

1 City shall have the option of extending the Permit for one (1) additional three (3)
2 year term.

3 B. Within fifteen (15) days after expiration or revocation of this
4 Permit, Permittee shall cease entry and shall cause all Permittee Parties to cease
5 entry on the City-owned Property, shall remove all equipment, supplies, and
6 personal property and shall leave the City-owned Property in a clean, neat and
7 safe condition. Any supplies, equipment, and personal property which are not
8 removed with the fifteen (15) day period shall become the property of the City
9 without payment by or liability of any kind on the part of the City.

10 4. Plans. City shall have the right to review and approve all final
11 construction documents and/or plans in its capacity as a party to this Agreement,
12 separate from and in addition to its right as a municipality acting through its Department
13 of Public Works to review and approve those plans.

14 5. Insurance. As a condition precedent to the effectiveness of this
15 Permit, Permittee shall provide evidence of insurance equal to the following insurance
16 coverage:

17 (a) Commercial general liability insurance (equivalent in scope to
18 ISO form CG 00 01 11 85 or CG 00 01 11 88) in an amount not less than
19 \$1,000,000 per occurrence or \$2,000,000 general aggregate. The coverage shall
20 include but not be limited to broad form contractual liability, cross liability,
21 independent contractors liability, and products and completed operations liability.
22 The City, its officers, employees and agents shall be named as additional insureds
23 by endorsement (on the City's endorsement form or on an endorsement equivalent
24 in scope to ISO form CG 200 10 11 85 or CG 20 26 11 85), and this insurance
25 shall contain no special limitations on the scope of protection given to the City, its
26 officers, employees and agents.

27 (b) Workers' compensation insurance as required by the
28 California Labor Code and employer's liability insurance in an amount not less

1 than \$1,000,000 per accident.

2 (c) Commercial automobile liability insurance (equivalent in scope
3 to ISO form CA 00 01 06 92), covering Auto Symbol 1 (Any Auto), in an amount
4 not less than \$500,000 combined single limit per accident.

5 Any self-insurance program, self-insured retention, or deductible must be
6 separately approved in writing by City's Risk Manager or designee and shall protect the
7 City, its officials, employees and agents in the same manner and to the same extent as
8 they would have been protected had the policy or policies not contained retention or
9 deductible provisions. Each insurance policy shall be endorsed to state that coverage
10 shall not be reduced, non-renewed, or canceled except after thirty (30) days prior written
11 notice to City, and shall be primary and not contributing to any other insurance or self-
12 insurance maintained by the City. Permittee shall notify the City within five (5) days after
13 any insurance required in this Permit has been voided by the insurer or canceled by
14 Permittee.

15 Permittee shall require that all Permittee Parties maintain insurance in
16 compliance with this Section unless otherwise agreed in writing by City's Risk Manager or
17 designee.

18 Prior to entry on City-owned Property, Permittee shall deliver to City
19 certificates of insurance or self-insurance and required endorsements, including any
20 insurance required by Permittee Parties, for approval as to sufficiency and form. The
21 certificates and endorsements shall contain the original signature of a person authorized
22 by that insurer to bind coverage on its behalf. In addition, Permittee shall at least thirty
23 (30) days prior to expiration of this insurance furnish to the City evidence of renewal of
24 the insurance. City reserves the right to require complete certified copies of all policies of
25 insurance at any time. Permittee and Permittee Parties shall make available to the City,
26 during normal business hours, all books, records and other information relating to the
27 insurance required in this Permit.

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1 Any modification or waiver of these insurance requirements shall only be
2 made by the City's Risk Manager or designee, in writing. The procuring or existence of
3 insurance shall not be construed or deemed as a limitation on liability or as full
4 performance with the indemnification provisions of this Permit.

5 Notwithstanding any other provision of this Permit, if Permittee or an
6 Permittee Party fails to comply with this Section, the City may immediately revoke this
7 Permit and the permission granted by this Permit.

8 6. Permittee's Indemnification of City. Permittee shall indemnify,
9 defend and hold the City, its officers and employees harmless from all liability, loss,
10 damage, claims (including claims under Section 7 for which Permittee has agreed that
11 the City is not liable), demands, penalties, fines, proceedings, causes of action, taxes,
12 assessments, costs, and expenses (including attorney's fees and experts' fees) arising
13 from the right to enter granted by this Permit and the activities of Permittee Parties on the
14 City-owned Property under this Permit. This indemnity shall survive the expiration or
15 revocation of this Permit.

16 7. Non-Responsibility of City. City, its officers and employees shall not
17 be responsible or liable for loss or damage by theft, fire, flood, burglary, vandalism or any
18 other cause to the supplies, equipment or other personal property of Permittee Parties in
19 or on the City-owned Property, except to the extent caused by the gross negligence of
20 the City, its officers or employees. By executing this Permit and in consideration for
21 being allowed entry to the City-owned Property, Permittee waives all claims against the
22 City, its officers or employees for such loss or damage.

23 8. No Title. Permittee and City acknowledge and agree that, by this
24 Permit, Permittee does not acquire any right, title or interest of any kind in the City-owned
25 Property, including but not limited to any leasehold interest. Permittee shall not allow the
26 City-owned Property to be used by anyone other than a Permittee Party or for any other
27 purpose than stated in this Permit. Notwithstanding any language to the contrary in this
28 Permit, if a court of competent jurisdiction deems this Permit to be a lease, then

1 Permittee waives any right of redemption under any existing or future law in the event
2 that the City removes it from the City-owned Property and agrees that, if the manner or
3 method used by the City in ending any right held by Permittee under this Permit gives to
4 Permittee a cause of action similar to or based on damages that would otherwise arise in
5 connection with unlawful detainer, then the total amount of damages to which Permittee
6 would be entitled in such action shall be One Dollar. Permittee agrees that this Section
7 may be filed in such action and that, when so filed, it shall be a stipulation by Permittee
8 fixing the total damages to which Permittee is entitled in such action.

9 9. No Assignment. Permittee shall not assign this Permit or the
10 permission granted by this Permit. Neither this Permit nor any interest in it shall be
11 subject to transfer by attachment, execution, proceedings in insolvency or bankruptcy, or
12 receivership. Any attempted assignment or other transfer that is not approved by the City
13 Manager shall be void and confer no right of entry on the purported assignee or
14 transferee.

15 10. Condition After Entry. After the entry of any Permittee Party on the
16 City-owned Property, Permittee shall return the City-owned Property in as good condition
17 or better condition as the City-owned Property was in prior to such entry, reasonable
18 wear and tear excepted.

19 11. Notice. Any notice or approval given under this Permit shall be in
20 writing and personally delivered or deposited in the U.S. Postal Service, registered or
21 certified, return receipt, to the City of Long Beach, Department of Parks, Recreation and
22 Marine at 2760 N. Studebaker Rd., Long Beach, CA 90815 Attn: Director. Notice shall be
23 deemed given on the date personal delivery is made or on the date shown on the return
24 receipt, whichever first occurs.

25 12. Consideration. This Permit is granted in consideration for
26 Permittee's partnership with the City and contribution to the community.

27 13. Improvements. Permittee Parties shall not install, construct, erect or
28 maintain any structure or improvements on the City-owned Property except as described

1 in this Permit. At the expiration or revocation of this Permit, all improvements to City-
2 owned Property made pursuant to this Permit shall become the sole property of the City,
3 at no charge.

4 14. No Limitations on City. The Permit shall not limit the City's right or
5 power to construct, erect, build, demolish, move or otherwise modify any structures,
6 buildings, landscaping or any other type of improvement on, over, in, or under the City-
7 owned Property.

8 15. No Release. The expiration or revocation of this Permit shall not
9 release either party from any liability or obligation which accrued prior to such expiration
10 or revocation.

11 16. Utilities and Security. Permittee shall not use any City utilities at any
12 time during this Permit without prior written authorization from the City Manager or his
13 designee. The City shall not have any obligation to Permittee to provide utilities, clean-up,
14 or security on the City-owned Property with respect to the right of entry granted by this
15 Permit. Permittee shall remove all graffiti, trash, and debris from the site within forty-eight
16 (48) hours.

17 17. Nondiscrimination. In exercising its right of entry and use of the City-
18 owned Property, Permittee shall not discriminate on the basis of race, color, religion,
19 national origin, sex, sexual orientation, age, HIV status, disability or handicap.

20 18. Compliance with Laws. Permittee Parties shall comply with all
21 applicable laws, rules, regulations and ordinances with respect to their activities on the
22 City-owned Property.

23 19. Miscellaneous.

24 A. This Permit shall be governed by and construed in
25 accordance with the laws of the State of California.

26 B. If any part of this Permit shall be held by a court of competent
27 jurisdiction to be invalid, void or unenforceable, then the remainder of the Permit
28 shall remain in full force and effect and shall not be affected, impaired or

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invalidated.

C. This Permit may only be amended by a written agreement, signed by the City and Permittee after authorization by City's City Council.

D. This Permit contains the entire understanding of the City and Permittee and supersedes all other agreements, oral or written, with respect to the subject matter of this Permit.

E. On the expiration or revocation of this Permit, Permittee agrees to and shall execute such documents, in recordable form if so requested, as the City deems reasonably necessary to end the Permit and remove the Permit as an encumbrance on the City-owned Property.

F. The failure or delay of the City to insist on strict compliance with the provisions of this Permit shall not be deemed a waiver of any right or remedy that City may have and shall not be deemed a waiver of any subsequent or other failure to comply with any provision of this Permit.

G. This Permit is not intended or entered for the purpose of creating any benefit or right for any person or entity that is not a signatory or an Permittee Party.

H. City shall provide Permittee with a separate vehicle gate code to allow Permittee to move their vehicles in and out of City's maintenance yard, as needed, for Permittee activities, special events and animal emergencies. The total number and type of vehicles allowed in City's maintenance yard and the location of where vehicles are parked is at the discretion of the Director of City's Parks, Recreation and Marine Department.

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OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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IN WITNESS WHEREOF, the parties have executed this Permit on the respective dates set forth opposite their signatures.

SOCIETY FOR THE PREVENTION OF
CRUELTY TO ANIMALS LOS ANGELES

March 7, 2014

By [Signature]
President

Madelin Bernstein
Type or Print Name

March 7, 2014

By [Signature]
~~Secretary~~ Exec VP

Diane Eyer
Type or Print Name

"Permittee"

CITY OF LONG BEACH, a municipal
corporation

4.1, 2014

By [Signature] Assistant City Manager
City Manager

"City"

EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER.

This Right of Entry Permit is approved as to form on
March 17, 2014.

CHARLES PARKIN, City Attorney

By [Signature]
Deputy

**SPCALA PARKING AREA
El Dorado Regional Park
Department of Parks, Recreation & Marine Maintenance Yard
Location Map**

