

**Shared Parking Agreement**

Whereas the parking lot is a common parcel known as APN 941-2762-026 (the "Common Parcel") and is jointly owned and shared under a tenancy in common arrangement amongst the three property owners of the 3 buildings known as 5627 Gibraltar Drive, 4141 Hacienda Drive, and 5775 West Las Positas, Pleasanton, CA., and

Whereas the three building owners created a Common Parking Lot Agreement that set forth some rules and regulations that the building owners and their tenants agreed to follow and shall continue to agree to follow in order to best serve the interests of the building owners and their respective tenants as it pertains to the parking and traffic impact to 5627 Gibraltar Drive, and 4141 Hacienda Drive, in Pleasanton, CA., and

Whereas, this Shared Parking Agreement (the "Agreement") sets forth some additional rules and regulations that the building owners and tenants shall agree to cooperate with in order to best serve their respective interests as it pertains to shared parking amongst the occupants of 5627 Gibraltar Drive, 4141 Hacienda Drive, and 5775 West Las Positas in Pleasanton, CA., and

Whereas, "W Group Holdings III LLC", owner of the 5627 Gibraltar Drive building is under contract to sell the 5627 Gibraltar Drive building to "Tri-Valley Tabernacle, LLC", and Tri-Valley Tabernacle, LLC would like to provide for some additional parking use for its proposed tenant, "Crosspoint Church", during weekends via this Agreement, and

Whereas, there are 435 total parking stalls located on site on the Common Parcel, which represents 1 parking stall per every 275 square feet of building area. Crosspoint Church shall have minimal parking needs Mondays through Fridays from 7AM to 6PM.

It is agreed as follows:

Crosspoint Church, W Group Holdings III LLC, and Tri-Valley Tabernacle, LLC, shall make any unused parking stalls available during Mondays through Fridays from 7AM to 6PM for the use of the neighboring 5775 West Las Positas, and 4141 Hacienda Drive building occupants and their visitors. During Saturday and Sunday use, and some evenings after 7PM, Crosspoint Church shall have higher parking needs. The neighboring 5775 West Las Positas, and 4141 Hacienda Drive building owners shall make any unused parking stalls allocated to their buildings on the Common Parcel available to Crosspoint Church for its use on Saturdays and Sundays and evenings after 7PM. 4141 Hacienda Drive reserves the right to utilize their allotted parking spots on Saturdays and Sundays and weekday evenings after 7pm upon providing thirty days advance written notice to Crosspoint Church.

"W Group Holdings III LLC", owner of the 5627 Gibraltar Drive building, and its successor "Tri-Valley Tabernacle, LLC", and its planned tenant, "Crosspoint Church", "T & V Holdings Inc.", owner of the 4141 Hacienda Drive building, and "Maleksalehi Nemat (TE) & Maryam (TE)", owner of the 5775 West Las Positas shall all agree to follow the rules and regulations as stipulated by this Agreement.

If there is an alleged breach of this Agreement and if such breach cannot be resolved amicably between the parties involved, the parties agree to seek alternative dispute resolution via arbitration and/or mediation to enforce any provision hereof or for damages by reason of an alleged breach on any provision of this Agreement, the "prevailing party" shall be entitled to recover from the losing party or parties' reasonable attorney's fees and costs, mediation costs, and arbitration costs.

This Agreement shall become effective upon the later to occur of (1) issuance of a Conditional Use Permit by the City of Pleasanton, Planning Department, and (2) occupancy of the 5627 Gibraltar Drive property by Crosspoint Church, and shall continue in effect for as long as Crosspoint Church is a tenant and/or occupant of the 5627 Gibraltar Drive building. This Agreement shall be binding on the successors and assigns of the parties hereto. This agreement can be canceled by one party to the others with 180 day written notice.

**P14-0833  
5627 Gibraltar Drive, #100**

**Exhibit C**

AGREED AND ACKNOWLEDGED BY:

5627 Gibraltar Drive (APN 941-2762-024)  
W Group Holdings III LLC

Tri-Valley Tabernacle LLC

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Crosspoint Church**

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

Date: \_\_\_\_\_

4141 Hacienda Drive (APN 941-2762-023)  
T & V Holdings Inc.

5775 West Las Positas (APN 941-2762-025)  
Maleksalehi Nemat (TE) & Maryam (TE)

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_