



OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1 conditions of this Permit and is otherwise in good standing with the City. The City shall  
2 notify Permittee within thirty (30) days of the end of the Permit period, and any  
3 subsequent extension thereof, if the Permit will be extended.”

4           2.       Section 6 of Permit No. 30403 is hereby amended in its entirety to  
5 read as follows:

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

9           3.       Except as expressly stated in this First Amendment, all of the terms  
10 and conditions of Permit No. 30403 are ratified and confirmed and shall remain in full  
11 force and effect.

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

QUEEN'S HISTORICAL SOCIETY, a California non-profit corporation

October 16, 2012

By Ingrid Thomas  
Name Ingrid Thomas  
Title Founding President

October 16, 2012

By Michael E. Anderson  
Name MICHAEL E. ANDERSON  
Title DIRECTOR

"Permittee"

CITY OF LONG BEACH, a municipal corporation

10.30, 2012

By [Signature] Assistant City Manager  
City Manager

"City"

EXECUTED PURSUANT TO SECTION 301 OF THE CITY CHARTER.

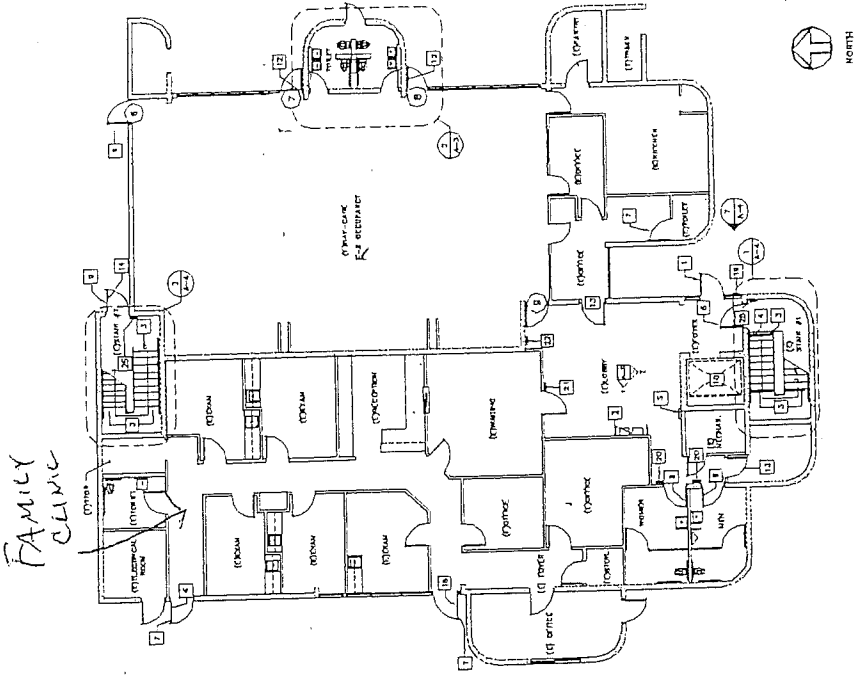
This First Amendment to Facility Use Permit No. 30403 is approved as to form on 10/23, 2012.

ROBERT E. SHANNON, City Attorney

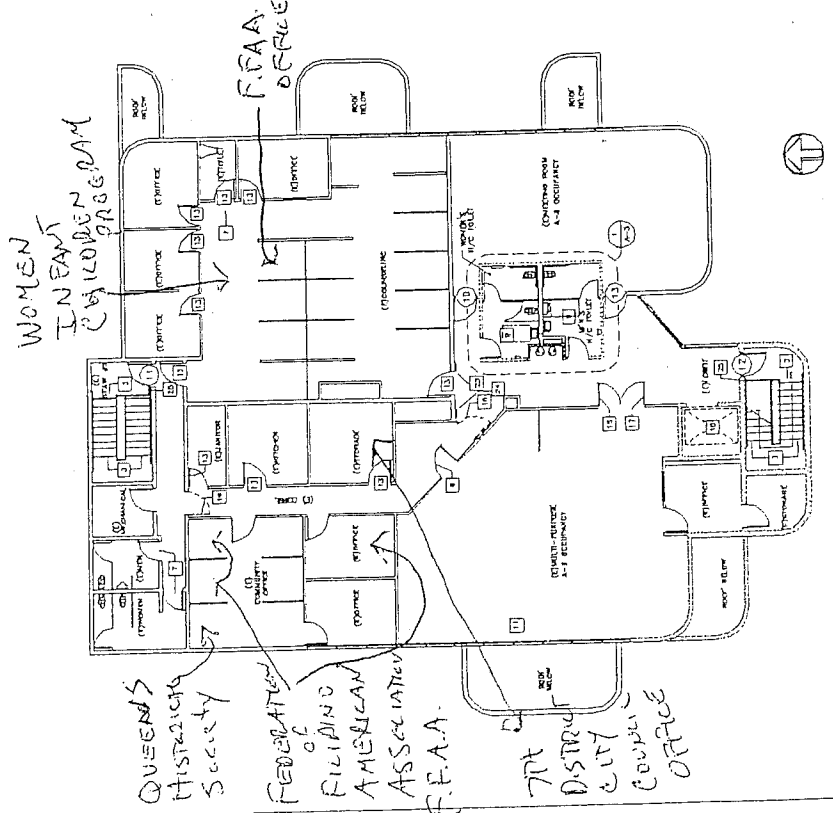
By [Signature]  
Deputy

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1. EXISTING DOORS AND WINDOWS TO REMAIN WITH FINISH WORKING TO BE DONE UP TO 10' HIGH.
2. REMOVE EXISTING PARTITION WALLS AND RECONSTRUCT WITH 1/2" GYP BOARD, 1" INSULATION AND FINISH WITH 5/8" GYP BOARD.
3. REMOVE EXISTING WALLS AND RECONSTRUCT WITH 1/2" GYP BOARD, 1" INSULATION AND FINISH WITH 5/8" GYP BOARD.
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28. REMOVE EXISTING WALLS AND RECONSTRUCT WITH 1/2" GYP BOARD, 1" INSULATION AND FINISH WITH 5/8" GYP BOARD.



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Keynotes:

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| DATE     | NO. | BY   |
| 10/1/83  | 1   | J.M. |
| 10/15/83 | 2   | J.M. |
| 11/1/83  | 3   | J.M. |
| 11/15/83 | 4   | J.M. |
| 12/1/83  | 5   | J.M. |
| 12/15/83 | 6   | J.M. |
| 1/1/84   | 7   | J.M. |
| 1/15/84  | 8   | J.M. |
| 2/1/84   | 9   | J.M. |
| 2/15/84  | 10  | J.M. |
| 3/1/84   | 11  | J.M. |
| 3/15/84  | 12  | J.M. |
| 4/1/84   | 13  | J.M. |
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| 5/1/84   | 15  | J.M. |
| 5/15/84  | 16  | J.M. |
| 6/1/84   | 17  | J.M. |
| 6/15/84  | 18  | J.M. |
| 7/1/84   | 19  | J.M. |
| 7/15/84  | 20  | J.M. |
| 8/1/84   | 21  | J.M. |
| 8/15/84  | 22  | J.M. |
| 9/1/84   | 23  | J.M. |
| 9/15/84  | 24  | J.M. |
| 10/1/84  | 25  | J.M. |
| 10/15/84 | 26  | J.M. |
| 11/1/84  | 27  | J.M. |
| 11/15/84 | 28  | J.M. |

PROJECT NO. 2010-57  
SHEET A-2  
SCALE: 1/8" = 1'-0"

"EXHIBIT A"

WEST FACILITIES CENTER

**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.

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.