

8605849

RETURN TO CITY  
OF CUPERTINO  
10300 TORRE AVE.  
CUPERTINO, CA 95014

NO FEE IN ALL NEW PARKING/EMPLOYEE COVENANT  
WITH GOV CODE 8103  
COVENANT FOR  
COMPLIANCE WITH CONDITIONS

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THIS DECLARATION is made as of the 16th day of Sept.,  
1985, by "DECLARANT" herein, identified as follows:  
Adolph Firenzi and Marie L. Firenzi

WHEREAS, Declarant is the owner of certain real property  
located in the City of Cupertino, County of Santa Clara, more  
particularly described as follows:

See Exhibit "A"

WHEREAS, Declarant and/or persons acting on behalf of  
Declarant propose to alter the present uses or boundaries of said  
real property in the following manner:

Construction and use of 1700 square foot addition to an  
existing 24,000 square foot furniture store for use as additional  
retail space and warehouse storage space.

WHEREAS, the City Council of the City of Cupertino, acting  
through its duly authorized commissions and staff, as a condition  
to approval of the above described proposal has required compliance  
by Declarant with certain covenants, conditions and restrictions,  
further described as follows:

Planning Commission Resolution No. 2600:

CONDITION #16 DEED RESTRICTION

In order to compensate for a lack of parking  
[due to the 1700 square foot addition] for  
General Commercial or office activities, the  
property owner agrees to restrict the building  
to use as a retail furniture store only.

The property owner/applicant may seek use permit approval  
for another use. If approved, the deed restrictions may be  
modified accordingly.

1. Agreement to Comply with Conditions: The Declarant  
hereby agrees to comply with the above condition.

2. Right Appurtenant: This declaration is intended to be  
a covenant running with the land and shall bind and inure to the  
benefit of the heirs, personal representatives, successors and  
assigns of each present and future owner of the real property  
described herein.

"DECLARANT"

PH

NOV 22 1985  
NOV 22 10 01 AM '85  
OFFICE OF THE CLERK  
SANTA CLARA COUNTY  
LAUREL LANE  
RECORDED

8605849

By: Marie L. Firenzi

By: \_\_\_\_\_

Dated: Sept 16 1985

(Attach Affidavit of Notary)

\*Deceased

NOV 22 1985

THIS DECLARATION is made as of the 16th day of Sept. 1985, by "DECLARANT" herein, identified as follows:  
Adolph Firenzi and Marie

GENERAL ACKNOWLEDGMENT

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NO. 201

State of California  
County of San Clara } ss.

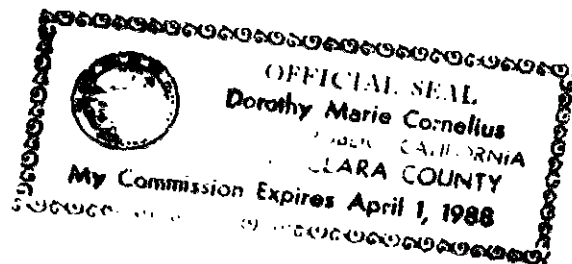
On this the 16th day of September 1985, before me,

Dorothy Marie Cornelius  
the undersigned Notary Public, personally appeared

Marie L. Firenzi

( ) personally known to me  
☒ proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) she subscribed to the  
within instrument, and acknowledged that she executed it.  
WITNESS my hand and official seal.

Dorothy Marie Cornelius  
Notary's Signature



7110 122

NATIONAL NOTARY ASSOCIATION • 23012 Venture Blvd • P.O. Box 4626 • Woodland Hills, CA 91364

NOV 22 1985

EXHIBIT "A"

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LEGAL DESCRIPTION:

All that certain real property situated in the City of Cupertino, County of Santa Clara, State of California, described as follows:

BEING ALL OF LOT 3 and the Westerly 1 acre of Lot 2 of the Price Subdivision of Lot 4 of the Craft Estate Partition, as the same is shown in Book "N" of Maps, page 74 in the office of the County Recorder of Santa Clara County, California, and further described as follows:

BEGINNING at a stake marked 3-4 standing at the Northwest corner of Lot 3 of the Price Subdivision of Lot 4 of the Craft Estate Partition, as the same is shown at page 74, Book "N" of Maps, in the office of the County Recorder of Santa Clara County, California, running thence along the Southerly line of the right of way of the Peninsular Railroad North 89° 36' East 224.96 feet to a stake marked 1-A;

thence South 0° 13' East 387.28 feet to a stake marked 1-A-1/2A standing on the south line of Lot 2 of said Price Subdivision;

thence along the South line of Lots 2 and 3, said Price Subdivision, South 89° 36' West 224.96 feet to a stake marked 3-4 standing at the South West corner of Lot 3, said Price Subdivision;

thence along the line between Lots 3 and 4 of said Price Subdivision North 0° 13' West 387.28 feet to the place of beginning.

EXCEPTING THEREFROM the interest conveyed to the City of Cupertino in an instrument recorded April 20, 1966 in Book 7354, page 17 of Official Records, County of Santa Clara.

Being a portion of Lots 2 and 3, as said Lots are shown upon the Map entitled, "Map of the Price Subdivision, etc." which Map was filed in the office of the abovesaid Recorder on December 27, 1911 in Book "N" of Maps, at page 74, more particularly described as follows:

BEGINNING at the Northwest corner of that certain parcel of land described as Parcel one in the Final Decree of Distribution which was filed for record in the office of the Recorder of the County of Santa Clara, State of California on January 8, 1960 in Book 4660 of Official Records, at page 185;

thence from said point of beginning along the Southerly line of Stevens Creek Road (90.00 feet wide) North 89° 36' East 224.96 feet to the Northeast corner of the above said Parcel One;

thence along the Easterly line of said Parcel One Southerly 15.00 feet to a point in a line which is parallel with aforesaid Southerly line of Stevens Creek Road and distant 15.00 feet Southerly when measured at right angles therefrom;

thence along said parallel line Westerly 224.96 feet to a point in the Westerly line of the abovesaid Parcel One;

thence along said Westerly line Northerly 15.00 feet to the point of beginning.

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