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Hayes Valley Apartments 415-487-1830

P.3

Hayes Valley Apartments

481 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 481 Rose Street.

And you are notified that should you fail to remit the above-demanded rent or deliver up possession of the above-described premises, the undersigned does elect to terminate the 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: 481 ROSE STREET
SAN FRANCISCO, CA 94102

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

Payments ~~must~~ may be delivered to any 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 328, San Francisco, CA 94102 on Monday through Friday from 8:00 am 5:00 pm and via telephone at 415-252-4600.

Dated: 04/12/2006

By: Pradeep Singh - TECH RECEPTIONIST
For: Property Manager, Hashim Rahim
McConnack Baron Rasm for Hayes Valley Apartments

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04/17/2006 MON 8:41 AM EXHIBIT 103 NO. 10394 0003

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[Handwritten signatures and initials]