



**Corporate Headquarters**

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Mineola, NY 11501

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**Principals**  
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Patrick Smith\*\*

\*NYS Certified General RE Appraiser \*CT Certified General Real Estate Appraiser  
†NYS Certified Residential Appraisal †NJ Certified General RE Appraiser

December 13, 2021

Raymond Flammer, IAO  
Tax Assessor  
City of Long Beach  
One West Chester Street  
Long Beach, NY 11561

**RE: Real Property Appraisal Services**

Property No.	Address	Property Type	Tax Map No.	Fee
1	W. Beech/Georgia Ave	Parking Lot	58/93/50-52	\$1,500.00
2	1058 W. Beech St	Parking Lot	58/104/17	\$1,500.00
3	1064 E Beech St	Parking Lot	58/104/34	\$1,500.00
4	1000 W. Beech St	Parking Lot	58/109/3	\$1,500.00
5	W. Beech/Maryland Ave	Parking Lot	58/109/33	\$1,500.00
6	LB Blvd/E. Walnut St	Parking Lot	59/110/66-70	\$2,500.00
7	922 W. Beech St	Parking Lot	59/255/1-3,17-19	\$1,500.00
8	W. Beech/Vermont St	Parking Lot	59/254/35	\$1,500.00

Dear Mr. Flammer:

In response to your request, we are pleased to submit this proposal for real property valuation services with respect to the above-referenced properties.

**OBJECTIVE OF THE ASSIGNMENT & INTENDED USE OF THE APPRAISAL**

The objective of the appraisal assignment will be to provide a substantiated, professional opinion of the current "As Is" Market Value of the identified subject properties, considering zoning, physical and locational features. The intended use of the appraisal is for the client's evaluation of pricing for internal management purposes. Standard Valuation Services does not intend or consent to any other use of the appraisal.

**New York City**  
315 West 36th St - 10th floor  
New York, NY 10018  
T 646.503.5091 | F 646.503.5063

**Central Suffolk**  
888 Veterans Memorial Hwy, Ste 530  
Hauppauge, NY 11788  
T 631.761.1850 | F 631.761.9221

**Eastern Suffolk**  
12 Fairview Avenue  
Montauk, NY 11954  
T 631.960.8802

**Connecticut**  
665 E. Wakefield Blvd  
Winsted, CT 06098  
T 860.238.7277

Mr. Raymond Flammer, IAO  
December 13, 2021

### INTENDED USER

The only intended user of the appraisal shall be the Client, unless Standard Valuation Services expressly identifies additional parties as intended users in the appraisal report. Standard Valuation Services does not intend or anticipate that any other parties will use or rely on the appraisal.

### PROPOSED SCOPE OF WORK

We propose to prepare a separate narrative appraisal report for each of the eight (8) properties referenced on the prior page of this proposal. Each appraisal will comply with the Uniform Standards of Professional Appraisal Practice. All meaningful and relevant approaches to value will be considered, however, it is envisioned that only the Sales Comparison Approach will have applicability.

### FEE AND TIME REQUIREMENTS

Based upon the scope of work described, the total fee for the eight appraisal reports is **\$13,000**. Upon completion of the assignment, a secure PDF of the appraisal report will be provided via email transmission. Hard copies, if desired, are billed at \$50 per copy.

Completion of the assignment is anticipated to occur within approximately six to eight weeks of your authorization to proceed, which shall include receipt of a fully executed copy of this proposal along with any necessary subject property information (site plan/survey).

### CONSULTING SERVICES

While the indicated fee for the assignment includes typical client contact pre- and post-delivery of the appraisal reports, it does not include conferencing, attendance at meetings (virtual or in-person), consulting, etc. If consulting services are required, our firm bills \$250 per hour for these additional services.

### REQUIREMENTS FOR RETENTION

If this letter correctly states your understanding of the work to be performed, you may authorize Standard Valuation Services to proceed by signing and returning this proposal to our **Mineola, New York** office.

In addition to returning an original signed copy of this proposal, kindly also sign and return a copy of this proposal via email to [rcamilleri@standardvaluation.com](mailto:rcamilleri@standardvaluation.com). It is understood that time is of the essence and every effort will be made to complete the assignment as quickly as possible; however, work will not commence until the signed proposal is received. This proposal is valid for thirty (30) days from the date of this letter. Our tax identification number is 11-2971981.

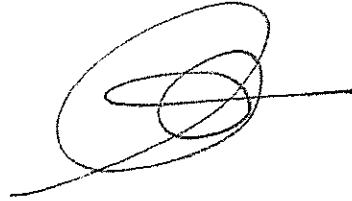
Mr. Raymond Flammer, IAO  
December 13, 2021

We appreciate the opportunity to present this proposal to you and trust the information contained in this proposal is satisfactory for your purposes. However, if clarification is required on any matter covered herein, please do not hesitate to contact the undersigned.

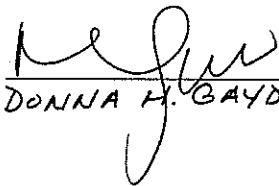
Cordially,  
STANDARD VALUATION SERVICES



\_\_\_\_\_  
Ronald Camilleri, MAI  
Partner



\_\_\_\_\_  
Andrew W. Albro, MAI  
Principal

Agreed to by:   
DONNA H. GAYDEN

Dated: 12/13/2021

Title: City MANAGER

For: CITY OF LONG BEACH