

Planning & Real Estate Consultants

April 6, 2021

Richard D. Trenk, Township Attorney
Township of West Orange
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, Suite 201
Roseland, NJ 07068

Re: **Proposal to Prepare Expert Report and Attend Tax Appeal Trial –
Essex County Country Club v. Township of West Orange**

Dear Mr. Trenk:

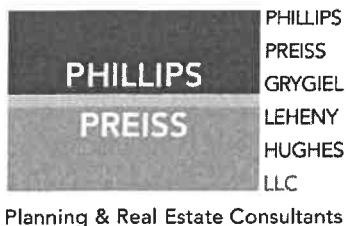
Please accept the following as our proposal for Phillips Preiss Grygiel Leheny Hughes (PPGLH) to prepare an expert planning rebuttal report and to prepare for and attend trial for a tax appeal by Essex County Country Club.

The scope of work of this proposal includes reviewing and analyzing the appraisal report prepared on behalf of Essex County Country Club; preparing a rebuttal report for each of the valuation dates in the appraisal report (October 1, 2016, October 1, 2017, October 1, 2018 and October 1, 2019) regarding any affordable housing obligation affecting the property, and offering comments on examples cited in the appraisal report. Preparation for and attendance at trial, including attendance at a prep meeting, are included as part of the scope of work.

We propose to bill the Township of West Orange for our services based upon the billing rates for PPGLH principals and staff set forth in our 2021 contract with the Township for municipal planning services, which are as set forth below:

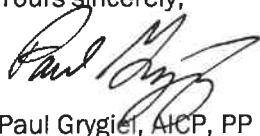
Paul Phillips, Managing Principal	\$175
Richard Preiss, Principal	\$175
Paul Grygiel, Principal	\$155
Elizabeth Leheny, Principal	\$155
Keenan Hughes, Principal	\$155
Kate Keller, Associate Principal	\$145
Senior Urban Designer	\$145
Associate	\$125
Senior Planner	\$125
Planner	\$115
Director of Graphics	\$120
Support	\$50

We would estimate the cost of services for preparation of this project will not exceed \$7,500.



Please contact me at (201) 420-6262 or by e-mail at pgrygiel@phillipspreiss.com if you have any questions about our proposal.

Yours sincerely,



Paul Grygiel, AICP, PP