

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name:** Shixia Yang  
**Address:** 5526 Bigoal Dr.  
**City:** San Jose,  
**State:** CA **ZIP:** 95129



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2016-K337633-00**

Check Number 1067  
Monday, OCT 03, 2016 12:00:49  
Ttl Pd \$90.00 Rcpt # 0005470115  
tn2/AB/1-26

(Space Above This Line For Recorder's Use)

Huafen Liu, Peng Zhang, Alice Wang, Shixia Yang, Ping Du, Kate Cheng, Qiu, Jian Li, Mian Wang, Junping Zheng, Jee-Huey Lin, Lin Zhu, Fang Wang, the owner(s)

of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows (or see attached sheet marked "Exhibit A" on which property is more fully described)

**BEING ASSESSOR'S BLOCK: 1410; LOT: 021;**

**COMMONLY KNOWN AS: 2224 CLEMENT STREET;**

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code)

Said Restrictions consist of conditions attached to **Conditional Use Application No. 2014-001676CUA** authorized by the Planning Commission of the City and County of San Francisco on **May 12, 2016** as set forth in Planning Commission Motion No. 19648, to allow construction of a twelve-unit residential building located at 2224 Clement Street, Block 1410, Lot 021, pursuant to Planning Code Section(s) 121.1, 303, and 717.11 within the Outer Clement Street NCD (Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

**The restrictions and conditions of which notice is hereby given are:**

**AUTHORIZATION**

This authorization is for a conditional use to allow construction of a twelve-unit residential building located at 2224 Clement Street, Block 1410, Lot 021, pursuant to Planning Code Section(s) 121.1, 303, and 717.11 within the Outer Clement Street NCD (Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District, in general conformance with plans, dated April 11, 2016, and stamped "EXHIBIT B" included in the docket for Case No 2014-001676CUA and subject to conditions of approval reviewed and approved by the Commission on May 12, 2016 under Motion No 19648 This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator

## **NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 12, 2016 under Motion No 19648.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No 19648 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **SEVERABILITY**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

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## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### DESIGN – COMPLIANCE AT PLAN STAGE

5. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant impacts to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- 1 On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way,
- 2 On-site, in a driveway, underground,
- 3 On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way,
- 4 Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees, and based on Better Streets Plan guidelines,
- 5 Public right-of-way, underground, and based on Better Streets Plan guidelines,
- 6 Public right-of-way, above ground, screened from view, and based on Better Streets Plan guidelines,
- 7 On-site, in a ground floor façade (the least desirable location)

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

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## PARKING AND TRAFFIC

9. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 12 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

10. **Residential Childcare Impact Fee.** Pursuant to Planning Code Section 414A, the Project Sponsor shall comply with the Residential Childcare Impact Fee provisions through payment of an Impact Fee pursuant to Article 4  
*For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, [www.sf-planning.org](http://www.sf-planning.org)*
11. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project  
*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

## INCLUSIONARY AFFORDABLE HOUSING PROGRAM

12. **Requirement** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org)*
13. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the

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Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org)*

- a The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document
- b Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor
- c If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law

### MONITORING - AFTER ENTITLEMENT

14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
- For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*


### OPERATION


15. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
- For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
- For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*




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The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

  
(Signature) \_\_\_\_\_  
HUA FEN LIU.  
(Printed Name) \_\_\_\_\_  
Dated: Aug 11th, 20 16 at San Jose, California.  
(Month, Day) (City)


  
(Signature) \_\_\_\_\_  
Peng Zhang  
(Printed Name) \_\_\_\_\_  
Dated: Aug 11th, 20 16 at San Jose, California.  
(Month, Day) (City)

  
(Signature) \_\_\_\_\_  
Alice Yuehong Wang  
(Printed Name) \_\_\_\_\_  
Dated: Aug 11th, 20 16 at San Jose, California.  
(Month, Day) (City)

**Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).**

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 (Signature)      shixia yang (Printed Name)  
Dated: 9/6/16, 20 at San Jose, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

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[Signature] \_\_\_\_\_ LIN ZHUN  
(Signature) (Printed Name)

Dated: Aug. 12, 20 16 at \_\_\_\_\_, California.  
(Month, Day) (City)

~~[Signature] \_\_\_\_\_ LIN ZHUN~~  
(Signature) (Printed Name)

~~Dated: Aug. 12, 20 16 at \_\_\_\_\_, California.~~  
(Month, Day) (City)


~~[Signature] \_\_\_\_\_ LIN ZHUN~~  
(Signature) (Printed Name)

~~Dated: Aug. 12, 20 16 at \_\_\_\_\_, California.~~  
(Month, Day) (City)

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(Signature)  \_\_\_\_\_ (Printed Name) Junping Zheng \_\_\_\_\_  
Dated: 08/08/, 2016 at San Jose, California.  
(Month, Day) (City)


\_\_\_\_\_  
(Signature) (Printed Name) \_\_\_\_\_  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name) \_\_\_\_\_  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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 MIAN WANG  
(Signature) (Printed Name)  
Dated: Sep 1, 2016 at Vancouver, B.C. CANADA, California. mw pl  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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Cui Jian Li  
(Signature) \_\_\_\_\_  
Cui Jian Li  
(Printed Name) \_\_\_\_\_  
Dated: Aug 24th, 2016 at San Jose, California.  
(Month, Day) (City)


Cui Jian Li  
(Signature) \_\_\_\_\_  
Cui Jian Li  
(Printed Name) \_\_\_\_\_  
Dated: Aug 24th, 2016 at San Jose, California.  
(Month, Day) (City)

Cui Jian Li  
(Signature) \_\_\_\_\_  
Cui Jian Li  
(Printed Name) \_\_\_\_\_  
Dated: Aug 24th, 2016 at San Jose, California.  
(Month, Day) (City)

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 Kate Cheng  
(Signature) (Printed Name)  
Dated: 8.18, 2016 at Shen Yang ching, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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[Signature] (Signature) FANG WANG (Printed Name)

Dated: Aug 8<sup>th</sup>, 20 16 at San Jose, California.  
(Month, Day) (City)

\_\_\_\_ (Signature) \_\_\_\_\_ (Printed Name)

Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_ (Signature) \_\_\_\_\_ (Printed Name)

Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

**Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California, County of San Mateo  
On AUG 8<sup>th</sup> before me, Barry Marchessault, Notary Public,  
Personally appeared FANG J WANG  
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument  
I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct  
WITNESS my hand and official seal Barry Marchessault





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

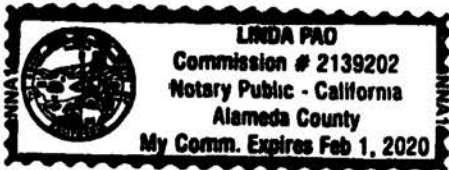
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Clara )  
On 08/03/16 before me, Linda Pao/Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared \*\* Jechuey Wang Lin \*\*  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Linda Pao  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**CERTIFICATE OF ACKNOWLEDGMENT OF  
EXECUTION OF AN INSTRUMENT**

People's Republic of China

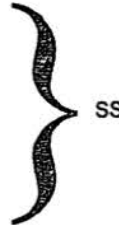
(Country)

Municipality of Beijing

(County and/or Other Political Division)

Embassy of the United States of America

(County and/or Other Political Division)



SS

(Name of Foreign Service Office)

**Paul Goodwill  
Vice Consul**

I, \_\_\_\_\_

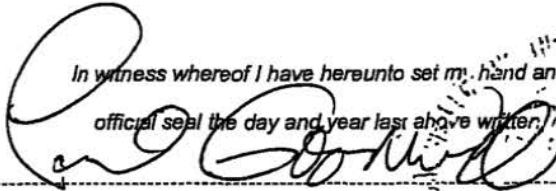
of the United States of America at \_\_\_\_\_ the U S Embassy in Beijing, the People's Republic of China

duly commissioned and qualified, do hereby certify that on this day of 12 AUG 2016, before me personally appeared  
Date (mm-dd-yyyy)

Lin Zhu

to me ~~personally known~~, and known to me to be the individual described in, whose name she subscribed to,  
and who executed the annexed instrument, and being informed by me of the contents of said instrument she  
duly acknowledged to me that she executed the same freely and voluntarily for the uses and purposes  
therein mentioned

[SEAL]

In witness whereof I have hereunto set my hand and  
official seal the day and year last above written.  
 Paul Goodwill  
Vice Consul

American Embassy, Beijing, China of the United States of America

This document consists of 8 pages, including the Acknowledgement certificate  
NOTE Wherever practicable all signatures to a document should be included in one certificate

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

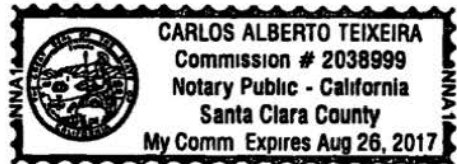
County of SANTA CLARA

On 08/08/2016 before me, Carlos Alberto Teixeira, Notary Public  
(insert name and title of the officer)

personally appeared Ju Ping HENG  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal



Signature Carlos Alberto Teixeira (Seal)

Certificate of Acknowledgement of Execution of An Instrument

CANADA )  
PROVINCE OF )  
BRITISH COLUMBIA )  
CITY OF VANCOUVER ) SS  
CONSULATE GENERAL )  
OF THE UNITED STATES )  
OF AMERICA )

I, John Anthony Hoyle, Notarizing Officer of the United States of America at Vancouver, BC, Canada, duly commissioned and qualified, do hereby certify that on September 1, 2016, before me personally appeared Mian Wang, known to me to be the individual-described in, whose name is subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument duly acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned

IN WITNESS WHEREOF I have here unto set  
my hand and affixed the Seal of the Consulate  
General at Vancouver on September 1, 2016

(SEAL)

  
John Anthony Hoyle  
Notarizing Officer of the United States of America



**CERTIFICATE OF ACKNOWLEDGMENT OF  
EXECUTION OF AN INSTRUMENT**

People's Republic of China

(Country)

Municipality of Beijing

(County and/or Other Political Division)

Embassy of the United States of America

(County and/or Other Political Division)



SS

(Name of Foreign Service Office)

**Paul Goodwill  
Vice Consul**

I, \_\_\_\_\_  
of the United States of America at \_\_\_\_\_ the U S Embassy in Beijing, the People's Republic of China

duly commissioned and qualified, do hereby certify that on this day of \_\_\_\_\_ **24 AUG 2016** \_\_\_\_\_, before me personally appeared  
Date (mm-dd-yyyy)

*Jianli Cui*

to me personally known, and known to me to be the individual-described in, whose name \_\_\_\_\_ *She* \_\_\_\_\_ subscribed to,  
and who executed the annexed instrument, and being informed by me of the contents of said instrument \_\_\_\_\_ *She* \_\_\_\_\_  
duly acknowledged to me that \_\_\_\_\_ *She* \_\_\_\_\_ executed the same freely and voluntarily for the uses and purposes  
therein mentioned



In witness whereof I have hereunto set my hand and  
official seal the day and year last above written \_\_\_\_\_ **Paul Goodwill**  
Vice Consul

\_\_\_\_\_ American Embassy, Beijing, China \_\_\_\_\_ of the United States of America

This document consists of \_\_\_\_\_ pages, including the Acknowledgement certificate  
NOTE Wherever practicable all signatures to a document should be included in one certificate

**INDIVIDUAL ACKNOWLEDGMENT CERTIFICATE**

People's Republic of China  
Liaoning  
Shenyang  
United States Consulate General Shenyang

I certify that on this day the individual named below appeared before me and acknowledged to me that the attached instrument was executed freely and voluntarily.

Kate Cheng

Name of Individual



Signature of Consular Officer

**Anna Dupont  
Vice Consul**

Name and title of Consular Officer

**AUG 18 2016**

Date

(seal)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California )  
County of Santa Clara )

On Aug 11, 2016 before me, Chung-ling Liu, Notary Public  
Date Here Insert Name and Title of the Officer

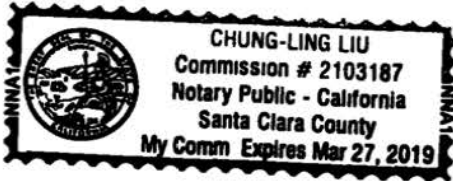
personally appeared Huafen Liu, Peng Zhang  
Name(s) of Signer(s)

Alice Yuehong Wang

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions under Planning Code Document Date: \_\_\_\_\_  
Number of Pages: 7 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

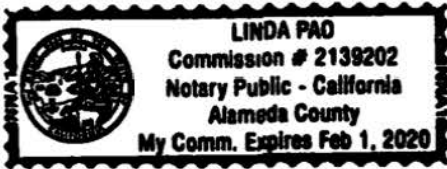
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California )  
County of Santa Clara )  
On 09/06/2016 before me, Linda Pao / Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared \*\* Shixia Yang \*\*  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Linda Pao  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions Under the Planning Code Document Date \_\_\_\_\_  
Number of Pages: 7 Signer(s) Other Than Named Above. 3 other persons

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other. \_\_\_\_\_  
Signer Is Representing. \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other. \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California )  
County of Santa Clara )

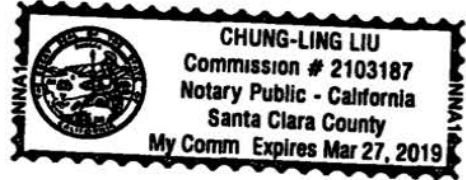
On sep 2, 2016 before me, Chung-Ling Liu, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Ping Du  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions under the Planning Code Document Date: \_\_\_\_\_  
Number of Pages: 7 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Attachment A

Legal description for 2224 Clement St. San Francisco, CA

The land referred to in this Report is situated in the County of San Francisco, City of San Francisco, State of California and is described as follows

Beginning at a point on the Northerly line of Clement Street, distant thereon 107 feet, and 6 inches, Westerly from the Westerly line of Twenty-Third Avenue, running thence Westerly along said line of Clement Street, 100 feet, thence at a right angle Northerly, 100 feet; thence at a right angle Easterly, 100 feet; and thence at a right angle Southerly, 100 feet to the point of beginning  
Being part of Outside Land Block No. 159  
Assessor's Lot 021, Block 1410