



August 12, 2025

PROPOSAL #: 2025-1255

Justyn A. Hawkins
City Council Chief of Staff
The City of New Orleans
Via email: councilcentralstaff@nola.gov

RE: *Real Estate Valuation of Three Properties Held in the Wisner Trust*
DAV: 1/1/2025

Dear Justyn,

J2C Valuation Services, LLC (“**J2C**”) is pleased to submit this proposal and attached terms and conditions to perform a valuation of the three properties listed as the Bayou Chevreuil Property, Bayou Segnette Property, and the Fourchon/Leeville Property from the Wisner Trust.

PURPOSE AND SCOPE OF WORK

The purpose of this engagement will be to provide the City of New Orleans with an independent valuation of the properties listed above. We understand that the City of New Orleans will use the valuation analysis to determine the highest and best use of the properties. The use of our reports for any other purpose is not permitted (except with our written consent).

The valuation reports will document the analyses and conclusions, including discussions of the methodologies employed, along with supporting details. It will comply with the Uniform Standards of Professional Appraisal Practice and will be signed by Joseph J. Calvanico, MAI.

PREMISE AND STANDARD OF VALUE

For this engagement, the premise of value will be the *market value* of the subject properties. The definition of market value is defined in the Appraisal of Real Estate, 14th Edition, page 58.

VALUATION METHODOLOGY

J2C will consider market, income, & cost approaches to value. The resulting concluded market value will be of the fee simple interest as of January 1, 2025.

PROJECT SCHEDULE

J2C is prepared to commence this engagement immediately upon official notice to proceed. Given adequate time to complete our analysis, we can provide the deliverables within the deadlines stated in the Request For Proposal. If this schedule does not meet your needs, please notify us immediately.

TEAM MEMBERS

Joseph Calvanico, MAI, ASA FRICS, is the founder and manager of **J2C** Valuation Services, LLC. Mr. Calvanico is an MAI, an accredited senior appraiser of the American Society of Appraisers, a fellow of the Royal Institution of Chartered Surveyors, and a state-certified general real estate appraiser. He earned a master's degree in real estate law and a bachelor's degree in economics. With over 40 years of experience, he is recognized as a real estate, business, and equipment valuation expert. His valuation expertise includes real property, business, personal property, utilities, hospitality, bankruptcy cases, transportation, maritime, and property tax or ad valorem.

Mr. Calvanico and his team have supported matters related to financial reporting, gift, trust & estate, tax appeals, bankruptcy, disputes, and expert testimony. He is a former Big Four accounting firm partner and has run two national practices for large accounting firms. He has served as an expert witness in federal, state, and local court proceedings and has testified before state legislatures. He is a frequent speaker on the subject of property value and property taxation and has authored over one hundred articles on the real estate industry.

QUALIFICATIONS

J2C Valuation Services, LLC is an independent consulting firm offering worldwide property valuation services. We have extensive experience with a broad range of property types, including industrial, commercial, and multi-residential, as well as machinery and equipment. Our team includes former Big 4 Accounting Firm partners, managers, and national practice leaders. We have worked with clients ranging from neighborhood start-up companies to the Fortune 100s and have an extensive record of meeting and exceeding client expectations.

J2C provides advisory, real estate consulting, and appraisal services for all property types, including commercial, industrial, utility, multi-residential, and mixed-use developments.

City of New Orleans

Real estate valuation of three properties in the Wisner Trust

August 12, 2025

Additionally, we provide valuation advisory services with experience in securities and stock valuations, real estate appraisals, property tax advisory, machinery and equipment appraisals, litigation support, and expert witness testimony.

Our senior valuation and real estate experts have a depth of knowledge that can only come from years of experience. **J2C** takes the time to understand our clients and come to understand their needs. As a result, we can offer clients the best solutions for their business challenges and opportunities.

PROFESSIONAL FEES AND EXPENSES

Our professional fees are based on an estimate of the amount of time required to complete the proposed engagement as outlined above, including our assumptions on certain issues. Based on the scope of services defined herein, our professional fee for performing a market valuation of the three previously listed properties in the Wisner Trust will be \$25,000, plus expenses.

Work will commence immediately following the assignment of this proposal.

ACCEPTANCE

Should the provisions of this proposal meet with your approval, we kindly request that you confirm your acceptance by signing below, returning a signed copy of this proposal, a signed copy of the Terms and Conditions Exhibit, and retaining the original proposal in your files.

We certainly appreciate this opportunity to provide our services and are prepared to discuss this proposal further should you have any questions. Please feel free to contact us at (312) 313-4500, extension 101, or via email at Joe@J2CValuation.com.

Respectfully submitted,



Joseph J. Calvinico, MAI, ASA, FRICS
Managing Member
J2C Valuation Services, LLC

ENGAGEMENT ACCEPTANCE

The authorized signature below indicates the acceptance of this proposal by the City of New Orleans.

Accepted and approved by:

City of New Orleans

By: _____

Date:

Print Name and Title



EXHIBIT “A”
JOSEPH J. CALVANICO BIOGRAPHY



Joseph James Calvanico, MAI, FRICS

Managing Member
J2C Valuation Services, LLC

Background

Joseph J. Calvanico is recognized globally as a valuation expert. He has served thousands of clients, both large and small, by providing valuation services including Business Valuation, Real Estate Valuation, and Machinery & Equipment Valuation.

Currently the Pasquinelli Chair of Real Estate at Roosevelt University, Calvanico, is an assistant teaching professor.

With over 40 years of experience, Mr. Calvanico was a former Big 4 Accounting Firm partner and has run two national practices for other large accounting firms. He has served as an expert witness in federal, state, and local court proceedings and has testified before state legislatures. Joe is a frequent speaker on the subject of value and property taxation and has authored over 100 articles on valuation and related subjects.

Areas of Expertise

- Real Property Appraisals
- Personal Property Appraisals
- Appraisals for property tax appeals
- Business Valuations
- Utility Appraisals
- Appraisals for Bankruptcy Cases

Real Estate

- Office Buildings
- Industrial Buildings
- Residential multi-unit subdivisions, complexes, condos
- Retail facilities
- Manufacturing facilities
- Hotels
- Special Purpose

Business Valuation

- Paper Manufacturing
- Fractional Interest
- Automotive Dealerships

City of New Orleans
Real estate valuation of three properties in the Wisner Trust
August 12, 2025

- Retail
- Maritime
- Mining
- Specialty

Recent Talks:

- Northern California Chapter of Appraisal Institute – Fall 2014

Teaching:

- Loyola University School of Law | Guest Lecturer on Property Tax
- Webinar Series on Property Tax | Online Instructor
- Podcast Series on Property Tax | Online Instructor
- Institute for Professionals in Taxation | Lecturer
- McHenry County College | Professor Property Appraisal

Representative Sample of Clients

- 444 W. Lake St (Chicago – Offices)
- Guido Automotive Dealership
- Yark Oldsmobile Dealership
- Bob Rohrman Dealerships
- Ford
- Chrysler
- Perillo Dealerships
- Dillon RV Dealerships
- 1 N. Dearborn (Chicago-Offices)
- Stratosphere Las Vegas, NV
- Hilton Laughlin, NV
- Rivers Casino, Des Plaines, IL
- Trump Resort, Panama
- The Peninsula – Chicago
- The Fairmont – Chicago
- The Plaza – NYC
- The Hay Adams – Washington, DC
- Plaza Hotel – New York City
- Hay Adams Hotel (Washington, D.C.)
- Marriott Hotel Hilton Head, SC
- NBC Tower Chicago
- Solid Rocket Booster Facility, Promontory, UT
- Residential Subdivision, Laguna Beach, CA
- Residential Subdivision, Park City, UT
- Residential Subdivisions (Central California)
- 35 E. Wacker Chicago, (Offices)
- 200 W. Lake St., Chicago, (Offices)
- 55 E. Monroe, Chicago (Offices)
- 55 W. Monroe, Chicago (Offices)
- 30 W. Monroe, Chicago
- Wrigley Field, Chicago
- St. Louis Hockey Arena
- Columbus, OH Hockey

City of New Orleans
Real estate valuation of three properties in the Wisner Trust
August 12, 2025

- Chrysler Automobile Manufacturing Facility (Michigan)
- Jet Engine Manufacturing (Indianapolis, Cincinnati, Boston)
- Light Bulb Manufacturing (Cleveland, OH)
- Paper Manufacturing (Cloquet, MN)
- Mall of America (Minneapolis)
- Morton Salt – Various Locations
- Chrysler – Detroit Area
- Ford
- General Electric
- General Motors
- Morton Thiokol
- Potlatch
- Navistar – Chicago, IL
- Cargill – Memphis, TN
- Knapp and Vogt Campus - Grand Rapids, MI

Articles In the Last Ten Years

- *Oil and Gas Business Personal Property: Slippery Mass Appraisal Fails* by [Ekta Sharma](#) and [Joseph J. Calvanico](#)

The American Society of Appraisers announces the release of the latest issue of The M&TS Journal, Volume 37, Issue 2, 4th Quarter. 2021

Testimony Last Ten Years:

July 2021 - Testimony : Mid America Ethanol V County Board, Nebraska TERC

November 2021 – Deposition: Chicago Bread LLC v. KMK Group

2020 Testimony Colorado Utah Gas V Rio Blanco County Board of Equalization

2019 Testimony: Perdido V Assessor Defendants (LTC)

2018 Testimony: Iowa District Court Sheraton West Des Moines V. Polk County Assessor

City of New Orleans
Real estate valuation of three properties in the Wisner Trust
August 12, 2025

Professional History

- J2C Valuation Services, LLC
- Loop Capital Financial Consulting Services
- Madison Appraisal, LLC
- Crowe Horwath LLP
- Grant Thornton LLP
- General Electric
- KPMG LLP

Education

- M.S., Real Estate Law, John Marshall Law School
- B.A., Economics, University of Wisconsin-Milwaukee

Accreditation

- The Appraisal Institute, MAI, Member
- American Society of Appraisers, ASA, Senior Appraiser
- Institute of Professionals in Taxation, CMI, Member
- Association of Machinery & Equipment Appraisers, CEA, Appraiser
- Royal Institute of Chartered Surveyors, FRICS, Fellow
- NACVA - Candidate

Leadership

- The Appraisal Foundation, Chair Industry Advisory Council (past)
- The Appraisal Foundation – Board of Trustees
- iCAP, Board of Directors

EXHIBIT “B”
TERMS AND CONDITIONS

Client: Justyn Hawkins – The City of New Orleans
Proposal No. 2025-1255
Proposal Date: August 12, 2025

- 1. COMPLETE AGREEMENT.** It is understood and agreed that the proposal, engagement letter, or contract to which these terms are appended or referred to, taken together, embodies the complete understanding and constitutes the entire agreement (“Agreement”) between J2C Valuation Services, LLC and the Client (“Parties”). Neither party relies upon any representation not contained herein. This Agreement cannot be modified, waived, or changed except as may be mutually agreed upon in writing by the Parties. In the event of any conflict or inconsistency between the provisions outlined in the proposal, engagement letter, or contract and these terms, the provisions of these terms shall govern.
- 2. INDEPENDENCY.** It is understood and agreed that the Client and J2C Valuation Services, LLC (“J2C”) are independent of the other and that neither is, nor shall be considered to be, an agent, distributor, or representative of the other. Neither party shall act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other. The Client acknowledges that the full independence and authority of J2C will be maintained throughout the performance of its services as listed in this Agreement and that no assurances or guarantees of a value estimate or consulting recommendation have been made or are a condition of this Agreement.
- 3. QUALIFICATIONS.** The professional qualifications provided within this report are presented in summary to assist the intended users with understanding the competency and professional experience of the appraiser. These professional qualifications are not a full curriculum vitae, nor do they provide complete disclosure of their professional, corporate, and interpersonal skills.
- 4. FEES, EXPENSES, TRAVEL, AND TESTIMONY.** The fees listed in the Agreement include J2C’s best estimates of fees, travel, and other expenses as J2C currently foresees them. The current engagement plan includes allowances for the elements and conditions that J2C expects to encounter in the course of the assignment. If J2C encounters any situations that require a revision or modification to the terms in the Proposal, J2C will discuss with the Client the causes and likely effects of the required modification, both in terms of delivery and fees. The Client can approve the modifications or elect to terminate the engagement. In case of a termination, the Client shall be required to pay J2C a fee based on the time and expenses incurred. The fees listed in the Agreement do not include fees for time to respond to questions, to furnish additional information to any person or a party other than the Client (“third-party”), appearance in court or hearings, provide testimony, attend meetings, preparation time for such appearances, or any other additional consulting services beyond the scope stated in the Agreement unless such fees are explicitly listed in the Agreement.
- 5. PAYMENT OF INVOICES.** The Client will compensate J2C under the terms of the Agreement for the services performed and expenses incurred. Invoices for which payment is not received within thirty (30) days from the payment due date listed in the invoice a) shall accrue a late charge of equal to the lesser of 1) 1.5 percent per month or 2) the highest rate allowable by law, in each case compounded monthly to the extent allowable by law, and b) J2C shall have the right to halt or terminate its services entirely until full payment is received on past due to invoices. The Client shall be responsible for any taxes imposed on the services or this Agreement other than taxes imposed by employment withholding for J2C’s personnel or on J2C’s income or property. Also, the Client agrees to compensate J2C for any time and expenses (including, without limitation, reasonable legal fees and expenses and time for J2C personnel based upon their regular hourly rates for time spent and travel) that J2C may incur in considering or responding to discovery requests

or other requests for documents, or information, or in participating as a witness or otherwise in any legal, regulatory, arbitration, audit, or other proceedings (including, without limitation, those unrelated to the matters that are the subject of this engagement) as a result of or in connection with the services or the Agreement. The Client is responsible for payment of all attorneys' fees and expenses incurred. Should another party or entity be required to pay a portion of the Client's fee and expenses, the Client remains responsible for payment of the remaining balance.

6. DELIVERABLES.

- a) J2C has created and has rights in, and may, in connection with the performance of its services, employ, provide, modify, create, acquire, or otherwise obtain rights in various concepts, ideas, methods, methodologies, procedures, processes, knowledge, and techniques, models, templates, user interfaces, and screen designs, general-purpose consulting, and software tools, methods of operation of systems and other intellectual property (collectively, referred to as "J2C Knowhow and Copyrights"). The Parties acknowledge and agree that J2C owns all rights, title, and interest, including, without limitation, all rights under all copyright, patent, and other intellectual property laws, in and to the J2C Knowhow and Copyrights. J2C does not agree to any terms that may be construed as precluding or limiting in any way its right to 1) provide services of any kind or nature whatsoever to any person or entity as J2C, in its sole discretion, deems appropriate or 2) develop for itself, or for others, materials that are competitive with those produced as a result of the services provided, irrespective of their similarity to the tangible items specified as deliverables or work product in the Agreement ("Deliverables").
- b) Upon full and final payment to J2C for its services, 1) the Deliverables will become the property of the Client, and 2) to the extent that any J2C Knowhow and Copyrights are contained in the Deliverables, J2C grants the Client and its affiliates authorization to use such J2C Knowhow and Copyrights contained in the Deliverables in connection only for the intended purpose and use as stated within the Agreement. The term "affiliate" shall have the meaning construed under Rule 405 promulgated under the Securities Act of 1933, as amended.
- c) J2C is deemed to have completed its obligations under this Agreement when a Deliverable is issued. A draft report is deemed acceptable and final if the Client does not send any minor editorial or other comments within 60 days from the report issuance.

7. CLIENT RESPONSIBILITIES, THIRD-PARTY INFORMATION, AND ASSUMPTIONS.

- a) The Client shall cooperate with J2C in the performance of its services, including providing J2C with reasonable facilities and timely access to data, information, and personnel of the Client. If J2C is provided with access to or use of the Client's facilities to perform the services, such facilities may not be dedicated solely for J2C's use, and J2C will not be deemed a tenant of the Client concerning such facilities. The Client shall be solely responsible for, among other things, 1) the performance of its personnel and agents, 2) the accuracy and completeness of all data and information provided to J2C for purposes of the performance of the services, 3) making all management decisions and performing all management functions, 4) designating a competent management member to oversee the services, 5) evaluating the adequacy and results of the services, and 6) accepting responsibility for the results of the services. J2C's performance is dependent upon the timely and effective fulfillment of the Client's responsibilities and the timely decisions and approvals of the Client in connection with the services. J2C shall be entitled to rely on all decisions and approvals of the Client.
- b) J2C may use information and data furnished by parties other than the Client and its agents if J2C is in good faith and reasonably believes that such information and data are reliable. J2C, however, shall neither

be responsible for nor provide any assurance regarding the accuracy or completeness of any such information or data.

- c) J2C shall be entitled to assume, without independent verification, the accuracy and completeness of all assumptions provided to J2C by or on behalf of the Client for purposes of the performance by J2C of the services.
- d) J2C does not provide legal, accounting, audit, title, engineering, architectural, or environmental sciences services and assumes no responsibility for matters of such services. The Client shall be solely responsible for, and J2C shall have no responsibility for, 1) financial and tax reporting and 2) matters of legal description or title relating to or arising from the services.
- e) J2C shall be entitled to make, and shall have no responsibility for, the following assumptions regarding the assets, properties, or business interests included in the services: 1) title is good and marketable; 2) such assets, properties, or business interests are free and clear of any and all liens or encumbrances; 3) there is full compliance with all applicable federal, state, local, and national regulations and laws (including, without limitation, zoning regulations); 4) there are no encroachments; 5) the land is free of adverse soil conditions that could prohibit development of the property to its highest and best use; 6) there is responsible ownership and competent management with respect to such assets, properties, or business interests; 7) all required licenses, certificates of occupancy, consents, or legislative or administrative authority from any federal, state, local, or national government, private entity, or organization have been obtained or renewed or will be obtained or renewed when needed for any use on which the services are to be based; and 8) any plot plans, sketches, drawings, or other exhibits that may be included in a Deliverable, if any, are included only to assist the reader in visualizing the property.

8. LIMITATION ON WARRANTIES. J2C warrants that it shall perform the services in good faith, with due care, and in a professional manner. J2C disclaims all other warranties, either express or implied, including, without limitation, warranties of merchantability and fitness for a particular purpose.

9. FORCE MAJEURE. J2C shall not be liable for any delays in the issuance of Deliverables and performance of services resulting from circumstances or causes beyond its reasonable control, including, without limitation, the actions or inaction of others which J2C is dependent on to complete its service, fire, epidemic, pandemic, or other casualties, an act of God, strike or labor dispute, war or other violence, or any law, order or requirement of any governmental agency or authority.

10. LIMITATION ON DAMAGES AND INDEMNIFICATION.

- a) The aggregate liability of J2C for any reason whatsoever relating to its services, regardless of form, whether in contract, statute, strict liability, tort (including negligence), or otherwise, shall not exceed the total fees paid by the Client to J2C for its services. J2C will not be liable for any claim against the Client, its officers, directors, employees, agents, or representatives by any third party, regardless of form, whether in contract, statute, strict liability, tort, or otherwise, nor for any amounts representing a loss of profit, loss of business or special, indirect, incidental, consequential or punitive damages, even if advised of the possibility thereof. The foregoing limits of liability shall not apply in the case of fraud, recklessness, intentional misconduct, or breach of confidentiality.
- b) The Client shall indemnify and hold harmless J2C and its principals and employees, agents and their representatives, and their respective successors and assigns from and against any and all claims, liabilities, losses, damages, costs, and expenses, including, without limitation, reasonable legal fees and cost of litigation relating to the use made by the Client of J2C's services, regardless of form, whether in contract, statute, strict liability, tort, or otherwise, except to the extent to the extent that it is finally

judicially determined that such claims, liabilities, losses, damages, costs, or expenses were caused or the result of fraud, bad faith, gross negligence, breach of confidentiality, or intentional misconduct on the part of an indemnified party hereunder.

11. CONFIDENTIALITY AND USE.

- a) To the extent that, in connection with this engagement, a party (each, the “receiving party”) comes into possession of any non-public or other confidential information of another party (the “disclosing party”), it will not disclose such information to any third party without the disclosing party’s prior written consent, using at least the same degree of care as it employs in maintaining in confidence its confidential information of a similar nature, but in no event less than a reasonable degree of care. The disclosing party hereby consents to the receiving party disclosing such information: 1) as (and to the extent) expressly provided for in the Agreement; 2) to its affiliates and its and their respective directors, officers, employees, professional advisors, or subcontractors who need to know such information in connection with the purpose of this Agreement, whether located within or outside of the United States, that are providing (or receiving) services in connection with this engagement and that have agreed to be bound by confidentiality obligations similar to those in this paragraph, it being understood that the party shall be responsible for any breach of the provisions of this paragraph by any such person as if such person were a party hereto; 3) as may be required by law, regulation, judicial or administrative process, or per applicable professional standards or rules, or to the extent required in connection with litigation or arbitration pertaining hereto. The term “confidential information” shall not include any information which a) is or becomes publicly available other than as the result of a disclosure in breach hereof, b) becomes available to the receiving party on a non-confidential basis from a source that the receiving party believes is not prohibited from disclosing such information to the receiving party, c) is already known by the receiving party without any obligation of confidentiality with respect thereto, or d) is developed by the receiving party independently of any disclosures made to the receiving party. For the avoidance of doubt, J2C may use and disclose any knowledge and ideas acquired in connection with the services to the extent they are retained in the unaided memory of its personnel.
- b) The Deliverables are to be used solely for the use and purpose as stated in the Agreement. Notwithstanding the foregoing or any language to the contrary regarding the use of the Deliverables, the Client and its affiliates are authorized to make available such Deliverables in their entirety to 1) the United States Internal Revenue Service (“IRS”) or other regulatory authority, to the extent that the Client or any such affiliate is required to furnish such information to the IRS or such other regulatory authority in compliance with procedures under the Internal Revenue Code or such other regulatory authority that are directly related to the purpose for which the services and Deliverables were provided hereunder, 2) the Client’s and/or its affiliates auditors in support of their evaluation of management’s assertions in the financial statements. In authorizing the Client and such affiliates to make copies of the Deliverables available to its auditors for such purpose, J2C is not undertaking or assuming any duty or obligation to such auditors or establishing any other direct relationship with them. J2C does not undertake or assume any responsibility concerning the financial statements of the Client or such affiliates. The Client understands and agrees that J2C is not an expert under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, and will not consent to be a named expert in the Client’s filings with the SEC under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, or otherwise.
- c) No provision of this Agreement is or is to be construed as a condition of confidentiality within the meaning of PCAOB Release 2005-014, Internal Revenue Code Sections 6011 and 6111 or the regulations thereunder, any related IRS guidance, or any other similar law, concerning any services, deliverables or other materials of any kind relating to tax treatment or tax structure (collectively referred to as “Subject Tax Planning Advice”). Notwithstanding anything herein to the contrary, no provision of this Agreement shall place any limitation on the Client or any of its affiliates’ disclosure of any

Subject: Tax Planning Advice. The services and Deliverables shall be solely for the Client's affiliates' use, and this engagement does not create privity between J2C and any third party. Neither the services nor the Deliverables are intended for the express or implied benefit of any third party. Unless otherwise agreed to in writing by J2C, no third party is entitled to rely in any manner or for any purpose on the Services or Deliverables. In the event of any unauthorized reliance on any Subject Tax Planning Advice, the Client agrees to indemnify and hold harmless J2C, its subcontractors, and their respective personnel from all third-party claims, liabilities, costs, and expenses.

- d) The Client agrees to permit J2C the right, with Client's advance written consent in each instance, to use the Client's name and logo in citations in proposals or similar directed marketing efforts.

12. GOVERNING LAW AND SEVERABILITY.

- a) This Agreement shall be governed by and construed under the laws of the State of Illinois (without giving effect to the choice of law principles thereof). If any provision of these terms is found by a court of competent jurisdiction to be unenforceable, such provision shall not affect the other provisions, but such unenforceable provision shall be deemed modified to the extent necessary to render it enforceable, preserving to the fullest extent permissible the intent of the Parties.
- b) Jurisdiction and venue of any fee or non-fee disputes between the parties to or from this agreement will be in the Circuit Court of Cook County, Illinois, in a division at the election of J2C Valuation Services, LLC. Client agrees to submit to the jurisdiction of this Illinois Court and shall be solely responsible for any and all fees, costs, or expenses associated with any fee or non-fee disputes and with collecting any amounts due and owing to J2C Valuation Services, LLC under this contract.
- c) Any dispute arising hereunder shall be subject to resolution in the Federal or State courts located in Chicago, Illinois, by bench trial, with each party waiving its right to trial by jury. Should J2C be the substantially prevailing party in any such proceeding, then it shall be entitled to reimbursement from the Client for its reasonable legal fees and costs incurred in connection with such proceeding.
- d) If any provision of this Agreement shall be deemed invalid, unreasonable, or unenforceable by any court of competent jurisdiction, such provision shall be stricken from the Agreement or modified to render it reasonable, and the remaining provisions of the Agreement or the modified provision as provided above, shall continue in full force and effect and be binding upon the parties so long as such remaining or modified provisions reflect the intent of the parties as of the date of the Agreement. Further, should the Agreement omit any statutory or regulatory requirements which would otherwise render this Agreement illegal, then the Agreement shall be deemed amended to the minimum extent necessary to comply with said statutes or regulations.

By signing this Terms and Conditions Sheet, the Parties are in agreement to the provisions contained herein.

Print Name

Title

Signature

Date

EXHIBIT C”
PAYMENT DETAILS

CHECK PAYMENTS: Please make checks payable to **J2C** Valuation Services, LLC, and remit them to the following address: **J2C** Valuation Services, c/o UIRC, 15700 103rd Street, Suite 100, Lemont, IL 60439.

WIRE TRANSFER INSTRUCTIONS: Bank: First Bank Illinois Routing #: 071923336 Account #: 379110
Account Name: **J2C** Valuation Services, LLC

CREDIT CARD PAYMENTS: Please note that there is a 4% fee to process your payment via credit card. If interested, please contact Jami Fultz at jami@uirc.com or 773-650-1570 X 7160.

EXHIBIT “D”
PROPERTY DESCRIPTIONS

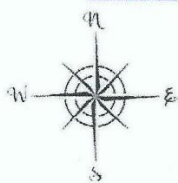
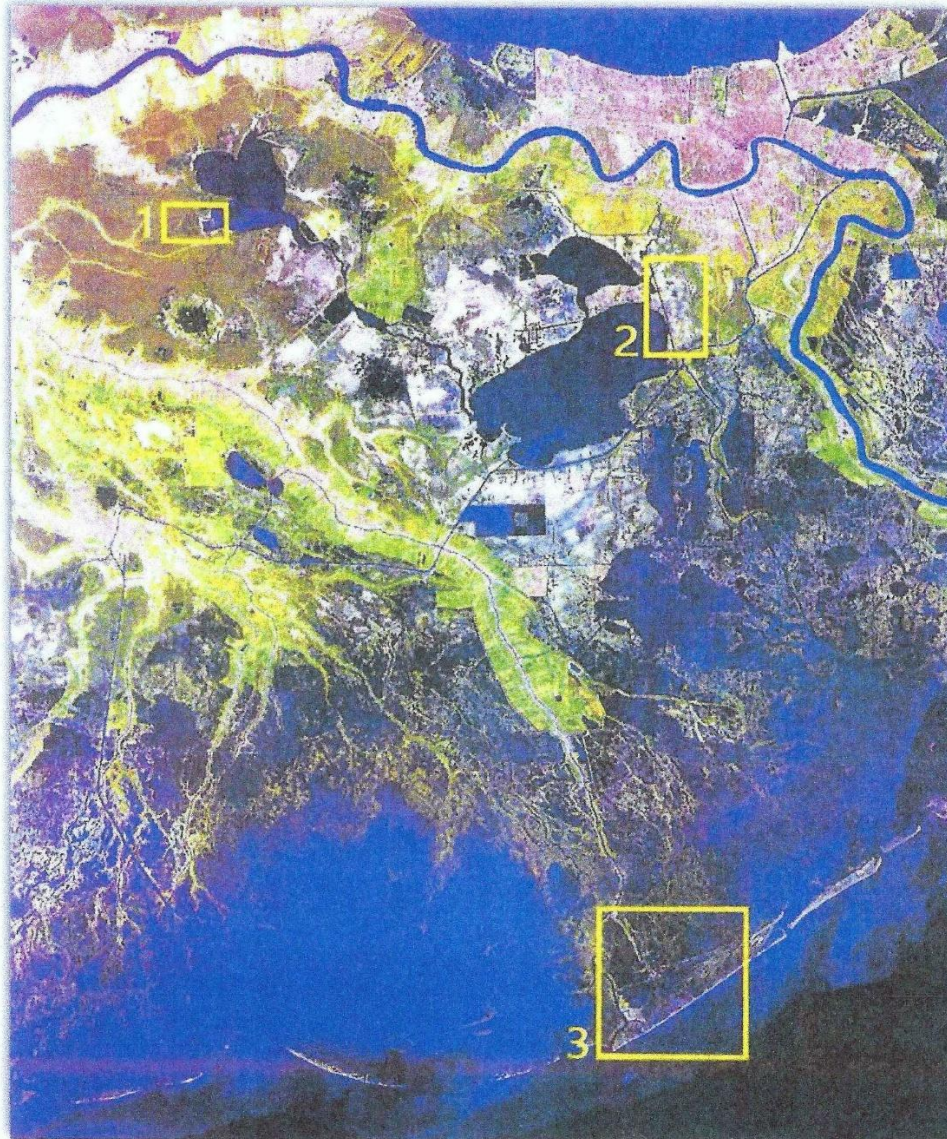
Bayou Chevreuil Property (St. John the Baptist Parish). 1,500 acres.

Bayou Segnette Property (Jefferson Parish). 1,800 acres.

Fourchon/Leeville Property (Lafourche Parish). 35,000 acres.

EXHIBIT "E"
MAP OF PROPERTIES

WISNER DONATION PROPERTIES MAP



1. Bayou Chevreuil Property | St. John the Baptist Parish | 1,500 acres.
2. Bayou Segnette Property | Jefferson Parish | 1,800 acres.
3. Fourchon/Leeville Property | Lafourche Parish | 35,000 acres.

EXHIBIT "F"
LOUISIANA APPRAISAL LICENSE

