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LAWRENCE T. JONES  
MEMBER OF THE BAR  
NEW YORK, VIRGINIA AND  
DISTRICT OF COLUMBIA

C.H. TUNNICLIFFE JONES  
1900-1991

HOWARD L. DEMOTT  
COUNSEL

OFFICE ESTABLISHED 1929

August 14, 2002

Mr. R. Radhakrishnan, P.E.  
Director of Asbestos Control Program  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

Re: 47 Murray Street New York, New York; license agreement with the  
city of New York to preform clean-up in World Trade Center area

Dear Mr. Radhakrishnan:

Enclosed please find license agreement executed by 47 Murray Street  
Associates Inc. owner of 47 Murray Street New York.

I understand that clean-up will probably be undertaken with in the  
next two weeks.

Please contact me at phone number and address shown above with the  
date or dates for the proposed clean-up.

Very truly yours,

Lawrence T. Jones

LTJ:jmx

## **LICENSE AGREEMENT**

This License Agreement made this <sup>16<sup>th</sup></sup>~~18<sup>th</sup>~~ day of Aug. 2002 by and between the CITY OF NEW YORK (hereinafter called "the City"/Licensee), acting by and through the Department of Environmental Protection of the City of New York (hereinafter called "DEP"), with an office at 59-17 Junction Boulevard, Corona, New York 11368-5107 and 47 Murray Street Associates Inc. ("Landowner/Licensor") the owner of the premises at 47 MURRAY STREET (the "Premises").

WHEREAS, the facades, roofs and setbacks ("exterior areas") of many structures in close proximity to the site of the former World Trade Center have been found to contain debris, refuse and other deposits ("the foreign material") of unknown origin;

WHEREAS, the owners of said structures are desirous of having the foreign material removed;

WHEREAS, the City believes that it is in the interest of the public to undertake a clean up of these exterior areas;

WHEREAS, the City's willingness to undertake such a cleanup should not in any way be construed as an acknowledgment or admission that the City is any way responsible for any condition, environmental or otherwise, that may exist in or on the exterior areas or that the foreign material is a risk to the public health or safety;

NOW THEREFORE, it is hereby agreed by and between the parties to this agreement, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged,

1. **Permission to Perform Cleaning Work.** Subject to the terms and conditions hereof, Licensor hereby grants permission to Licensee and its authorized contractor(s) to perform the cleaning work on the exterior areas of the structure(s) located on the Premises, as described in the Scope of Work attached hereto as Exhibit A and made a part hereof (the "Cleaning Work").

2. **Grant of Access.** Subject to the terms and conditions hereof, Licensee and its agents, contractors and employees shall have the right, at all times while this License Agreement is in effect, to enter in and on the Premises, and to cross the Premises, with personnel, material and equipment, for the purpose of performing the Cleaning Work. It is expressly understood that the right granted under this Section 2 includes:

(a) the right to access all portions of the Premises deemed necessary by Licensee or its contractor(s) in order to properly perform the Cleaning Work, including (without limitation) roofs, parapets, window ledges, and other building exterior surfaces; and

(b) the right to temporarily occupy portions of the ground outside of the building located on the Premises, with personnel, material and equipment, in order to perform the Cleaning Work; and

(c) the right to erect, maintain, and store temporary scaffolding on the Premises, and to utilize such scaffolding for the purpose of performing the Cleaning Work.

3. **Limitations And Conditions:**

- a) In no event shall the Licensee, its agents, contractors, or subcontractors enter the Licensor's property for the purposes of performing the Cleaning Work other than between the hours of 8:00 a.m. and 8:00 p.m.
- b) Licensee shall provide the Licensor with written notification of its intention to begin the Cleaning Work at least two (2) days prior to the commencement of such Work.
- c) Licensee shall pay the entire cost of all work, labor, and material in connection with the Cleaning Work undertaken by it hereunder except that the Licensor shall supply and pay for all power and water usage in connection with the Cleaning Work.
- d) Licensee, its agents, contractors, and employees, shall perform all Cleaning Work promptly and in a workmanlike manner with a minimum of disturbances to the Licensor's property.
- e) Licensee shall maintain such flags, lights, barricades and enclosures as required for the safety of persons, property and traffic flow.
- f) All Cleaning Work shall be performed by qualified contractors in accordance with applicable federal, state and local rules and regulations;
- g) Any contractor or subcontractors performing the Cleaning Work on behalf of the Licensee shall obtain, prior to the commencement of any Cleaning Work, insurance in the amounts and types as set forth herein in Exhibit B;
- h) All City employees, and any contractor or subcontractor performing any activities on the City's behalf, shall, at all times, wear proper identification which, at a minimum shall include, an identification card with the name and photograph of the person.

4. **Reimbursement.** Licensor shall reimburse Licensee for the removal of the foreign material provided for in this license from any compensation it receives from any source for the

cleaning of debris accumulations from the exterior surfaces of the structure(s) located on the Premises. Such sources shall include, but are not limited to, the Small Business Administration, private insurance, or any other local, state or federal assistance program. Licensor shall make claim for any applicable insurance coverage for these premises and shall report to Licensee any insurance settlements or other source of funding for the Cleaning Work that has been performed at Licensee's expense.

5. **Termination.** This license shall be terminable by the Licensor or Licensee on ten days written notice to the address set forth below by fax or certified mail. In the event of a default by either party, the license may be terminated immediately, without any prior notice.

6. **Waiver of Claims.** Licensor agrees that no claims or cause of action for damages shall accrue by reason of revocation or termination of this License.

7. **Term.** This license shall commence as of the latest date appearing at the end of the signature page and remain effect for a period of ninety (90) days unless or until terminated or revoked as hereinabove provided.

8. **Cleaning Work Not An Admission of Liability.** It is expressly understood and agreed by Licensor and Licensee that Licensee's performance of the Cleaning Work hereunder is not, and shall not be construed as,

(I) an admission or agreement by the Licensee that it is liable for the deposit of any dust, debris or other material in or on the Premises as a result of the events of September 11, 2001, at the World Trade Center complex, or the subsequent debris removal activity related thereto; or

(II) an admission or agreement by the Licensee that it is liable for any condition, environmental or otherwise, that may exist in or on the Premises as of the date hereof.

9. **Landmarks.** If the Premises are a designated landmark, Landowner gives its permission for DEP to file the "Application Form for Work On Designated Properties" with the New York City Landmarks Preservation Commission on Landowner's behalf.

10. **Notices:** Notices and correspondence regarding this License shall be directed by Certified Mail, Return Receipt Requested to the Licensor, at the following address:

47 Murray Street Associates Inc.  
c/o Jones and Jones Attorneys at Law  
1000 Franklin Avenue  
Garden City, New York 11530

Phone Number: (516) 747-1141 Email: LawrenceTJones@ABANET.org  
Fax Number: (516) 741-5842

and notices to the Licensee shall be addressed to R. Radhakrishnan, P.E., NYCDEP-ACP, 59-17 Junction Boulevard, 8<sup>th</sup> Floor, Corona, NY 11368-5643, with a copy to General Counsel, NYCDEP, 59-17 Junction Boulevard, 19th floor, Corona, New York 11368-5643.

**IN WITNESS WHEREOF**, the parties have caused this License Agreement to be executed and acknowledged on the day and year which first appears above.

47 Murray Street Associates Inc.

**Licensors**

By:

Robert C. Walsh

President

Dated: August 10, 2002

DEPUTY COMMISSIONER, DEP

## License

By:

See Handwritten Signature

Dated: 8-16-02

**Approved as to Form**

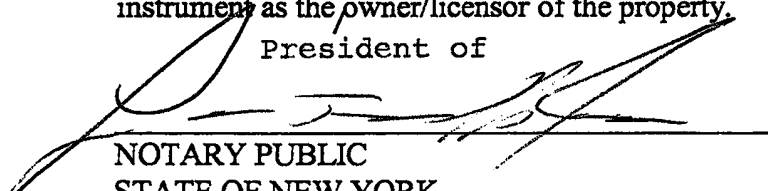
Acting Corporation Counsel

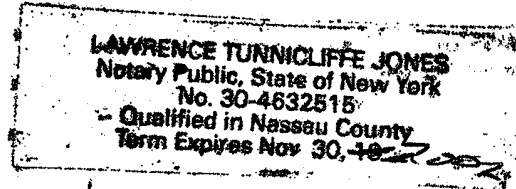
DATED: \_\_\_\_\_

STATE OF NEW YORK     )  
                                      )s.:  
COUNTY OF Nassau     )

On this 10th day of August 2002, before me personally came the individual described in and who executed the foregoing instrument and acknowledged to me that he/she resides at 1625 Covington Road, Yardley, PA 19067 and that he/she executed the foregoing instrument as the owner/licensor of the property.

President of

  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF NEW YORK



STATE OF NEW YORK     )  
                                      )s.:  
COUNTY OF QUEENS     )

On this 16 day of August 2002, before me personally came Robert C. Avaltroni and acknowledged to me that he/she is the [REDACTED] Deputy Commissioner of the New York City Department of Environmental Protection, and that he/she authorized to executed the foregoing instrument and that he/she did so on behalf of the City of New York pursuant to authority of law duly delegated.

Russell Pecunies  
NOTARY PUBLIC  
STATE OF NEW YORK

