

Exhibit A

DRAFT Conditions of Approval Case P14-0833 5627 Gibraltar Drive, Suite 100

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. If additional hours of operation or activities beyond that stated in the applicant's written narrative, site plan and floor plan dated, "Received July 24, 2014," on file in the Planning Division, are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
2. Prior to issuance of a building permit for tenant improvement, the applicant shall provide a copy of the executed Shared Parking Agreement to the Planning Division. The Shared Parking Agreement shall be in place for the duration of Crosspoint Church of Silicon Valley occupying the subject tenant suite. Any revisions to the Shared Parking Agreement are subject to review and approval by the Director of Community Development.
3. The exterior doors of the tenant space shall remain closed when not being used for ingress/egress purposes.
4. All activities associated with Crosspoint Church of Silicon Valley shall comply with Chapter 9.04 of the Pleasanton Municipal Code (Noise Regulations).
5. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Pleasanton Municipal Code for a grand opening.
6. All activities and gatherings shall be conducted within the building and the exterior doors shall remain closed when not being used for ingress/egress purposes.
7. Representatives of Crosspoint Church of Silicon Valley shall regularly inform the congregation members and the public attending the events/gatherings not to loiter outside of the building.
8. Prior to occupancy, Crosspoint Church of Silicon Valley shall contact Business License Division, at (925) 931-5440, to obtain a City business license.

Livermore-Pleasanton Fire Department

9. Portable fire extinguisher(s) shall be provided and installed in accordance with the 2007 California Fire Code and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.

STANDARD CONDITIONS OF APPROVAL

Community Development Department

10. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Planning

11. The proposed use shall be in substantial conformance to Exhibit B, dated "Received July 24, 2014," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operations may be allowed subject to the approval of the Director of Community Development.
12. If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing.
13. This conditional use permit shall lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application, or a certificate of occupancy is issued for the structure which was the subject of the use permit application, or the site is occupied if no building permit or certificate of occupancy is required, or the applicant or his or her successor has filed a request for extension with the zoning administrator pursuant to the provisions of Section 18.12.030..
14. This approval does not include approval of any signage for Crosspoint Church of Silicon Valley. All exterior sign(s) shall conform to the Hacienda Design Guidelines and be reviewed and approved by the Hacienda Owners Association prior to submitting to the City for approval and permit.

15. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
16. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new Conditional Use Permit prior to occupying the new building or tenant suite.
17. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

Building and Safety Division

18. Tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work. Crosspoint Church of Silicon Valley shall pay any and all fees to which the proposed application may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
19. The building permit plan check materials for the proposed tenant improvements will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of approval, unless Crosspoint Church of Silicon Valley submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design and/or operation is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

CODE REQUIREMENTS

Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.

20. Crosspoint Church of Silicon Valley shall comply with the Chapter 9.24 of the Pleasanton Municipal Code (Smoking in Public and Work Places).
21. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits. [end]

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: _____



July 14, 2014

Mr. Adam Weinstein
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, CA 94566

Re: **Site Modifications**
Crosspoint Church
Site 172, Diablo North

Dear Adam:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed an application for several site modifications. This application was submitted by Crosspoint Church, on behalf of W. Group Holding III LLC, Site 172, dated June 24, 2014. These modifications are in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

The Hacienda Owners Association has reviewed and approved the following changes to the site:

1. Addition of several exit doors around the building. New doors will be installed outside the front lobby, at the main entry shared with the neighboring tenant, on the west building elevation and on the south building elevation. All doors will be developed using materials to match the existing doors found at the project.
2. Installation of new concrete landings and walkways adjacent to the new doors to match those existing at the project.
3. Alterations to the front entry plaza to provide an adequate emergency exit from the building consisting of changes to seating, pedestrian lighting and tree plantings.
4. Upgrades to the accessible parking markings and signage to bring the stalls into compliance with current Americans with Disabilities Act requirements.

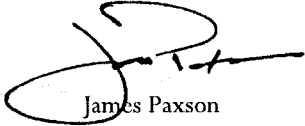
All proposed modifications have been made to be consistent with the existing site plan and architecture. The design and description for this modification are included on the attached plan sheets.

P14-0833
5627 Gibraltar Drive, #100

Exhibit D

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,

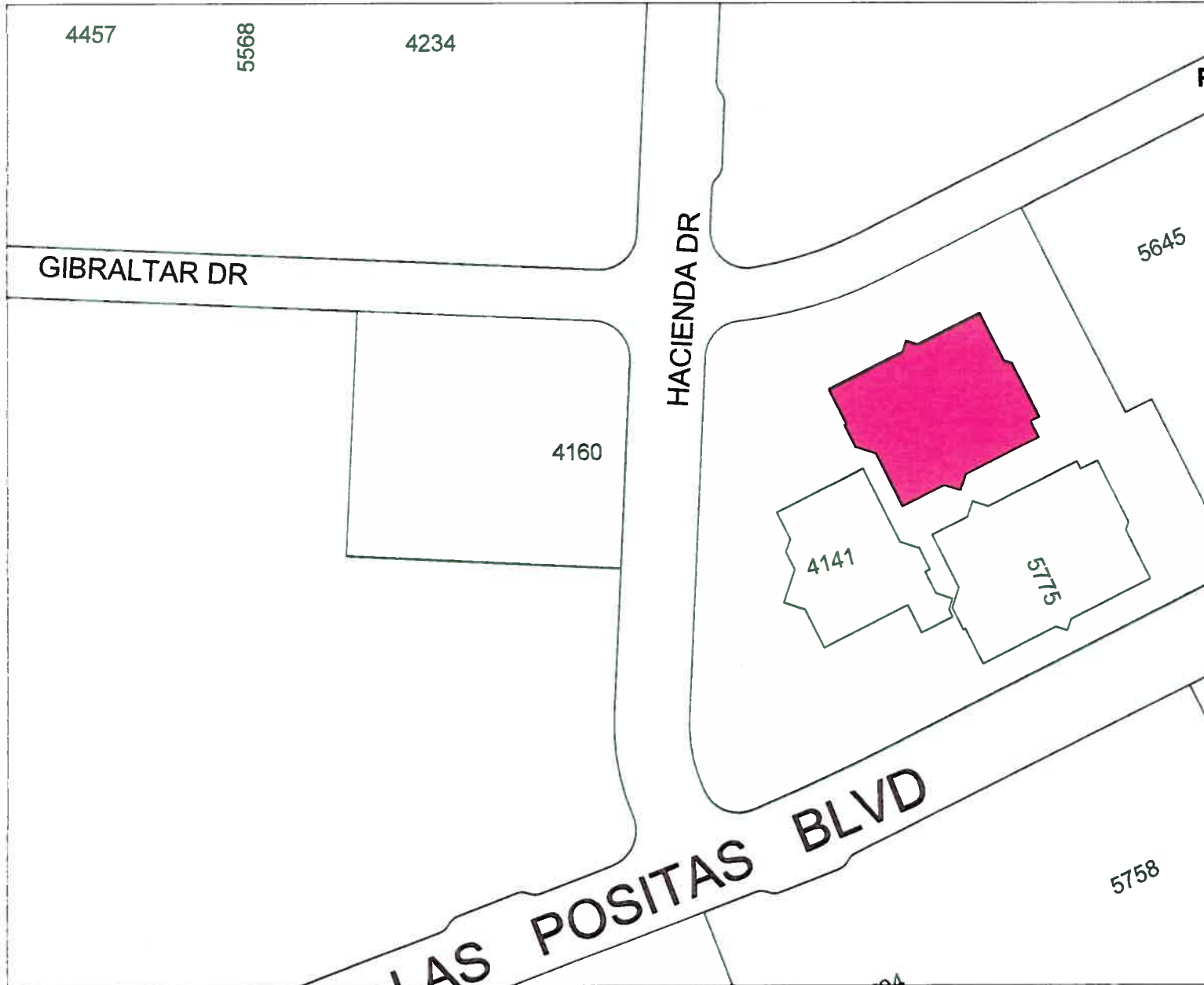
A handwritten signature in black ink, appearing to read 'James Paxson', with a large, stylized initial 'J'.

James Paxson
General Manager, HBPOA

cc: Jeff Woods
Stephen Ng
Kyle Chan
John Fennell

Re: 172_mod004_approval.let
de: DEVIPLN/OPER/DESREV/APPLTR/MOD

EXHIBIT E



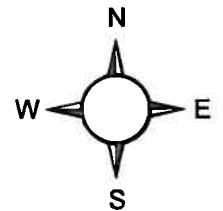
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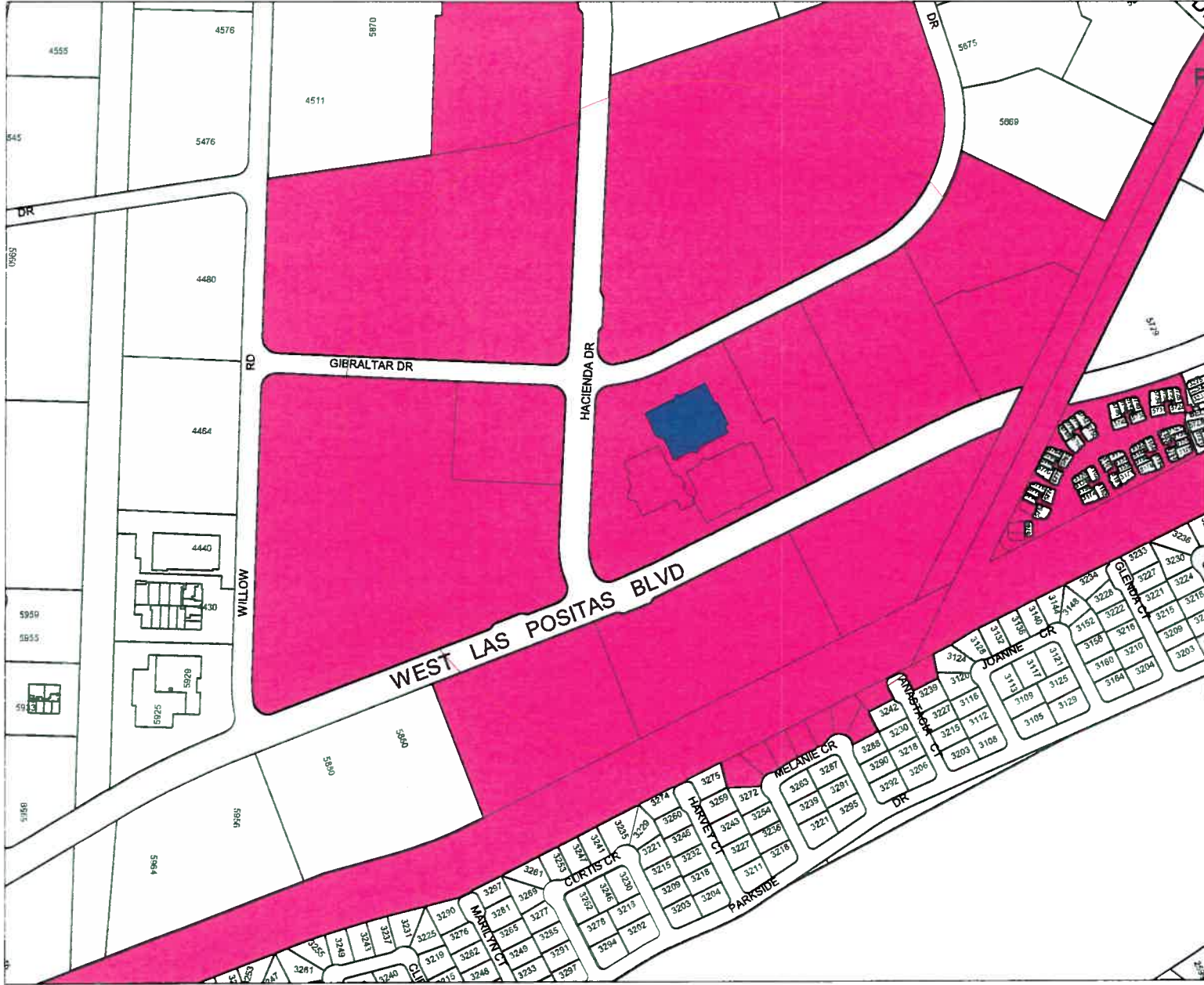
City of Pleasanton

GIS

Department

5627 Gibraltar Drive





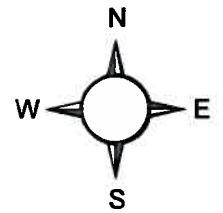
P14-0833, Crosspoint Church

City of Pleasanton

GIS

Department

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Printed 8/13/2014