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7 Attorney for Plaintiff
8 HAYES VALLEY LIMITED PARTNERSHIP

~~FILED
SUPERIOR COURT
COUNTY OF SAN FRANCISCO~~
FEB 19 2008
GORDON PARK-LI, Clerk
BY: *[Signature]* Parrot Park

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

Case No.: CUD-06-617995

12 || SHARON BRIDGEWATER

Plaintiff,

vs.

12 || SHARON BRIDGEWATER

Defendant

DOES 1 TO 10 INCLUSIVE

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

1. Plaintiff to receive possession of the premises located at 427 PAGE STREET.

San Francisco, CA, 94102 on April 30, 2008. A Writ of Possession for said premises may issue immediately if Defendant has not restored possession to Plaintiff by vacating said premises on or before April 30, 2008 by the close of business at 6:00 p.m.

2. The parties further agree that in exchange for Defendant moving out by ~~April 30, 2013~~

Plaintiff will waive all of the past due rent in the amount of \$2,124.74.

April 30
y ~~April~~
 Alice

Exh d

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

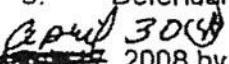
2 4. The rental agreement/lease under which Defendant holds possession of said

3 property is forfeited on April 30, 2008. 

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

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

9 7. Plaintiff shall return Defendant's security deposit in the amount of \$800.00 in
10 accordance with California law. 

12 8. Defendant SHARON BRIDGEWATER and any others in possession will move
13 out April 30, 2008, 2008 by 6:00 p.m. 

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

20 10. In the event of non-compliance, Plaintiff shall give 24-hour telephonic notice to
21 the defendant at the following phone number: 454-4015-5573.

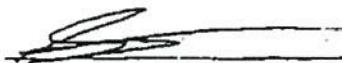
22 11. This stipulation shall be dispositive of all issues raised in Plaintiff's Complaint and
23 all affirmative defenses which could have been raised in Defendant's Answer, and shall be
24 considered as if filed in the action. 

25 12. It is further stipulated that facsimile signatures shall be deemed originals, per
26 California Rules of Court, Rule 2.305 (d) and that this Stipulation may be executed in
27 28

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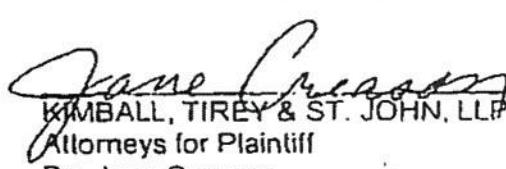
6 14. Each signatory hereto represents that they have the express authority from the
7 party they represent to sign for and bind that party to the terms herein.

8 15. *Defendant reserve the right to sue in the future and
9 do not give up all claims pertaining to future lawsuits*
10 Dated: 2/19/08  a

11 Defendant- SHARON BRIDGEWATER

12 Dated: 2/19/08

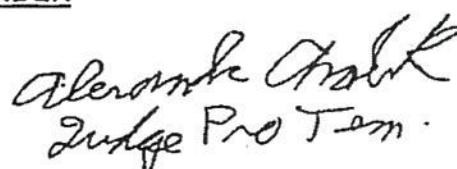
13 Plaintiff- HAYES VALLEY LIMITED PARTNERSHIP
14 By: _____
15 Authorized Agent for Plaintiff

16 Dated: 2/19/08 

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

20 ORDER

21 IT IS SO ORDERED:

22 Dated: 2-19-08 

23 JUDGE/COMMISSIONER OF THE SUPERIOR COURT
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1 Shawn K. Bankson SBN 223638
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ENDORSED
FILED
San Francisco County Superior Court

MAY 11 2006

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

5 Attorney for Plaintiff
6 Hayes Valley Limited Partnership

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

12 HAYES VALLEY LIMITED PARTNERSHIP } Plaintiff,
13 } Vs.
14 }

Case No.: CWD-06-617995

STIPULATION FOR ENTRY OF JUDGMENT
DISMISSAL; ORDER THEREON

15 SHARON BRIDgewater } Defendant(s)
16 }

17 DOES 1 TO 10 INCLUSIVE

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

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

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

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

a. \$836.00 at the signing of this stipulation.
b. \$100.00 on or before the fifth day of each month, beginning on June 5,
2006, and continuing every month thereafter until the balance is paid in
full. The final payment of \$38.00 will be due on or before November 5,
2007.

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

4 Defendant 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.

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

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

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

B. 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 res judicata in any further proceeding initiated by either party.

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

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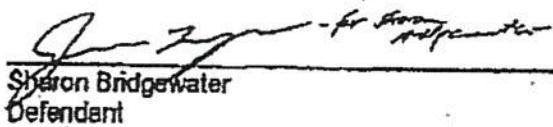
12. Each signatory hereto represents that they have the express authority from the
1 party they represent to sign for and bind that party to the terms herein.

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3
4 Dated: 6/3/06



5 Hayes Valley Limited Partnership
6 Plaintiff
7 By: Hasinah Rahim,
8 Authorized Agent for Plaintiff

9 Dated: 5/3/06



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Sharon Bridgewater
Defendant

Approved as to form and content:

Dated: 5/4/06



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