated in a written notice by the PHA to the Tenant and the Landlord stating the new amount and the effective date of the change. Until such change the Tenant agrees to pay 107.00 per month to the Landlord as the tenant rent. The rent is due and payable on the first day of the month; the initial rent payment shall be prorated if the Lease does not begin on the first day of the month.



[Handwritten signature]

SAN FRANCISCO HOUSING AUTHORITY*
SECTION 8 HOUSING DEPARTMENT
CONTRACT AND LEASE AGREEMENT AMENDMENT
SECTION 8 PROGRAM

May 31, 2007

Date _____

SECTION 8 _____ EPT.

() ANNUAL-REEXAM

Initial MS

() INTERIM-REEXAM

CLIENT # 086789
SHARON BRIDGEWATER
427 PAGE ST
SAN FRANCISCO, CA 94102

RE: NOTICE OF AMENDMENT - CONTRACT #V91-01767

The HOUSING ASSISTANCE PAYMENTS CONTRACT entered into between the owner, HAYES VALLEY APARTMENTS LTD PARTNERSHI and the San Francisco 09/01/05 on behalf of the LESSEE, SHARON BRIDGEWATER for the unit # 427 PAGE ST SAN FRANCISCO, CA 94102 is amended as follows:

ADJUSTMENT IN PAYMENTS	FROM	TO
P.H.A. TO OWNER	1,493.00	1,522.00
FAMILY TO OWNER	107.00	78.00
TOTAL CONTRACT RENT	1,600.00	1,600.00
UTILITY ALLOWANCE PAYMENT TO TENANT =	0.00	

EFFECTIVE DATE

This amendment to the Housing Assistance Payment Contract and Lease Agreement will be effective 07/01/07.

REASON FOR AMENDMENT

- _____ Change of Contract Rent/Annual Renewal
- _____ Change in family income
- _____ Change in exceptional medical or unusual expenses
- _____ Change in allowances for utilities and other services
- _____ Change in family composition

The following individuals have been added/deleted from the Lease Agreement:

- 1. _____
- 2. _____
- 3. _____

This NOTICE is presented to you in accordance with the terms and conditions of the Housing Assistance Payments Contract and Lease Agreement, therefore, this NOTICE shall be attached to and made a part of your Housing Assistance Payments Contract and Lease Agreement. All other covenants, terms and conditions of the original Housing Assistance Payments Contract and Lease Agreement remain the same.

Prepared by: MS
M. Harold/S. Williams
415-715-3258

OWNER/AGENT: 004393
HAYES VALLEY APARTMENTS LTD PARTNERSHI
401 ROSE STREET
SAN FRANCISCO, CA 94102

Approved by: _____
Supervisor

Apr 17 08 08:56a

Hayes Valley Apartments

415-487-1830

P. 3

Hayes Valley Apartments
401 Rose Street
San Francisco, CA 94102
Phone 415-487-1218
Fax 415-487-1834

NOTICE TO PAY RENT OR QUIT

To: Sharon Bridgewater AND ALL OTHERS IN POSSESSION:

WITHIN FIVE DAYS, after the service on you of this notice, you are hereby required to pay the delinquent rent of the premises herein after described, of which you now hold possession as follows:

\$107.00	FROM	SEPTEMBER 1, 2005	THROUGH	SEPTEMBER 30, 2005
\$107.00	FROM	OCTOBER 1, 2005	THROUGH	OCTOBER 31, 2005
\$107.00	FROM	NOVEMBER 1, 2005	THROUGH	NOVEMBER 30, 2005
\$107.00	FROM	DECEMBER 1, 2005	THROUGH	DECEMBER 31, 2005
\$107.00	FROM	JANUARY 1, 2006	THROUGH	JANUARY 31, 2006
\$107.00	FROM	FEBRUARY 1, 2006	THROUGH	FEBRUARY 28, 2006
\$107.00	FROM	MARCH 1, 2006	THROUGH	MARCH 31, 2006

Or you are hereby required to deliver up possession of the hereinafter described premises, with five days after service on you of the notice, to HAYES VALLEY LIMITED PARTNERSHIP ("owner"), who/which is authorized to receive the same, or legal proceedings will be instituted against you to declare the forfeiture of the lease or rental agreement under which you occupy the herein below described property and to recover possession of said premises, to recover all rent past due, to recover court cost, attorney fees as permitted by law, and possible additional statutory damages of up to SIX HUNDRED DOLLARS (\$600.00) in accordance with California Code of Civil Procedure Section 1174(b), as a result of your failure to comply with the terms of this notice.

The premises herein referred to is situated in the City of SAN FRANCISCO, County of SAN FRANCISCO, State of California, designated by the number and street 401 Rose STREET.

It is hereby advised that should you fail to remit the above-demanded rent or should you fail to deliver up possession of the above-described premises, the undersigned does elect to terminate the tenancy or your lease or rental agreement under which you hold possession of the above-described premises.

Payment must be made to the owner/agent at the following address: 401 ROSE STREET SAN FRANCISCO, CA 94102

Telephone number for the above address: 415-487-1218

Payments made in person shall be delivered to owner/agent between the hours 9:00 am-4:00 pm on the following days of the week: Monday through Friday. Payments may also be made by appointment only on Saturday and Sunday.

You may make such reply as you wish. You have the right to examine Lessor documents directly relevant to the lease termination.

You have a right to a grievance hearing in this matter. You must within five (5) days meet and discuss with the landlord this notice and the proposed termination of tenancy. Advice regarding this notice is available from the San Francisco Rent Stabilization and Arbitration Board located at 25 Van Ness Street, Suite 320, San Francisco, CA 94102 on Monday through Friday from 8:00 am 5:00 pm and via telephone at 415-252-4600.

Dated: 04/17/2006

By: Tracy Ellis - TEMP RECEPTIONIST
For: Property Manager, Hashah Rahim
McCormack Baron Reason for Hayes Valley Apartments

COPY

04/17/2006 MON 8:42 AM EXHIBIT [JOB NO. 1794] 0003

(2)
[Handwritten signatures and initials]
evh @

Hayes Valley Apartments
Street
San Francisco, CA 94102
5-487-1218
5-487-1834

NOTICE TO PAY RENT OR QUIT

To: Sharon Bridgewater

AND ALL OTHERS IN POSSESSION:

WITHIN FIVE DAYS, after the service on you of this notice, you are hereby required to pay the delinquent rent of the premises herein after described, of which you now hold possession as follows:

\$78.00	From	November 1, 2007	Through	November 30, 2007
\$78.00	From	October 1, 2007	Through	October 31, 2007
\$78.00	From	September 1, 2007	Through	September 30, 2007
\$78.00	From	August 1, 2007	Through	August 31, 2007
\$78.00	From	July 1, 2007	Through	July 31, 2007

Or you are hereby required to deliver up possession of the hereinafter described premises, with five days after service on you of the notice, to **HAYES VALLEY LIMITED PARTNERSHIP** ("owner"), who/which is authorized to receive the same, or legal proceedings will be instituted against you to declare the forfeiture of the lease or rental agreement under which you occupy the herein below described property and to recover possession of said premises, to recover all rent past due, to recover court cost, attorney fees as permitted by law, and possible additional statutory damages of up to **SIX HUNDRED DOLLARS (\$600.00)** in accordance with California Code of Civil Procedure Section 1174(b), as a result of your failure to comply with the terms of this notice.

The premises herein referred to is situated in the City of **SAN FRANCISCO**, County of **SAN FRANCISCO**, State of California, designated by the number and street as **656 Fell Street 94102**

You are further notified that should you fail to remit the above-demanded rent or surrender possession of the above-described premises, the undersigned does elect to declare the forfeiture of your lease or rental agreement under which you hold possession of the above-described premises.

Payment must be made to the owner/agent at the following address: **401 ROSE STREET SAN FRANCISCO, CA 94102**

Telephone number for the above-address: 415

Payments made in person shall be delivered to or between the hours 9:00 am-4:00 pm on the following days of the week: Monday through Friday. Payments may also be made by appointment only on Saturday and Sunday.

UD-100

FOR COURT USE ONLY

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, title, telephone, and address)

SHAWN BANKSON,
SHAWN BANKSON, BAR #223638
KIMBALL, TIBBY & ST. JOHN
5994 W. LAS POSITAS BOULEVARD #219
PLEASANTON, CA 94588
TELEPHONE: 800-525-1690
FAXING (optional)

FILED
San Francisco County Superior Court

APR 2 4 2005

GORDON PARKU, Clerk
Gordon Parku
DEBORAH STEFFE, Deputy Clerk

ATTORNEY FOR PLAINTIFF: **PLAINTIFF**
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO

STREET ADDRESS: COUNTY OF SAN FRANCISCO
MAILING ADDRESS: 400 McAllister, 1st Floor
CITY AND ZIP CODE: San Francisco, California 94102
JURISDICTION: Limited Civil Jurisdiction

PLAINTIFF: HAYES VALLEY LIMITED PARTNERSHIP

DEFENDANT: SHARON BRIDgewater

CASE NUMBER: **00-06 617995**

DOES 1 TO 10 INCLUSIVE
 COMPLAINT AMENDED COMPLAINT (Amendment Number):

Jurisdiction (check all that apply):

ACTION IS A LIMITED CIVIL CASE
Amount demanded does not exceed \$10,000
 exceeds \$10,000 but does not exceed \$25,000

ACTION IS AN UNLIMITED CIVIL CASE (amount demanded or cross-complaint (check all that apply):
 from unlimited to general unlimited civil (possession not in issue) from limited to unlimited
 from unlimited to general limited civil (possession not in issue) from unlimited to limited

1. PLAINTIFF (name each): HAYES VALLEY LIMITED PARTNERSHIP
alleges causes of action against DEFENDANT (name each): SHARON BRIDgewater

2. a. Plaintiff is (1) an individual over the age of 18 years. (4) a partnership.
(2) a public agency. (5) a corporation.
(3) other (specify): LIMITED PARTNERSHIP

b. Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify):

3. Defendant named above is in possession of the premises located at (street address, apt. no., city, zip code, and county):
427 PAGE STREET, SAN FRANCISCO, SAN FRANCISCO COUNTY, CA 94102

4. Plaintiff's interest in the premises is as owner other (specify):

5. The true names and capacities of defendants sued as Does are unknown to plaintiff.
6. a. On or about (date): 1/3/2005 defendant (name each): SHARON BRIDgewater

(1) agreed to rent the premises as a month-to-month tenancy other tenancy (specify): 1 YEAR
(2) agreed to pay rent of \$ 107.00 payable monthly other (specify frequency):
(3) agreed to pay rent on the first of the month other day (specify):

b. This written oral agreement was made with
(1) plaintiff
(2) plaintiff's agent
(3) plaintiff's predecessor in interest
(4) other (specify):

*NOTE: Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).

COMPLAINT—UNLAWFUL DETAINER Legal Solutions & Plus

Form Approved for Optional Use
Judicial Council of California
UD-100 (Rev. July 1, 2004)

Page 1 of 3
Civil Code, § 11610 et seq.
Code of Civil Procedure §§ 428.12, 11609

exh C

PLAINTIFF (Name): HAYES VALLEY LIMITED PARTNERSHIP DEFENDANT (Name): SHARON BRIDGEWATER	COUNTER
--	---------

6. c. The defendants not named in Item 6a are
- (1) subtenants.
 - (2) assignees.
 - (3) other (specify): **UNKNOWN**

d. The agreement was later changed as follows (specify):

e. A copy of the written agreement, including any addenda or attachments that form the basis of this complaint, is attached and labeled Exhibit 1. (Required for residential property, unless Item 6f is checked. See Code Civ. Proc., § 1166.)

- f. (For residential property) A copy of the written agreement is not attached because (specify reason):
- (1) the written agreement is not in the possession of the landlord or the landlord's employees or agents.
 - (2) this action is solely for nonpayment of rent (Code Civ. Proc., § 1161(2)).

7. a. Defendant (name each): **SHARON BRIDGEWATER**

was served the following notice on the same date and in the same manner:

- (1) 3-day notice to pay rent or quit
 - (2) 30-day notice to quit
 - (3) 60-day notice to quit
 - (4) 3-day notice to perform covenants or quit
 - (5) 3-day notice to quit
 - (6) Other (specify): **3 DAY PAY/QUIT**
the period stated in the notice expired at the end of the day.
- b. (1) On (date): **4/17/2006**
 (2) Defendants failed to comply with the requirements of the notice by that date.

c. All facts stated in the notice are true.

d. The notice included an election of forfeiture.

e. A copy of the notice is attached and labeled Exhibit 2. (Required for residential property. See Code Civ. Proc., § 1166.)

f. One or more defendants were served (1) with a different notice, (2) on a different date, or (3) in a different manner, as stated in Attachment 8c. (Check Item 8c and attach a statement providing the information required by Items 7a-e and 8 for each defendant.)

8. a. The notice in Item 7a was served on the defendant named in Item 7a as follows:

- (1) by personally handing a copy to defendant on (date): **4/12/2006**
- (2) by leaving a copy with (name or description): _____ at defendant's _____
 a person of suitable age and discretion, on (date): _____ because defendant cannot be found at defendant's residence or usual
 residence - business AND mailing a copy to defendant at defendant's residence or usual
 (date): _____ place of business. AND giving a copy to a person found
 (3) by posting a copy on the premises on (date): _____
 residing at the premises AND mailing a copy to defendant at the premises on
 (date): _____
 (a) because defendant's residence and usual place of business cannot be ascertained OR
 (b) because no person of suitable age or discretion can be found there.
 (4) (Not for 3-day notice; see Civil Code, § 1948 before using) by sending a copy by certified or registered mail
 addressed to defendant on (date): _____
 (5) (Not for residential tenancies; see Civil Code, § 1953 before using) in the manner specified in a written
 commercial lease between the parties.

b. (Name):

was served on behalf of all defendants who signed a joint written rental agreement.

c. Information about service of notice on the defendants alleged in Item 7f is stated in Attachment 8c.

d. Proof of service of the notice in Item 7a is attached and labeled Exhibit 3.

PLAINTIFF (Name): HAYES VALLEY LIMITED PARTNERSHIP	CASE NUMBER:
DEFENDANT (Name): SHARON BRIDGEWATER	

- 9. Plaintiff demands possession from each defendant because of expiration of a fixed-term lease.
- 10. At the time the 3-day notice to pay rent or quit was served, the amount of rent due was \$ 749.00
- 11. The fair rental value of the premises is \$ 3.51 per day.
- 12. Defendant's continued possession is malicious, and plaintiff is entitled to statutory damages under Code of Civil Procedure section 1174(b). (State specific facts supporting a claim up to \$800 in Attachment 12.)
- 13. A written agreement between the parties provides for attorney fees.
- 14. Defendant's tenancy is subject to the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage):

Plaintiff has met all applicable requirements of the ordinances.

- 15. Other allegations are stated in Attachment 15.
- 16. Plaintiff accepts the jurisdictional limit, if any, of the court.
- 17. PLAINTIFF REQUESTS:

- a. possession of the premises.
- b. costs incurred in this proceeding.
- c. past-due rent of \$ 749.00
- d. reasonable attorney fees.
- e. forfeiture of the agreement.
- f. damages at the rate stated in item 11 from (date): 4/1/2006 for each day that defendants remain in possession through entry of judgment.
- g. statutory damages up to \$800 for the conduct alleged in item 12.
- h. other (specify):

- 18. Number of pages attached (specify): FOUR

UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code, §§ 6400-6415)

- 19. (Complete in all cases.) An unlawful detainer assistant did not did for compensation give advice or assistance with this form. (If plaintiff has received any help or advice for pay from an unlawful detainer assistant, identify)

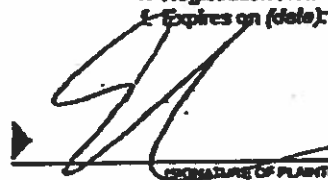
- a. Assistant's name:
- b. Street address, city, and zip code:

- c. Telephone No.:
- d. County of registration:
- e. Registration No.:
- f. Expires on (date):

Date: 4/20/2006

SHAWN BANKSON

(TYPE OR PRINT NAME)



(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

 (TYPE OR PRINT NAME)

▶ _____
 (SIGNATURE OF PLAINTIFF)

VERIFICATION

I, the undersigned, say,

That I am the attorney for Plaintiff in this action; the Plaintiff is absent from the County of Alameda, California, where I have my office, and I make this verification for and on behalf of the party for that reason; and, it is impractical to obtain the signature of the Plaintiff in that this is a summary proceeding, and time of the essence in this matter. I read the above Complaint for Unlawful Detainer and know its contents. I am informed and believe, and on those grounds, allege that the matters stated in it are true.

Executed on April 20, 2006 at Pleasanton, California. I declare under penalty of perjury that the foregoing is true and correct.



KIMBALL, TIREY & ST. JOHN

Attorney for Plaintiff

By: SHAWN K. BANKSON

FILED
SUPERIOR COURT
COUNTY OF SAN FRANCISCO

FEB 19 2008

GORDON PARK-LI, Clerk

BY: [Signature] Permit Clerk

1 KIMBALL, TIREY & ST. JOHN. LLP
2 Jane L. Creason Bar No. 189094
3 5994 W. Las Positas Blvd., Suite 219
(800) 525-1690
(800) 281-1911 (fax)

4 Attorney for Plaintiff
5 HAYES VALLEY LIMITED PARTNERSHIP

6 SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO

8 HAYES VALLEY LIMITED PARTNERSHIP

9 Plaintiff,

10 Vs.

11 SHARON BRIDGEWATER

12 Defendant

13 DOES 1 TO 10 INCLUSIVE

Case No.: CUD-06-617995

STIPULATION FOR ENTRY OF JUDGMENT
AND ORDER THEREON

14
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16
17 IT IS SO STIPULATED by and between the parties hereto through Plaintiff's counsel,
18 KIMBALL, TIREY & ST. JOHN; Plaintiff, HAYES VALLEY LIMITED PARTNERSHIP,
19 and Defendant, SHARON BRIDGEWATER, that judgment in the above-entitled will be entered
20 as follows should Defendant fail to comply with any of the terms stated herein:
21

22 1. Plaintiff to receive possession of the premises located at 427 PAGE STREET,
23 San Francisco, CA, 94102 on ~~March 17~~ ^{April 30}, 2008. A Writ of Possession for said premises may
24 issue immediately if Defendant has not restored possession to Plaintiff by vacating said
25 premises on or before ~~March 17~~ ^{April 30}, 2008 by the close of business at 6:00 p.m.

26 2. The parties further agree that in exchange for Defendant moving out by ~~April 3~~ ^{April 30},
27 ~~2008~~ ²⁰⁰⁸, Plaintiff will waive all of the past due rent in the amount of \$2,124.74.

pkhd

3. Plaintiff waives \$450 attorneys' fees and \$405 in costs.

4. The rental agreement/lease under which Defendant holds possession of said property is forfeited on ~~March 17~~ ^{April 30}, 2008. (Jla)

5. Defendant SHARON BRIDGEWATER expressly waives any and all rights to a noticed motion and/or right to a hearing on the entry of a judgment pursuant to this stipulation.

6. Defendant SHARON BRIDGEWATER expressly agrees to leave the premises in good repair and clean condition according to California law.

7. Plaintiff shall return Defendant's security deposit in ~~the amount of \$600.00 in~~ ^{accordance with California law.} ~~exchange for keys on March 17, 2008.~~ (Jla) (517)

8. Defendant SHARON BRIDGEWATER and any others in possession will move out ~~March 17~~ ^{April 30}, 2008 by 6:00 p.m. (Jla)

9. If Defendant fails to comply with any of the terms as herein stated, judgment shall enter for possession and the full amount of past due rent, attorneys' fees and costs. A writ of execution for money and possession shall issue immediately upon Declaration by Plaintiff's counsel if Defendant fails to comply with this stipulation. Judgment for possession shall be entered pursuant to CCP 415.46 as to any and all occupants.

10. In the event of non-compliance, Plaintiff shall give 24-hour telephonic notice to the defendant at the following phone number: 415-401-5573.

11. This stipulation shall be dispositive of all issues raised in Plaintiff's Complaint and all affirmative defenses which could have been raised in Defendant's Answer, and shall be ~~considered as a final judgment for the purposes of the California Rules of Court, Rule 2.305(d).~~ (50) (Jla)

12. It is further stipulated that facsimile signatures shall be deemed originals, per California Rules of Court, Rule 2.305 (d) and that this Stipulation may be executed in

1 counterparts as circumstances require and shall be deemed fully enforceable upon execution
2 of all parties hereto.

3 13. In the future, Plaintiff will give only a neutral reference as to dates of occupancy
4 and rental amount.

5 14. Each signatory hereto represents that they have the express authority from the
6 party they represent to sign for and bind that party to the terms herein.

7 15. Defendant reserve the right to sue in the future and
8 do not give up all claims pertaining to further lawsuits

9 Dated: 2/19/08

10 
Defendant- SHARON BRIDGEWATER

11 Dated: 2/19/08

12 
Plaintiff- HAYES VALLEY LIMITED PARTNERSHIP
13 By: _____
14 Authorized Agent for Plaintiff

15 Dated: 2/19/08

16 
KIMBALL, TIREY & ST. JOHN, LLP
17 Attorneys for Plaintiff
18 By: Jane Creason

19 ORDER

20 IT IS SO ORDERED:

21 Dated: 2-19-08

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23 Judge Pro Tem.
24 JUDGE/COMMISSIONER OF THE SUPERIOR COURT
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Shawn K. Bankson SBN 223638
KIMBALL, TIREY & ST. JOHN
5994 W. Las Positas Blvd., #219
Pleasanton, Ca 94588
(800) 525-1690
(800) 281-1911 (fax)

Attorney for Plaintiff
Hayes Valley Limited Partnership

ENDORSED
FILED
San Francisco County Superior Court

MAY 11 2006

GORDON PARK-LI, Clerk
By: RONNIE OTERO
Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

HAYES VALLEY LIMITED PARTNERSHIP
Plaintiff,

Vs.

SHARON BRIDGEWATER
Defendant(s)

DOES 1 TO 10 INCLUSIVE

Case No.: CW-06-617995
STIPULATION FOR ENTRY OF JUDGMENT
DISMISSAL; ORDER THEREON

IT IS SO STIPULATED by and between the parties hereto through Plaintiff's counsel, Kimball, Tiry & St. John; Plaintiff, Hayes Valley Limited Partnership, and Defendant Sharon Bridgewater that Judgment in the above-entitled action will be entered as follows should Defendant fail to comply with any terms of this stipulation. Should Defendant fully and voluntarily comply with all terms stipulated herein, Plaintiff agrees to dismiss this action with prejudice pursuant to Paragraph 10, below:

1. Defendant to remain in possession of the premises located at 427 Page Street, San Francisco CA 94102, provided that Defendant complies with all terms stipulated herein.

(A)

1 2. The rental agreement/lease under which Defendant holds possession of said
2 property is not forfeited unless Defendant fails to comply with any term stipulated herein.

3 3. Plaintiff is awarded \$1,499.00 as principal, \$595.00 as attorneys fees and
4 \$580.00 as court costs. Said principal, attorneys fees and court costs, totaling \$2,674.00, will
5 be paid by Defendant to Plaintiff via cashier's check or money order as follows:

6 a. \$836.00 at the signing of this stipulation.

7 b. \$100.00 on or before the fifth day of each month, beginning on June 5,
8 2006, and continuing every month thereafter until the balance is paid in
9 full. The final payment of \$38.00 will be due on or before November 5,
10 2007.

11 Any payment received in any given month will be first applied to the rent due for the
12 current month and then to any stipulated payment.

13 4. Defendant expressly waives any and all rights to a noticed motion and/or right to
14 a hearing on the entry of a judgment pursuant to this stipulation.

15 5. Should Defendant be required to surrender possession of the subject property in
16 relation to this stipulation, Defendant expressly agrees to leave the premises in good repair
17 and clean condition according to California law.

18 6. Defendant's security deposit will be accounted for according to California law.

19 7. Beginning on June 1, 2006, rent will be due as stated in the Lease Agreement
20 between the parties.

21 8. This stipulation shall be dispositive of all issues raised in Plaintiff's Complaint and
22 all affirmative defenses which could have been raised in Defendant's Answer, and shall be
23 considered res judicata in any further proceeding initiated by either party.

24 9. The parties stipulate that facsimile signatures shall be deemed originals, per
25 California Rules of Court, Rule 2007(d), and that this Stipulation may be executed in
26 counterparts as circumstances require and shall be deemed fully enforceable upon execution
27 of all parties hereto.

28

1 10. Defendant agrees that if Defendant fails to timely comply with any term or
2 condition of the stipulation, the lock-out date and the payments shall be accelerated without a
3 hearing. If Defendant is granted any hearing, the only issue to be decided by the Court shall
4 be the timeliness of payments scheduled in Paragraph 3 of this stipulation. Time is of the
5 essence. Non-compliance with this agreement will be evidenced by *ex parte* written
6 declaration by Plaintiff's attorney. Upon any non-compliance with any term of this stipulation,
7 Plaintiff may request that this court issue judgment for Plaintiff for possession of the premises,
8 forfeiture of any rental agreement, writs of possession to be issued and immediately enforced,
9 and for the entire unpaid balance which shall become immediately due. Failure to comply
10 includes failure to make any portion of any stipulated payment. Upon Defendant's full and
11 voluntary compliance with all terms stipulated herein, Plaintiff will cause this matter to be
12 dismissed with prejudice within ten (10) days of Defendant's full compliance.

13 11. As consideration for this agreement, Defendant hereby waives her right to seek
14 any stay of this proceeding in this or any other court, state or federal.

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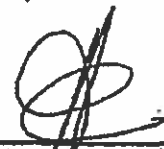
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12. Each signatory hereto represents that they have the express authority from the party they represent to sign for and bind that party to the terms herein.

Dated: 5/3/06



Hayes Valley Limited Partnership
Plaintiff
By: Hasinah Rahim,
Authorized Agent for Plaintiff

Dated: 5/3/06



Sharon Bridgewater
Defendant

Approved as to form and content:

Dated: 5/4/06



Shawn K. Bankson SBN 223638
KIMBALL, TIREY & ST. JOHN
Attorneys for Plaintiff

FILED
San Francisco County Superior Court

NOV 26 2007

GORDON PARK-LI, Clerk

BY:  Deputy Clerk

1 Shawn Bankson, Bar #223638
2 KIMBALL, TIREY & ST. JOHN
3 5994 W. Las Positas Blvd., #219
4 Pleasanton, CA 94588-8525
5 (925) 469-1690

6 Attorney for Plaintiff

7 SUPERIOR COURT OF THE STATE OF CALIFORNIA

8 COUNTY OF SAN FRANCISCO, SAN FRANCISCO JUDICIAL DISTRICT

9 HAYES VALLEY LIMITED PARTNERSHIP)

Case No.: CUD-06-617995

10 Plaintiff,

DECLARATION OF NON-COMPLIANCE;
JUDGMENT THEREON; AND ORDER

11 vs.

12 SHARON BRIDGEWATER
13 Defendant

DOES 1 TO 10 INCLUSIVE

14 The undersigned declares as follows:

- 15 1. I am the Attorney for Plaintiff in the above-entitled action.
- 16 2. A Stipulation for Entry of Judgment was entered by the Plaintiff's counsel
17 KIMBALL, TIREY & ST. JOHN and Defendant SHARON BRIDGEWATER.
18 Said Stipulation stated Defendant was to remain in the premises located at 427 Page
19 Street, San Francisco, California 94102 provided she complied with all of the terms
20 in the Stipulation.
- 21 3. Plaintiff was awarded \$1,499.00. as principal, \$595.00 as attorney's fees and
22 \$580.00 as court costs for a total of \$2,674.00. Defendant agreed to pay Plaintiff as
23 follows:
 - 24 a) \$836.00 upon signing the Stipulation.
 - 25 b) \$100.00 on or before the 5th of each month, beginning on June 5, 2006,
and was to continue each month until the balance was paid in full. The

exh e


1 final payment would have been for \$38.00 due on or before November 5,
2 2007.

3 Any payment received in any given month would first be applied to the rent due
4 for that current month and then would have been applied towards the stipulated
5 payment.

- 6 4. In the event the Defendant failed to make any Stipulation payment, Plaintiff would
7 submit a declaration of non-compliance with the court and request entry of judgment
8 for possession of the premises and a writ for possession would issue immediately.
- 9 5. Defendant waived any and all rights to a noticed motion and/or right to a hearing on
10 the entry of judgment pursuant to the Stipulation.
- 11 6. Defendant agreed to leave the premises in good repair and clean condition according
12 to California law.
- 13 7. No further stays would be requested or granted.
- 14 8. If the Defendant complied with the terms of the Stipulation, Plaintiff would have
15 dismissed this matter with prejudice.
- 16 9. Plaintiff acknowledges that the Defendant paid a total of \$2,036.00 towards the
17 Stipulation.
- 18 10. I have been informed by my client that the Defendant failed to comply with said
19 Stipulation as follows: Defendant failed to pay \$100.00 on or before June 5, 2007 and
20 no further payments have been made.
- 21 11. THEREFORE, Plaintiff requests judgment be entered pursuant to the Stipulation.
22 Plaintiff requests to have Judgment entered for \$2,674.00 minus payments of
23 \$2,036.00 for a total judgment in the amount of \$638.00 and possession of the
24 property located at 427 Page Street, San Francisco, California 94102 and a writ of
25 possession to be issued immediately.

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I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct dated this 20th day of November, 2007:


KIMBALL, TIREY & ST. JOHN
Attorney for Plaintiff
By: Shawn Bankson

ATTORNEY'S BUSINESS ADDRESS Kimball, Tiry & St. John 5994 W. Las Positas Blvd. #219 Pleasanton, CA 94588	DEPUTY SHERIFF OFFICER (Name and Address): County of San Francisco San Francisco Sheriff Civil Section 1 Dr. Carlton B. Goodlett PL Rm 456 Civil Division San Francisco, CA 94102 (415) 554-7235
NAME OF COURT, JUDICIAL DISTRICT OR BRANCH COURT, IF ANY: San Francisco - Superior Court 400 McAllister Street San Francisco, CA 94102	
PLAINTIFF: Hayes Valley Ltd. Partnership DEFENDANT: Sharon Bridgewater	
Return on Writ of Possession	DEPUTY SHERIFF OFFICER FILE NO.: 2007349192 COURT CASE NO.: CUD06617995

I, Michael Hennessey, Sheriff, County of San Francisco, State of California, hereby certify that I received the annexed writ on 12/24/2007, and that the herein defendant(s):

Sharon Bridgewater

427 Page Street
San Francisco, CA 94102

Was/were served with a notice to surrender the premises with five (5) days or I would proceed to enforce said writ. My proceedings under the writ, and the return there on, are those as indicated below:

- Copy of Notice posted at premises on 12/26/2007
- Copy of Notice mailed to defendant(s) on 12/26/2007

I served the same by placing the plaintiff in quiet and peaceful possession of the premises on 1/16/2008. I returned said writ fully satisfied as to plaintiff's possession only and with accrued costs of \$75.00.

Michael Hennessey, Sheriff
County of San Francisco
State of California

Executed: January 16, 2008

By: 
Sheriff's Authorized Agent



Return on Writ of Possession
Original

160455

exh F

United States District Court
For the Northern District of California

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IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF CALIFORNIA

SHARON BRIDGEWATER,
Plaintiff,

No. 10-03022 CW
PRE-FILING ORDER

v.

HAYES VALLEY LIMITED PARTNERSHIP, et
al.,
Defendants.

IT IS HEREBY ORDERED that the Clerk of the Court shall not accept for filing any further complaints filed by Sharon Bridgewater until that complaint has first been reviewed by the Court. If the complaint concerns the state unlawful detainer action in the state case Hayes Valley Limited Partnership v. Bridgewater, No. CUD-06-617995, it will not be filed.

IT IS SO ORDERED.

Dated: 2/11/11



CLAUDIA WILKEN
United States District Judge



6

Sharon Bridgewater
1524 Harvest Lane
Superior Township, MI 48198
Sbridge11@yahoo.com
1-734-276-2464

IN THE UNITED STATES DISTRICT COURT FOR
EASTERN DISTRICT OF MICHIGAN

THE UNITED STATES OF AMERICA ex
rel Sharon Bridgewater (A.K.A. Sharon
Abusalem, Sharon Davis) individually and/or
on behalf of the (B & B Building Maintenance
INC., a dissolved Michigan and/or Georgia
Corporation, Specialty Investment Group
L.L.C. A dissolved Georgia Company,
Specialty Global Investments Inc., a dissolved
Nevada Corporation), Bridgewater &
Company Inc. a California Corporation, Qui
Tam Relator and/or "Acting Private Attorney
General"

PLAINTIFFS,

VS.

ERIC HOLDER JR. IN HIS INDIVIDUALLY
AND/OR OFFICIAL CAPACITY FOR
INJUNCTIVE RELIEF
KIRK W. TABBAY
BRIAN L. MACKIE
RON BROWN

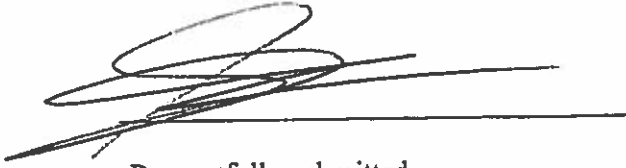
)
) CASE No. 5:13-cv-12692 (OMEARA)
)
) **NOTICE TO THE CLERK**
) **AND TO THE COURT;**
) **COMPLAINT FILED IN**
) **"ERROR"**

FILED
2013 JUN 24 A 9:40
U.S. DIST. COURT CLERK
EAST DIST. MICH.
DETROIT

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1 STEFANI A. CARTER
2 AND DOES 1-100 INCLUSIVE
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24 **TO THE CLERK AND COURT THAT THIS COMPLAINT(AS ATTACHMENT A)**
25 **WAS FILED IN "ERROR."**
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3 June 19, 2013

Respectfully submitted

4
5 **THE UNITED STATES OF AMERICA** ex rel Sharon Bridgewater (A.K.A.
6 Sharon Abusalem, Sharon Davis) individually and/or on behalf of the (B & B Building
7 Maintenance INC., a dissolved Michigan and/or Georgia Corporation, Specialty Investment
8 Group L.L.C. A dissolved Georgia Company, Specialty Global Investments Inc., a dissolved
9 Nevada Corporation), Bridgewater & Company Inc. a California Corporation, and/or James S.
10 Bridgewater Qui Tam Relator and/or "Acting Private Attorney General"
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1 Sharon Bridgewater
2 1524 Harvest Lane
3 Superior Township, MI 48198
Sbridge11@yahoo.com

4 1-313-375-0351

Case:5:13-cv-12692
Judge: O'Meara, John Corbett
MJ: Whalen, R. Steven
Filed: 06-18-2013 At 03:31 PM
CMP USA EX REL SHARON BRIDGEWATER V
ERIC HOLDER (EB)

5 **IN THE UNITED STATES DISTRICT COURT**
6 **FOR THE EASTERN DISTRICT OF MICHIGAN**

9)	
10)	FILED IN CAMERA UNDER SEAL
11)	
12)	FEDERAL FALSE CLAIMS ACT
13)	AND/OR RACKETEERED AND
14)	CORRUPT ORGANIZATION(RICO)
15)	
16)	
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21)	

22 Vs.

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25 Eric Holder Jr. in his individually and/or
26 official capacity for injunctive relief
27 Kirk W. Tabbey
28 Brian L. Mackie
Ron Brown
Stefani A. Carter

Ord. Procs 1-1000 released (EB)

1 WHEREFORE, PREMISES CONSIDERED, it is hereby ORDERED, ADJUDGED and
2 DECREED CONTINUING PRE-TRIAL DATE that the United States is hereby GRANTED.

3 Signed this ___ day of _____, 2013

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9 Dated: _____ Judge _____

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15 CERTIFICATE OF SERVICE

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17 I hereby certify that on June ²⁴ 19, 2013 a true and correct copy of the foregoing has been served
18 by to the United States Government oversight committee member Attorneys in this on date
19 and/or I the undersigned hereby certifies that

20 I am 18 years old and a party to this action.

21 My resident address is: 1524 Harvest Lane, Superior Township, MI 48198

22 I mailed from Ann Arbor , Michigan the following documents:

23 ~~GN~~ NOTICE OF FILING IN error - Complaint Filed
24 NOTICE OF EX-PARTE APPLICATION AND/OR EMERGENCY MOTON AND/OR
25 MOTION OF SHARON BRIDGEWATER AND/OR THE UNITED STATES OF
26 AMERICA ex rel Sharon Bridgewater (A.K.A. Sharon Abusalem, Sharon Davis) individually
27 and/or on behalf of the (B & B Building Maintenance INC., a dissolved Michigan and/or
28 Georgia Corporation, Specialty Investment Group L.L.C. A dissolved Georgia Company,
Specialty Global Investments Inc., a dissolved Nevada Corporation), Bridgewater & Company

Case #
5:13-CV-
12692
(Camera)

FULL DOCUMENT CAN BE FOUND AT WEBSITE:
<https://dockets.justia.com/docket/circuit-courts/cadc/19-1141>

Sharon Bridgewater v. Donald Trump, et al

Petitioner:	Sharon Bridgewater
Respondent:	Donald J. Trump and William P. Barr
Case Number:	19-1141
Filed:	July 5, 2019
Court:	U.S. Court of Appeals, D.C. Circuit
Nature of Suit:	Other

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Docket Report

This docket was last retrieved on July 9, 2019. A more recent docket listing may be available from PACER.

Date Filed	Document Text
July 9, 2019	ENTRY OF APPEARANCE [1796438] filed by Abby C. Wright and co-counsel Thomas Pulham on behalf of Respondents William P. Barr and Donald J. Trump. [19-1141] (Wright, Abby) [Entered: 07/09/2019 03:21 PM]

earl

Date Filed	Document Text
July 9, 2019	FIRST CLASS and CERTIFIED MAIL SENT [1796284] with return receipt requested [Receipt No.7017 3040 0001 1261 4018] of order [# 1796281-4], [# 1796274-5]. Certified Mail Receipt due 08/08/2019 from Sharon Bridgewater. [19-1141] [Entered: 07/09/2019 09:42 AM]
July 9, 2019	CLERK'S ORDER [1796281] filed directing party to file initial submissions: PETITIONER docketing statement due 08/08/2019. PETITIONER certificate as to parties due 08/08/2019. PETITIONER statement of issues due 08/08/2019. PETITIONER underlying decision due 08/08/2019. PETITIONER deferred appendix statement due 08/08/2019. PETITIONER procedural motions due 08/08/2019. PETITIONER dispositive motions due 08/23/2019; directing party to file initial submissions: RESPONDENT entry of appearance due 08/08/2019. RESPONDENT procedural motions due 08/08/2019. RESPONDENT certified index to record due 08/23/2019. RESPONDENT dispositive motions due 08/23/2019. Failure to respond shall result in dismissal of the case for lack of prosecution. The Clerk is directed to mail this order to petitioner by certified mail, return receipt requested and by 1st class mail. [19-1141]--[Edited 07/09/2019 by JAD] [Entered: 07/09/2019 09:31 AM]
July 9, 2019	CLERK'S ORDER [1796274] filed directing party to file payment of docketing fee PETITIONER payment of docketing fee due 08/08/2019; directing party to file motion to proceed on appeal in forma pauperis PETITIONER motion to proceed in forma pauperis in this court due 08/08/2019. Failure to respond shall result in dismissal of the case for lack of prosecution. The Clerk is directed to mail this order to petitioner by certified mail, return receipt requested and by 1st class mail. [19-1141] [Entered: 07/09/2019 09:10 AM]

Date Filed	Document Text
July 8, 2019	CERTIFIED COPY [1796226] of Petition for Review sent to respondent [# 1796220-2] [19-1141] [Entered: 07/08/2019 04:48 PM]
July 5, 2019	PETITION FOR REVIEW [1796220] of a decision by federal agency filed by Sharon Bridgewater [Service Date: 07/05/2019] Disclosure Statement: Not Applicable to this Party; Certificate of Parties: Not Applicable to this Filing. [19-1141] [Entered: 07/08/2019 04:32 PM]
July 5, 2019	PETITION FOR REVIEW CASE docketed. [19-1141] [Entered: 07/08/2019 04:30 PM]

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Petitioner: Sharon Bridgewater

Represented By: [Sharon Bridgewater](#)

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Respondent: Donald J. Trump

Represented By: [Abby Christine Wright](#)

Represented By: [Thomas Gary Pulham](#)

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Respondent: William P. Barr

Represented By: [Abby Christine Wright](#)

Represented By: [Thomas Gary Pulham](#)

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