

FACILITY USE PERMIT

**P - 00118**

Pursuant to a minute order adopted by the City Council of the City of Long Beach at its meeting on November 10, 2015, the CITY OF LONG BEACH, a municipal corporation ("City"), hereby grants to THE FILIPINO MIGRANT CENTER, a California non-profit corporation ("Permittee"), whose address is 2325 E. 3rd Street, Long Beach, California 90814, permission to use space in the West Facilities Center located at 2125 Santa Fe Avenue, Long Beach, California 90810, which space is more particularly shown on Exhibit "A" attached hereto and incorporated herein (the "Permit Area").

Permittee shall use the Permit Area subject to the following terms, conditions and restrictions:

1. A. The Permit Area shall be used solely for the purpose of providing human and social services and for no other purpose without the prior written consent of the Director of City's Department of Health and Human Services ("Director"). During the Permit period of January 4, 2016 through January 31, 2021, Permittee shall use the Permit Area only during the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, unless otherwise agreed upon. At the end of the initial Permit period, the Permit may be extended annually upon a determination by the City that Permittee has fully complied with the terms and conditions of this Permit and is otherwise in good standing with the City. The City shall notify Permittee within thirty (30) days of the end of the Permit period, and any subsequent extension thereof, if the Permit will be extended.

B. Permittee's use of the West Facilities Center is non-exclusive, but Permittee's use of the Permit Area is reserved solely to Permittee. By executing this Permit, Permittee acknowledges that the City has issued other permits to other non-profit corporations for the use of the West Facilities Center. Permittee shall cooperate with other holders of permits at the West Facilities Center and shall not interfere with the use of the West Facilities Center by other holders of permits there.

C. There is no reserved parking at the West Facilities Center for

1 Permittee's employees, volunteers, or clients. Parking is "first come, first served."

2 D. Permittee acknowledges and agrees that, by this Permit, Permittee  
3 does not acquire any right, title, or interest in the Permit Area or in the West Facilities  
4 Center, including the right to possession and control, but acquires only the mere right to  
5 use. Permittee acknowledges and agrees that this Permit shall not be deemed a lease for  
6 any purpose.

7 2. The City may revoke this Permit for any reason or no reason by giving  
8 fifteen (15) days prior notice to Permittee provided, however, that the City may revoke this  
9 Permit without notice and immediately if Permittee fails to comply with the terms, conditions  
10 and restrictions in this Permit. Permittee may request cancellation of this Permit by giving  
11 fifteen (15) days prior notice to the City.

12 On revocation by the City or cancellation by Permittee following notice,  
13 Permittee shall remove its personal property from the Permit Area and West Facilities  
14 Center within seven (7) days and peaceably surrender use of the Permit Area to the City.  
15 If Permittee has not removed said personal property in that time, then the City may remove  
16 it and dispose of it as provided by law. Permittee shall pay to the City the cost of removal  
17 and disposal.

18 If Permittee abandons the Permit Area without giving notice of cancellation  
19 to the City, then title to any personal property left in, on or at the Permit Area forty-five (45)  
20 days after abandonment shall be deemed to have been transferred to the City. The City  
21 shall thereafter have the right to remove and to dispose of said property without liability to  
22 Permittee or to any person claiming under Permittee, and shall have no duty to account  
23 therefore. Permittee hereby names the Director as Permittee's attorney in fact to execute  
24 and deliver such documents or instruments as may be reasonably required to dispose of  
25 such property and transfer title thereto.

26 3. Permittee shall maintain the Permit Area and common areas of the  
27 West Facilities Center in a neat, clean, sanitary condition. Permittee shall not use, keep,  
28 or allow any offensive or refuse matter, any substance constituting a fire hazard, or any

1 hazardous material or substance on, in, or about the Permit Area or the West Facilities  
2 Center.

3           4.       Permittee shall not install, erect, or make improvements to the Permit  
4 Area or to alter the Permit Area without the prior written approval of the Director, which  
5 may be withheld for any or no reason. Permittee shall pay the cost of any approved  
6 improvements and, if the improvements are of a permanent nature, they shall become the  
7 property of the City at the revocation or cancellation of this Permit.

8           5.       The City shall maintain and repair the West Facilities Center and the  
9 Permit Area. Notwithstanding the foregoing sentence, if the City fails or refuses to maintain  
10 or repair the West Facilities Center or the Permit Area, then Permittee's sole and exclusive  
11 remedy by reason of the condition of the Permit Area or the West Facilities Center shall be  
12 to cancel this Permit and vacate the Permit Area. The City shall not be liable to Permittee  
13 for any loss, cost, or expense resulting from Permittee's inability to use the Permit Area.

14           6.       The City shall provide and pay for water, gas, electricity and one  
15 telephone line to the Permit Area. In addition, the City shall provide and pay for custodial  
16 services for the West Facilities Center, including the Permit Area.

17           7.       During its use of the Permit Area, Permittee shall comply with all laws,  
18 ordinances, rules, and regulations of and obtain all permits required by all federal, state,  
19 and local governmental authorities having jurisdiction over the Permit Area and Permittee's  
20 activities thereon.

21           8.       Because a Permit is personal in nature, Permittee shall not assign this  
22 Permit or any interest herein nor allow or cause the transfer hereof, whether by law or  
23 otherwise. Any attempted assignment or transfer shall be void and confer no rights  
24 whatsoever on a purported assignee or transferee.

25           9.       The City's authorized representative(s) shall have access to the  
26 Permit Area during business hours for any reasonable purpose including but not limited to  
27 maintenance and repairs, and, in the event of an emergency, at any other time. The City  
28 shall make reasonable efforts to inform Permittee when access will be made.

1           10. This Permit may create a possessory interest subject to property  
2 taxation and Permittee may be liable for the payment of property taxes levied on such  
3 possessory interest. Permittee shall pay, prior to delinquency, all taxes, assessments, and  
4 other governmental or district charges that may be levied or assessed on Permittee's  
5 personal property at the Permit Area and on any possessory interest created by this Permit.  
6 Permittee shall deliver to the City satisfactory evidence of such payments upon City's  
7 request therefore.

8           11. All notices shall be in writing and personally delivered or deposited in  
9 the U.S. Postal Service, first class, postage prepaid, addressed to Permittee at the address  
10 first shown above and to the City at 2525 Grand Avenue, Long Beach, California 90815,  
11 Attn: Director, Health and Human Services. Notice of change of address shall be given in  
12 the same manner as stated herein for other notices. Notice shall be deemed given on the  
13 date personal delivery is made or on the date of deposit in the mail, whichever first occurs.

14           12. This Permit is granted at no fee or charge to Permittee.

15           13. Permittee shall defend, indemnify and hold harmless the City, its  
16 commissions, officials, employees and agents (collectively in this Section "City") from and  
17 against all claims, demands, damage, causes of action, losses, liability, costs and  
18 expenses (including reasonable attorney's fees) which may be asserted against the City  
19 and which is connected in any way with this Permit, except for the gross negligence or  
20 willful misconduct of the City. Permittee shall give notice to the City of any claim, demand,  
21 damage, cause of action, loss, liability, cost, or expense within ten (10) days.

22           14. Subject to applicable laws and regulations, Permittee shall not  
23 discriminate on the basis of race, religion, color, ancestry, sex, sexual orientation, gender  
24 identity, AIDS, AIDS related condition, HIV status, age, national origin, handicap or  
25 disability in Permittee's use of the Permit Area.

26           15. Permittee shall comply with the insurance requirements stated in  
27 Exhibit "B" attached hereto and incorporated herein by this reference.

28           16. This Permit shall not be amended, nor any term, condition or

1 restriction waived, nor any breach thereof waived, except in writing signed by both the City  
2 and Permittee. The waiver of any breach hereof shall not constitute a waiver of any other  
3 or subsequent breach. The failure or delay of the City to insist on strict compliance with  
4 the terms, conditions and restrictions of this Permit shall not be deemed a waiver of any  
5 right or remedy that City may have. This Permit shall be governed by the laws of the State  
6 of California. This Permit constitutes the entire understanding of the parties and  
7 supersedes all other agreements, oral or written, with respect to the subject matter herein.  
8 If there is any legal proceeding between the City and Permittee to enforce or interpret this  
9 Permit or to protect or establish any rights or remedies hereunder, the prevailing party in  
10 that legal proceeding shall be entitled to its costs and expenses, including reasonable  
11 attorney's fees and court costs. This Permit is not intended or granted for the purpose of  
12 creating any benefit or right for any person or entity other than the City and the Permittee.  
13 Revocation or cancellation of this Permit shall not terminate any rights or liabilities of either  
14 the City or Permittee which accrued or existed during the time that this Permit was in effect.

15 17. Permittee shall not erect, allow or cause to be erected on the Permit  
16 Area any sign that has not received the prior written approval of the City.

17 18. Notwithstanding any language to the contrary herein, if a court of  
18 competent jurisdiction deems this Permit to be a lease, then Permittee hereby waives any  
19 right of redemption or relocation payment under any existing or future law in the event of  
20 removal from the Permit Area. Permittee agrees that, if the manner or method used by the  
21 City in revoking this Permit gives to Permittee a cause of action for damages, that the total  
22 amount of damages to which Permittee shall be entitled in any such action is One Dollar.  
23 Permittee agrees that this Section may be filed in any such action and that, when filed, it  
24 shall be a stipulation by Permittee fixing the total damages to which Permittee is entitled in  
25 such action.

26 19. The City shall not be liable for and Permittee hereby waives all claims  
27 against the City, its officials and employees for loss or damage to Permittee's personal  
28 property, or for injury to or death of persons due to theft, fire, flood, burglary, vandalism, or

other insurable cause, which occurs in, on or at the Permit Area except to the extent caused by the City's gross negligence or willful misconduct.

By signing below, Permittee accepts and agrees to abide by the terms, conditions and restrictions in this Permit.

THE FILIPINO MIGRANT CENTER, a  
California non-profit corporation

January 3, 2016

By Tony Dororo  
Name TONY DORORO  
Title Board Chair

January 3, 2016

By Beverly Tang  
Name BEVERLY TANG  
Title Board Secretary

"Permittee"

CITY OF LONG BEACH, a municipal  
corporation

May 16, 2016

By T. B. M. EXECUTED PURSUANT  
TO SECTION 301 OF  
THE CITY CHARTER.  
City Manager

Assistant City Manager

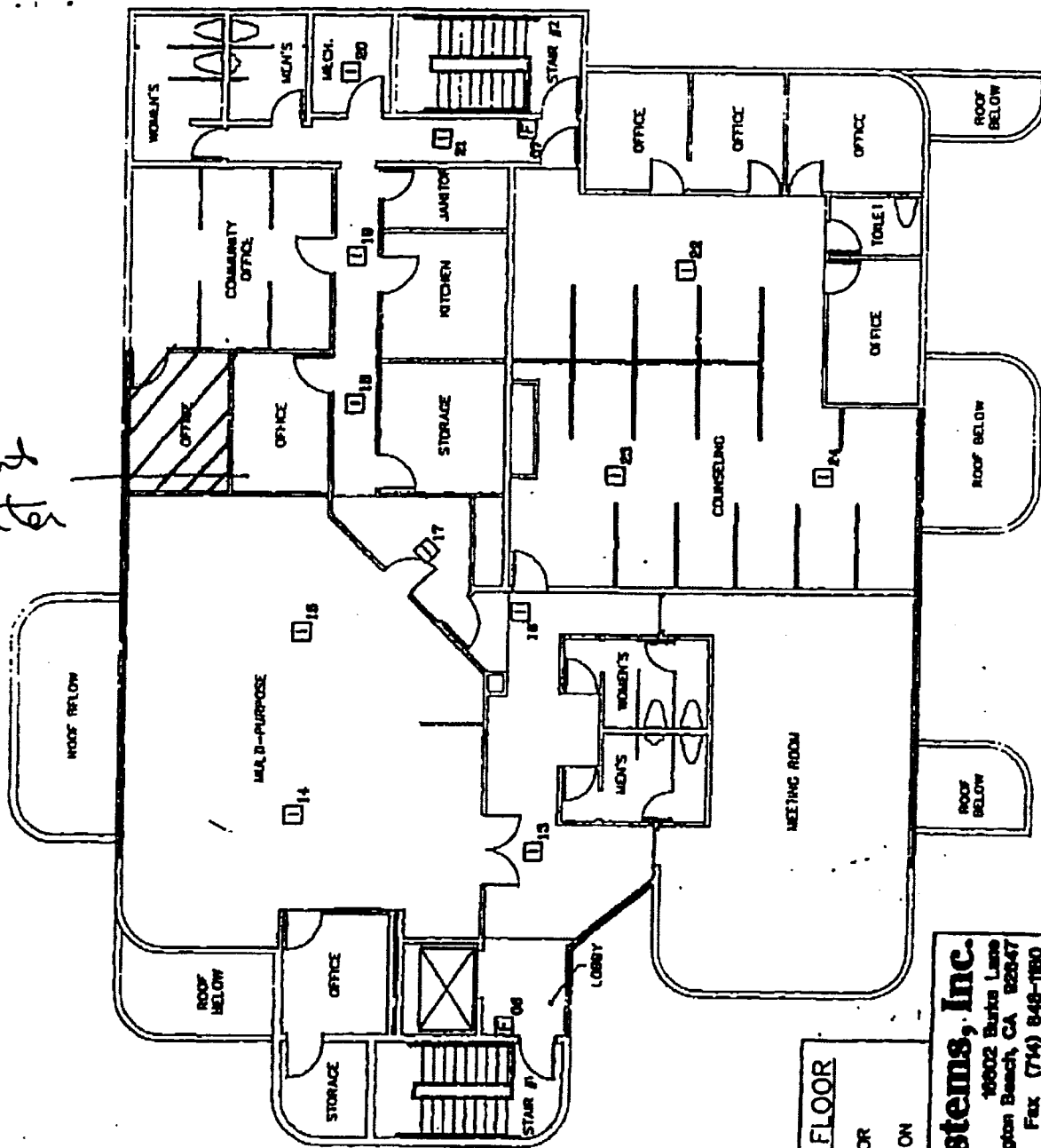
"City"

This Facility Use Permit is approved as to form on May 5, 2016

CHARLES PARKIN, City Attorney

By Robert S. S.  
Deputy

Morgant  
Center



Premises

Exhibit "A"

2nd

SYMBOL LIST - FIRST FLOOR

- [I] - ION. SMOKE DETECTOR
- [F] - MANUAL PULL STATION

**Pyro-Comm Systems, Inc.**

Fire, Life Safety and Security  
System Design and Installation  
10002 Buks Lane  
Huntington Beach, CA 92647  
Tel (714) 841-5422 Fax (714) 848-1860

**"EXHIBIT B"**

**Revocable Permit—Health Department  
Insurance Requirements**

11. Insurance. Concurrent with the effective date of this Permit and in partial performance of Permittee's obligations hereunder, Permittee shall procure and maintain the following insurance coverages at Permittee's sole expense for the duration of this Permit and any extensions, renewals, or holding over thereof, from insurance companies authorized to write insurance in the State of California or from nonadmitted insurers that are on California's List of Eligible Surplus Lines Insurers (LESLI) and that have a current, minimum financial security rating of or equivalent to A:VIII by A.M. Best Company:

- (a) Commercial general liability equivalent in coverage scope to Insurance Services Office, Inc. (ISO) form CG 00 01 11 85 or 10 93 in an amount not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) general aggregate. Such insurance shall include coverage for products and completed operations liability, and shall not exclude or limit coverage for contractual liability, independent contractors liability, abuse and molestation liability, or cross liability protection. This insurance shall be endorsed to include the City of Long Beach, and its officials, employees, and agents as additional insureds by an endorsement equivalent in coverage scope to ISO form CG 20 26 11 85 and to waive the insurer's rights of subrogation against the City, its officials, employees, and agents with respect to the additional insured coverage.
- (b) "All Risk" property covering the full replacement value of Permittee's personal property and equipment on or about the Premises. Permittee and City hereby waive all rights of subrogation, one against the other, but only to the extent that collectible commercial property insurance is available for said damage.
- (c) Workers' Compensation as required by the Labor Code of the State of California and employer's liability insurance in an amount not less than One Million Dollars (\$1,000,000) per accident or occupational illness. The policy shall be endorsed to waive the insurer's rights of subrogation against the City, its officials, employees, and agents

All insurance required hereunder shall be separately endorsed to require at least thirty (30) days' prior written notice of cancellation (ten (10) days if cancellation is for nonpayment of premium), nonrenewal, or reduction in coverage or limits (other than exhaustion of limits due to claims paid) and to provide that coverage shall be primary and not contributing to any other insurance or self-insurance maintained by the City of Long Beach or its officials, employees, and agents.



"EXHIBIT B"

Any self-insurance program, self-insured retention or deductible must be approved separately in writing by City's Risk Manager or designee and shall protect the City of Long Beach, and its officials, employees, and agents in the same manner and to the same extent as they would have been protected had the policy or policies not contained such retention or deductible provisions.

Permittee shall require its contractors and subcontractors to maintain the insurance required hereunder unless otherwise agreed in writing by City's Risk Manager or designee.

Upon the execution of this Permit, Permittee shall deliver to City certificates of insurance and the required endorsements evidencing the coverage required by this Permit, including the certificates and endorsements of any of Permittee's contractors, subcontractors, and subpermittees, for approval as to sufficiency and form. The certificates and endorsements for each insurance policy shall contain the original signatures of persons authorized by that insurer to bind coverage on its behalf. Permittee shall provide City with copies of certificates of insurance and endorsements for renewal policies within thirty (30) days of policy expiration. City reserves the right to require complete certified copies of all said policies at any time.

Such insurance as required herein shall not be deemed to limit Permittee's liability relating to performance under this Permit. The procuring of insurance shall not be construed as a limitation on liability or as full performance of the indemnification and hold harmless provisions of this Permit.

Any modification or waiver of the insurance requirements herein shall be made only with the written approval of City's Risk Manager or designee.