

Statement of Certification – Joseph E. Batis

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not completed a real estate appraisal of the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Appraisal Practice* of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one other than Edward W. Dinan and Elizabeth Goodman Schneider provided significant real property professional assistance to the person signing this certification.

As of the date of this report, Joseph E. Batis has completed the requirements of the continuing education program of the Appraisal Institute. Furthermore, I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



March 23, 2020

Joseph E. Batis, MAI, RW-AC

Edward J. Batis & Associates, Inc.

General Certification Lic. #553.000493 (IL; Expires 09/21)

General Certification Lic. #2016044083 (MO; Expires 06/20)

General Certification Lic. #CG03684 (IA; Expires 06/20)

General Certification Lic. #7895 (SC; Expires 06/20)

General Certification Lic. #5660 (TN; Expires 06/21)

General Certification Lic. #4001017857 (VA; Expires 06/21)

General Certification Lic. #A8416 (NC; Expires 06/20)

Statement of Certification – Elizabeth Goodman Schneider

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The analyses, opinions, and conclusions in this review report are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favor the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed and this appraisal report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* and meets or exceeds the requirements set forth by Illinois Public Act 98-0213 (PA 0213 originated as House Bill 1379), codified as 220 ILCS 5/9-210.5.

Elizabeth Goodman Schneider made a personal inspection of the property that is the subject of this appraisal report.

Edward Dinan and Joseph Batis provided significant real property appraisal assistance to the person signing this certification.

My engagement for this assignment, and my conclusions as well as other opinions expressed herein are not based on a required minimum value, a specific value, or approval of a loan.

Elizabeth Goodman Schneider has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal report within the past three-year period immediately preceding acceptance of this assignment.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Elizabeth Goodman Schneider has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

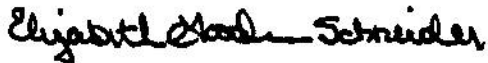
Statement of Certification – Elizabeth Goodman Schneider

(Continued)

As of the date of this report, Elizabeth Goodman Schneider has completed the continuing education programs of the State of Missouri and the State of Wisconsin.

In the State of Michigan, appraisers are required to be licensed and are regulated by the Michigan Department of Labor & Economic Growth, P.O. Box 30018, Lansing, MI 48909. Elizabeth Goodman Schneider is Certified General Real Estate Appraiser #1201073697.

All individuals who participated in the preparation of this report and who are Senior Members of the American Society of Appraisers are recertified as required by the mandatory recertification as set out in the constitution by-laws and administrative rules of the American Society of Appraisers.



Elizabeth Goodman Schneider, ASA
Goodman Appraisal Consultants, LLC

March 23, 2020

Date of Appraisal Report

Colorado Certified General Appraiser No. CG.200001080
Illinois Certified General Real Estate Appraiser No. 553-001973
Indiana Certified General Appraiser No. CG41700036
Iowa Certified General Appraiser No. CG02980
Kentucky Certified General Real Property Appraiser No. 5262
Michigan Certified General Real Estate Appraiser No. 1201073697
Minnesota Certified General Real Property Appraiser No. 40232088
Missouri State Certified General Real Estate Appraiser No. 2016042105
Ohio Certified General Real Estate Appraiser No. ACGO.2017003680
Pennsylvania Certified General Appraiser No. GA004327
Rhode Island Certified General Appraiser No. CGA.0020068
Wisconsin Certified General Appraiser No. 1586-010
Florida State-Certified General Real Estate Appraiser No. RZ4093

ADDENDA

Statement of Assumptions and Limiting Conditions

Qualifications of the Appraisers

Flinn Engineering Report

STATEMENT OF ASSUMPTION AND LIMITING CONDITIONS

The value herein estimated and/or other opinions presented are predicated on the following:

1. No responsibility is assumed for matters of a legal nature concerning the appraised property – especially those affecting title. It is considered that the title is marketable for purposes of this report. The legal description as used herein is assumed to be correct.
2. The improvement is considered to be within the lot lines (unless otherwise stated); and, except as herein noted, is presumed to be in accordance with local zoning and building ordinances. Any plots, diagrams, and drawings found herein are to facilitate and aid the reader in picturing the subject property and are not meant to be used as references in matters of survey.
3. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structure which would render it more or less valuable than otherwise comparable properties. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such things.
4. Any description herein of the physical condition of improvements including, but not limited to, the heating, plumbing, and electrical systems, is based on visual inspection only, with no demonstration performed, and they are thus assumed to be in normal working condition. No liability is assumed for same, nor for the soundness of structural members for which no engineering tests were made.
5. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property herein described unless prior arrangements have been made.
6. The distribution of total valuation in this report between land and improvements applies only under the existing program of utilization under the conditions stated. This appraisal and the allocations of land and building values should not be used as a reference for any other purpose and are invalid if used so.
7. That this report is to be used in its entirety and only for the purpose for which it was rendered.
8. Information, estimates, and opinions furnished to us and considered in this report were obtained from sources considered reliable and believed to be true and correct; however, no responsibility for guaranteed accuracy can be assumed by the appraiser.
9. The property is appraised as though under responsible ownership and competent management.
10. The report rendered herein is based upon the premise that the property is free and clear of all encumbrances, all mortgage indebtedness, special assessments, and liens—unless specifically set forth in the description of property rights appraised.
11. No part of this report is to be reproduced or published without the consent of its author.
12. The appraisal covers only the property described herein. Neither the figures therein, nor any analysis thereof, nor any unit values thereof derived, are to be construed as applicable to any other property, however similar it may be.
13. Neither all, nor any part, of the contents of this report, or copy thereof, shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author—particularly as to value conclusions, the identity of the appraiser or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon the appraiser, as stated in his qualifications attached hereto.
14. Any cash flow calculations included in this report are developed from but one of a few alternatives of a possible series and are presented in that context only. Specific tax counsel should be sought from a C.P.A., or attorney, for confirmation that this data is the best alternative. This is advised since a change in value allocation, method or rate of depreciation or financing will have consequences in the taxable income.
15. This appraisal has been made in accordance with the Code of Ethics of the Appraisal Institute.
16. This report has not taken into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances, and/or underground storage tanks (hazardous materials), or the cost of encapsulation or removal thereof. Should client have concern over the existence of such substances on the property, the appraiser considers it imperative for the client to retain the services of a qualified, independent engineer or contractor to determine the existence and extent of any hazardous materials, as well as the cost associated with any required or desirable treatment or removal thereof. The valuation stated herein would therefore be void, and would require further analysis to arrive at a market estimate of value.

DINAN REAL ESTATE ADVISORS, INC.

EDWARD W. DINAN, MAI, CRE®
PRESIDENT

ACADEMIC

Rockhurst College, Kansas City, Missouri, A.B., 1972

American Institute of Real Estate Appraisers

Course 1A, Memphis State University - May 1975

Course 1B, Tulane University - July 1975

Course II, University of Georgia - February 1976

Course VI, Chicago Education Center - March 1977

Appraisal Institute

Standards of Professional Practice, Parts A and B

Seminars include: Cash Equivalency, Subdivision Analysis, Rates Ratios and Reasonableness, Feasibility, Valuation of Leasehold Interests, Americans with Disability Act Review, Condemnation Process and Appraisal, Condemnation Appraising: Advanced Topics and Applications, Standards of Professional Practice, Parts A and B, Corridors And Rights-Of-Way II Symposium Valuation and Policy

Harvard Law School, Program of Instruction for Lawyers

Advanced Negotiation: Deal Design and Implementation

University of Houston

Dispute Resolution Institute

EXPERIENCE

Professional experience includes market and financial feasibility studies, highest and best use analyses, transient housing and convention market surveys, analysis of redevelopment potential of existing communities, lease analysis and consultation, as well as the appraisal and evaluation of many types of properties including:

Airports

Apartments (high rise, garden, townhouse)

Banks

Casinos

Cemeteries

Condemnation Appraisals

Condominiums/Co-op/Timeshare

Duck Clubs

Farms

Golf Courses/Country Clubs

Hotels and Motels

Industrial Plants and Warehouses

Mobile Home Parks

Office Buildings

Planned Communities

Quarries/Mines

Railroad Properties

Resorts

Restaurants

Sales and Service Buildings

Schools (private, parochial, secondary, higher education)

Shopping Centers (regional, community, neighborhood)

Single Family Residential

Special Use Properties

Subdivisions

Surgical Centers

Theaters

Urban Renewal (acquisition, reuse)

Vacant Land (commercial, industrial, residential, rural, agricultural)

Vessels

2023 South Big Bend Boulevard · Saint Louis, Missouri 63117 · 314-647-9900 · Fax 314-647-9922

email: edinan@dinanreal.com

In addition, Mr. Dinan has been approved as a fee appraiser for the U.S. Department of Justice, Missouri Department of Natural Resources, Missouri Department of Highways and Transportation, Illinois Department of Transportation, Probate Court of St. Louis City, as well as FNMA, FDIC, RTC, HUD, SBA, OTS, along with numerous other governmental agencies and is qualified in court as an expert witness. Mr. Dinan has also served as a hearing officer for the St. Louis County Board of Equalization.

Prior to forming Dinan Real Estate Advisors, Inc., Mr. Dinan was employed by the Turley Martin Company as Vice President of their Consulting and Appraising Division. Mr. Dinan has also participated as a guest lecturer on real estate appraising at Washington University, as well as several seminars sponsored jointly by the University of Missouri - St. Louis and the Home Builders Association of Greater St. Louis, Counselors of Real Estate®, and Law Seminars International. In addition, Mr. Dinan is approved as an instructor for the Missouri Real Estate Commission's Continuing Education Program, and has been a lectured speaker for the Bar Association of Metropolitan St. Louis. Mr. Dinan has also delivered seminars on appraisal reviews to loan officers at several financial institutions in the St. Louis area.

GEOGRAPHICAL AREAS OF EXPERIENCE

Territory covered is primarily Metropolitan St. Louis, but also includes professional experience in the following 27 states: Arizona, Arkansas, California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Louisiana, Massachusetts, Michigan, Mississippi, Missouri, Nebraska, New York, Ohio, Oklahoma, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Virginia, Wisconsin and Wyoming.

PROFESSIONAL AFFILIATION

Mr. Dinan has held virtually every position as an officer and has served on the Board of Directors for the local chapter of the Appraisal Institute. In 1990, Mr. Dinan served as President of the former American Institute of Real Estate Appraisers and coordinated its unification with the local Society Chapter. Mr. Dinan also served as a Regional Representative for Region II of the Appraisal Institute. Mr. Dinan currently serves on the Board of Directors and is a National Liaison Membership Chair for the Counselors of Real Estate® as well as serving on the Advisory Board of Great Southern Bank. In addition, Mr. Dinan has the following affiliations:

Counselor of Real Estate® - 1996

2010 National Chairman - Dispute Resolution

2011 National Liaison Vice Chair

2011 National Co-Chair - Litigation Support

2012-2017 Board of Directors

2013 Recipient of the Chairs Award presented by The Counselors of Real Estate

2013 -2014 National Liaison Membership Chair

Appraisal Institute MAI Designation, Certificate Number 6103 -1980

St. Louis Association of Realtors

Royal Institution of Chartered Surveyors - 2006

St. Louis County Library Foundation Board of Directors - 2012-Present
The Marianist Retreat and Conference Center Board of Directors - 2012-Present
Real Estate Broker-Officer - 1999022989 - State of Missouri
Licensed Real Estate Managing Broker - 471.014130 - State of Illinois
Certified General Real Estate Appraiser - RA001300 - State of Missouri
Certified General Real Estate Appraiser - 553.001032 - State of Illinois

**Qualifications of
Joseph E. Batis, MAI, R/W-AC
MARCH 2020**



EMPLOYMENT

President of EDWARD J. BATIS & ASSOCIATES, INC. (1992 – Present), providing real estate valuation and consulting services.

PROFESSIONAL AFFILIATIONS

Member of the Appraisal Institute, MAI designation (Member #63637)

Listed on the Appraisal Institute's *Litigation* and *Valuation of Conservation Easements* Professional Development Registries (Only Member in Illinois on both registries).

Member of the International Right of Way Associations, R/W-AC designation (Member #7482)

Approved Instructor – Appraisal Institute

STATE – GENERAL CERTIFICATION APPRAISAL LICENSES

Illinois – Missouri – Iowa – Tennessee – South Carolina – Virginia – North Carolina

GENERAL PROFESSIONAL EXPERIENCE

Real estate valuation services since 1983 for residential, agricultural commercial, industrial, and special purpose properties. Market areas include primarily Illinois and Chicago metropolitan area. Services provided throughout the States of Illinois and Missouri.

SPECIALIZED SERVICES AND EXPERIENCE

- Right of Way / Energy Transmission Lines / Fiber Optic Corridors / Railroad Corridors
- Power Transmission Line Corridors / Solar Energy Fields
- Public and Private Utility Systems (water distribution and wastewater collection)
- Valuation of Permanent and Temporary Easements
- Market Impact Studies for Power Transmission Line and Underground Pipeline Projects
 - Remainder Properties
 - Proposed Projects
 - Expansion of Existing Projects and Infrastructure

LITIGATION, ARBITRATION, AND CONSULTING SERVICES

- Expert Testimony (Federal and Circuit Courts, Commerce Commission Hearings)
- Value Dispute Resolution Services
- Review and Rebuttal Services
- Litigation Consultation and Support Services

DEVELOPMENT OF CONTINUING EDUCATION SEMINARS (*EASEMENT ISSUES*)

- *Understanding Easements – What is Being Acquired? (2003)*
- *Pipelines and Easements – Can They Co-Exist? (2003)*
- *Midwest Pipeline and Corridor Easements – Aren't They All the Same? (2020)*

Qualifications of
Joseph E. Batis, MAI, R/W-AC



**EXAMPLES OF SPECIALIZED VALUATION PROJECTS AND
SPECIALIZED MARKET RESEARCH ASSIGNMENTS**

○ **PRIVATE AND PUBLIC UTILITY ASSET VALUATION (2013-PRESENT)**

Valuation of assets of public water delivery and/or wastewater collection systems for acquisition and allocation purposes for the following communities (or private systems within the communities):

<i>MANTENO, IL</i>	<i>PEOTONE, IL</i>	<i>GRANT PARK, IL</i>	<i>LAKEMOOR, IL</i>
<i>FARMINGTON, IL</i>	<i>MONEE, IL</i>	<i>COTTAGE HILLS, IL</i>	<i>WASHINGTON, IL</i>
<i>SADORUS, IL</i>	<i>GLENVIEW, IL</i>	<i>McHENRY, IL</i>	<i>FISHER, IL</i>
<i>NILES, IL</i>	<i>PALOS HEIGHTS, IL</i>	<i>ALTON, IL</i>	<i>GRANITE CITY, IL</i>
<i>GODFREY, IL</i>	<i>GLASFORD, IL</i>	<i>PEVELY, MO</i>	<i>DESOTO, MO</i>
<i>LAWSON, MO</i>	<i>ODESSA, MO</i>	<i>GOWER, MO</i>	

○ **MARKET IMPACT STUDIES – SOLAR FIELD PROJECTS (2018)**

Market impact studies pertaining to the proposed development of solar energy fields in several counties in the Chicago metropolitan area. Each market study included a site analysis and “before and after” analysis to determine the impact from the proposed solar projects to properties in the immediate and general market areas of the proposed facilities.

○ **MARKET STUDY AND APPRAISAL REVIEW - CONTAMINATION (2018)**

Appraisal review services and market data research pertaining to the impact to the market values of numerous properties resulting from the contamination of underground water sources. Litigation pending.

○ **MARKET IMPACT STUDY – CONTAMINATION FROM UNDERGROUND LEAK
AT NUCLEAR POWER GENERATING STATION (2007)**

Coordinated the market research, analysis, and valuation services pertaining to the impact of more than 500 properties potentially impaired by an underground leak of tritium from the Braidwood Nuclear Power Plant.

Qualifications of
Joseph E. Batis, MAI, R/W-AC



**EXAMPLES OF SPECIALIZED VALUATION PROJECTS AND
SPECIALIZED MARKET RESEARCH ASSIGNMENTS**

- **ANALYSIS AND ALLOCATION OF THE CONTRIBUTORY VALUES OF MULTIPLE PERMANENT EASEMENTS CO-LOCATED IN A TRANSMISSION CORRIDOR**
An analysis and valuation of the easement values for multiple contiguous and overlapping permanent easements within a right-of-way corridor, including gas pipeline easements, power transmission lines, public utility (water line) easements, and recreational easements.

- **MANAGEMENT OF VALUATION SERVICES FOR SIMULTANEOUS ACQUISITION OF EASEMENTS FOR MULTIPLE OIL PIPELINES (2012-2016)**
Valuation and consulting services including the coordination and management of appraisal services for acquisition and condemnation hearings, Illinois Commerce Commission hearings, and appraisal review services, rebuttal report/testimony, and settlement conferences. Project involved acquisition of permanent and temporary easements for the simultaneous construction of three interstate oil transmission lines. Responsible for management of the projects' valuation services pertaining to more than 2,000 properties in 22 counties and managing the participation of 35 appraisers, consultants, and researchers involved with the project.

- **INTERSTATE NATURAL GAS PIPELINE PROJECT (2000-2003)**
Valuation and consulting services including the coordination and management of appraisal services for acquisition and condemnation hearings in federal court, appraisal review services, rebuttal report/testimony, and settlement conferences. Project involved acquisition of permanent and temporary easements for the construction of a natural gas transmission line. Responsible for management of the project's valuation services including more than 600 properties in 4 counties.

Qualifications of
Joseph E. Batis, MAI, R/W-AC



APPRAISAL INSTITUTE EDUCATIONAL AND INSTRUCTOR EXPERIENCE
2007 - Present

**GENERAL APPRAISER INCOME APPROACH PART I
(INSTRUCTOR AUDIT)**

November 2018, Nashville, TN

GENERAL APPRAISER PROCEDURES (CO-INSTRUCTOR)

October 2018, Chicago, IL

INSTRUCTOR QUALIFYING CONFERENCE

September 2018, Chicago, IL

ADULT LEARNING – EFFECTIVE CLASSROOM LEARNING

September 2018, Online Webinar

LITIGATION APPRAISING:

SPECIALIZED TOPICS AND APPLICATIONS

July 2018, Roseville, MN

THE APPRAISER AS AN EXPERT WITNESS:

PREPARATION AND TESTIMONY

May 2018, Woburn, MA

QUANTITATIVE ANALYSIS

March 2018, Chicago, IL

NATIONAL USPAP UPDATE COURSE

February 2018, Chicago, IL

USING YOUR HP-12C FINANCIAL CALCULATOR

September 2017, Online Seminar

EMINENT DOMAIN AND CONDEMNATION

September 2017, Online Seminar

**RATES AND RATIOS: MAKING SENSE OF
GIMS, OARS, AND DCF**

September 2017, Online Seminar

NATIONAL USPAP UPDATE COURSE

May 2016, Chicago, IL

NATIONAL USPAP UPDATE COURSE

July 2015, Columbus, OH

INSTRUCTOR WEBINAR

May 2015, Online Webinar

BUSINESS PRACTICE AND ETHICS

March 2015, Online Seminar

INSTRUCTOR WEBINAR

May and October 2014, Online Webinar

**GENERAL APPRAISER MARKET ANALYSIS
AND HIGHEST AND BEST USE**

January 2014, Chicago, IL

INSTRUCTOR WEBINAR

April and October 2013, Online Webinar

KNOWLEDGE CENTER FOR INSTRUCTORS

October 2012, Online Webinar

CANDIDATE FOR DESIGNATION PROGRAM

July 2012, Online Webinar

NATIONAL USPAP UPDATE COURSE

June 2012, Chicago, IL

GENERAL APPRAISER INCOME APPROACH PART I

October 2011, Chicago, IL

NATIONAL USPAP UPDATE COURSE

September 2011, Chicago, IL

CONDEMNATION APPRAISING:

PRINCIPLES AND APPLICATIONS

August 2011, Chicago, IL

NATIONAL USPAP UPDATE COURSE

September 2009, Online Seminar

EMINENT DOMAIN AND CONDEMNATION

September 2009, Online Seminar

BASIC APPRAISAL PROCEDURES (INSTRUCTOR)

February 2009, Chicago, IL

BASIC APPRAISAL PRINCIPLES (INSTRUCTOR)

September 2008, Chicago, IL

BASIC APPRAISAL PROCEDURES (INSTRUCTOR)

February 2008, Chicago, IL

AQB AWARENESS TRAINING FOR

APPRAISAL INSTITUTE INSTRUCTORS

September 2007, Online Seminar

APPRAISING ENVIRONMENTALLY

CONTAMINATED PROPERTIES

March 2007, Portland, ME

ELIZABETH GOODMAN SCHNEIDER, ASA

goodmanappraisal@gmail.com • 414-559-5898 • www.linkedin.com/in/elizabethgoodmanschneider

CERTIFIED GENERAL APPRAISER

Certified General Appraiser with 30 years experience in utility appraisal, commercial appraisal and appraisal review.

- Significant experience using the cost, market/sales and income approaches to value.
- Outstanding analytical skills.
- Superior oral and written communication.
- Public utility appraisal experience totaling 30 years.
- Knowledge of appraisals of commercial property types obtained through reviewing real property appraisals.

Public utility appraisal experience of the following property types:

- | | | |
|----------------------------|--------------------------------|--------------------------------|
| • Water Systems | • Oil Pipelines | • Electric Distribution Assets |
| • Wastewater/Sewer Systems | • Products Pipelines | • Coal-Fired Power Plants |
| • Hydroelectric Plants | • Gas Transmission Assets | • Gas-Fired Power Plants |
| • Natural Gas Pipelines | • Gas Distribution Assets | • Nuclear Power Plants |
| • Ip Gas Pipelines | • Electric Transmission Assets | • Telecommunication Assets |

Appraisal review experience of the following property types:

- | | | |
|----------------------------|---------------------------------|----------------------------|
| • Water Systems | • Office Condominiums | • Mixed-Use |
| • Wastewater/Sewer Systems | • Residential Condominium Units | • Vacant Land |
| • Multi-Family | • Retail Condominiums | • Restaurant |
| • Public Utilities | • Shopping Centers | • Tavern |
| • Retail | • Small Marinas | • Funeral Home |
| • Office | • Mobile Home Parks | • Day Care Center |
| • Commercial Condominium | • Subdivisions | • Special Purpose Property |
| • Industrial Condominium | • Industrial / Warehouse | |

PROFESSIONAL EXPERIENCE

PRESIDENT AND OWNER, Goodman Appraisal Consultants LLC, Cudahy, WI.

2010 to present

Goodman Appraisal Consultants provides valuation of public utilities including water and wastewater/sewer systems as well as commercial real estate appraisal review services.

- Appraisals of water and wastewater/sewer systems for purchase.
- Appraisals of public utilities and desktop technical appraisal reviews.
- Use of the Cost, Sales Comparison, and Income Approaches to Value.
- Consistently increasing experience with different real property types through reviews of real property appraisals completed by many different appraisers and appraisal firms.

SENIOR ASSOCIATE, AUS Consultants, Greenfield, WI.

1989 to 2011

AUS Consultants provides ad valorem valuation of public utilities. As Senior Associate at AUS Consultants, I performed and assisted with appraisals of public utility property for property tax purposes in a number of states.

- Pursued appropriate licensing and became the only Certified General Appraiser employed by the company.
- Increasing responsibility and autonomy.
- Experience with attorneys as clients.

ELIZABETH GOODMAN SCHNEIDER, ASA

goodmanappraisal@gmail.com • 414-559-5898 • www.linkedin.com/in/elizabethgoodmanschneider

LICENSES

- Certified General Appraiser, State of Colorado, #CG.200001080
- State-Certified General Real Estate Appraiser, State of Florida, #RZ4093
- Certified General Real Estate Appraiser, State of Illinois, #553.001973
- Certified General Appraiser, State of Indiana, #CG41700036
- Certified General Appraiser, State of Iowa, #CG02980
- Certified General Real Property Appraiser, State of Kentucky, #5262
- Certified General Appraiser, State of Michigan, #1201073697
- Certified General Appraiser, State of Minnesota, #40232088
- Certified General Real Estate Appraiser, State of Missouri, #2016042105
- Certified General Real Estate Appraiser, State of Ohio, #ACGO.2017003680
- Certified General Appraiser, State of Pennsylvania, #GA004327
- Certified General Appraiser, State of Rhode Island, #CGA.0020068
- Certified General Appraiser, State of Wisconsin, #1586-010

CREDENTIALS & PROFESSIONAL AFFILIATIONS

- ASA - Machinery and Technical Specialties - Public Utilities, American Society of Appraisers
- SBA Going Concern Registry
- Accredited Senior Appraiser - American Society of Appraisers, #41144
- National Association of Water Companies - Illinois Chapter Associate Member
- American Water Works Association - Member #03443739
- Board of Directors - Appraisal Institute, Wisconsin Chapter, 2017
- General Associate Liaison - Appraisal Institute, Wisconsin Chapter, 2010 to 2014
- Nominating Committee Member - Appraisal Institute, Region III, 2011 to 2013

EDUCATION

Master of Arts in Economics, University of Wisconsin – Milwaukee. Completed in 2003.
Specializing in monetary policy and labor relations.

Bachelor of Arts in Economics, University of Wisconsin – Milwaukee. Completed in 1998.
Honors in the Major. Appointed to the Dean's Advisory Council.

Appraisal-specific education is included on the following pages.

CONTACT INFORMATION

Elizabeth Goodman Schneider
6260 S Lake Dr #718, Cudahy, WI 53110
414-559-5898
goodmanappraisal@gmail.com

ELIZABETH GOODMAN SCHNEIDER, ASA

goodmanappraisal@gmail.com • 414-559-5898 • www.linkedin.com/in/elizabethgoodmanschneider

APPRAISAL EDUCATION

- 2019:**
- The Dirty Dozen¹
 - Essential Elements of Disclosures and Disclaimers¹
 - The Cost Approach¹
 - Michigan Appraisal Law - 2019¹
 - Pennsylvania State Mandated Law for Appraisers¹
- 2018:**
- 7-Hour National USPAP Update Course – 2018-2019²
 - Cool Tools: New Technology for Real Estate Appraisers¹
- 2017:**
- ARM204: Appraisal Review and Management Overview²
 - Core Logic / Marshall & Swift Commercial Cost Seminar³
 - Real Estate Finance, Value, and Investment Performance³
 - Comparative Analysis³
 - Construction Tour, Northwestern Mutual Real Estate³
 - Michigan Appraisal Law – 2017¹
- 2016:**
- Year in Review Symposium – 2016³
 - Risk Reduction Seminar³
 - Advanced Spreadsheet Modeling for Valuation Applications³
 - 7-Hour National USPAP Update Course – 2016-2017³
- 2015:**
- ARM106: Reasoning and Logic for Valuation Professionals²
 - Year in Review Symposium – 2015³
 - Eminent Domain and Condemnation³
 - Michigan Appraisal Law – 2015³
- 2014:**
- ARM201: Appraisal Review and Management Overview²
 - Year in Review Symposium – 2014³
 - Review Theory – General³
 - Hotel Valuation Seminar³
 - 7-Hour National USPAP Update Course – 2014 – 2015³
- 2013:**
- Year in Review Symposium – 2013³
 - Marina Valuation Overview³
 - Rates and Ratios: Making Sense of GIMs, OARs, and DCF³
 - Marketability Studies: Advanced Considerations & Application³
 - Marketability Studies: Six-Step Process & Basic Applications³
 - The Dirty Dozen¹
 - Michigan Appraisal Law – 2013¹

¹ Sponsored by McKissock

² Sponsored by American Society of Appraisers

³ Sponsored by Appraisal Institute

ELIZABETH GOODMAN SCHNEIDER, ASA

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APPRAISAL EDUCATION, CONTINUED

2012:

- Year In Review Symposium – 2012³
- Advanced Income Capitalization (Attendee)³
- Income Valuation of Small, Mixed-Use Properties³
- Fundamentals of Separating Real Property, Personal Property and Intangible Assets³
- 7-hour National USPAP Update Course – 2012 – 2013³
- Apartment Appraisal: Concepts and Applications³
- The Impact of Dodd-Frank on Appraisers & Their Bank Clients³

2011:

- Year In Review Symposium – 2011³
- Going-Concern Telebriefing³

2010 and prior:

- Online Business Practices and Ethics³
- Michigan Appraisal Law – 2010 – 2011¹
- 7-Hour National USPAP Update Course³
- Online Marshall & Swift Commercial Cost Training³
- The Discounted Cash Flow Model: Concepts, Issues, and Apps.³
- Online Using Your HP12C Financial Calculator³
- Spotlight on USPAP: Hypothetical Conditions & Extraordinary Assumptions³
- Report Writing and Valuation Analysis³
- General Appraiser Report Writing and Case Studies³
- General Appraiser Site Valuation & Cost Approach³
- General Appraiser Market Analysis and Highest & Best Use³
- General Appraiser Income Approach (Part II)³
- Online Basic Appraisal Principles³
- Online Business Practices and Ethics³
- Online Real Estate Finance Statistics and Standard Valuation Modeling³
- General Appraiser Income Approach (Part I)³
- 15-Hour National USPAP³
- Basic Appraisal Procedures³
- ME201AC: Introduction to Machinery and Equipment Valuation²
- ME202AC: Machinery and Equipment Valuation Methodology²
- ME203AC: Machinery and Equipment Valuation – Advanced Topics and Case Studies²
- ME204AC: Machinery and Equipment Valuation – Advanced Topics and Report Writing²

¹ Sponsored by McKissock

² Sponsored by American Society of Appraisers

³ Sponsored by Appraisal Institute

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WISCONSIN CERTIFIED GENERAL APPRAISER LICENSE

The State of Wisconsin
Department of Safety and Professional Services

Herby certify that:
ELIZABETH KATHLEEN COMTE GOODMAN SCHNEIDER
was granted a certificate to practice as a
CERTIFIED GENERAL APPRAISER, ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 21st day of November in the year 2020.
The authority granted herein was issued and functioned by the granting authority.
In witness whereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.



[Signature]

This certificate was granted on the 21st day of November in the year 2020

MISSOURI CERTIFIED GENERAL APPRAISER LICENSE

State of Missouri
Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Real Estate Appraisers Commission
State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2020
ORIGINAL CERTIFICATE LICENSE NO. 2018042108

ELIZABETH GOODMAN SCHNEIDER
8260 S LAKE DR #714
CLUDANY, MO 63219
USA

[Signature]
EXECUTIVE DIRECTOR

[Signature]
DIVISION DIRECTOR

EXAMPLE 1 OF PEER'S WORK

PROJECT: Clear Water Estates Water System
Submitted to the Texas Public Utility Commission Project No. 49859
August 2020

**Fair Market Value Appraisal of the Water Assets
of Clear Water Estates Water System, LLC.**

Table No. 3 - Comparable Sales Analysis

Docket No.	Name	Selling Price	No. of Connections	Cost per Connection
44657	Interim La Ventana, LLC.	\$ 100,000	160	\$ 625
44542	Ranch Utilities, L.P.	\$ 626,756	417	\$ 1,503
45025	Spring Creek Trails, LLC.	\$ 5,000	11	\$ 455
45074	Lake McQueeney Estates	\$ 250,000	243	\$ 1,029
45391	Ranch Utilities, L.P.	\$ 211,000	82	\$ 2,573
45456	Foster Consolidated Investment, LI	\$ 75,000	271	\$ 277
45839	Laiigo Ranch	\$ 80,000	20	\$ 4,000
47012	Mountain City Oaks Water System	\$ 390,000	237	\$ 1,646
47763	Summit Ridge	\$ 100,000	17	\$ 5,882
48505	Michele A. Shackelford	\$ 50,000	79	\$ 633
48699	Kamira Water System	\$ 12,000	34	\$ 353
48532	J&S Water Company, LLC	\$ 1,480,500	612	\$ 2,419
49230	Beverly Minaldi	\$ 35,000	47	\$ 745
49787	Stephenville MHP, Ltd.	\$ 2,000,000	200	\$ 10,000
19718	Vineyard Ridge Water Supply	\$ 107,250	17	\$ 6,309
50736	Hammond Mound Water Supply	\$ 70,000	23	\$ 3,043

A value for Clear Water based on this method should be determined using utilities with similar characteristics. Some common characteristics used to determine similar utilities from the group of utilities found in the initial review of STM applications are; located in Texas; similar number of connections; and similar utility assets. Characteristics of similar facilities were service provided from ground water wells though distribution system within the service area. Excluded were very small connection count utilities as these tend to be sold at higher price per connection and thus skew the sales price. Based on this analysis, four utilities of similar characteristics were examined. Table No. 4 - Similar Comparable Sales Analysis contains a list of these four utilities.

Table No. 4 - Similar Comparable Sales Analysis

Docket No.	Name	Selling Price	No. of Connections	Cost per Connection
44542	Ranch Utilities, L.P.	\$ 626,756	417	\$ 1,503
45074	Lake McQueeney Estates	\$ 250,000	243	\$ 1,029
47012	Mountain City Oaks Water System	\$ 390,000	237	\$ 1,646
48532	J&S Water Company, LLC	\$ 1,480,500	612	\$ 2,419
		\$ 2,747,256	1509	
		Average Price per Connection:		\$ 1,821

To determine a comparable value, the sales price per connection from an average of these four utilities was calculated. An average price per connection of \$1,821 was calculated. Using this average price of \$1,821, a value for the utility based on its current customer count can be calculated.

EXAMPLE 2 OF PEER'S WORK

PROJECT: Clear Water Estates Water System
Submitted to the Texas Public Utility Commission Project No. 49859
August 2020

Table 3				Table 3									
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N
Year/Transaction Number	Year of Agreement	State	Application Number (1)	Seller	Purchaser	Utility	Date Purchased By (CWE/PEET)	Sales Price	Number of Customers	Price / Customer	OCID (Book Value)	Price / OCID	
1	2019	TX	49130	Beverly Lee Mizuki	Simply Aquatics Inc	Water	4/19/2020	\$ 35,000	47	\$743	\$ -	-	
2	2018	TX	49291	Roeder Enterprises, Inc	City Star Water Company	Water	5/19/2020	\$ 1,346,000	532	\$4,011	\$ 1,274,847	1.06	
3	2015	TX	49714	Paul B Hill	Megan Lines	Water	3/11/2020	\$ 212,200	90	\$2,358	\$ 189,350	0.94	
4	2019	TX	50205	Carroll Water Inc	Horseshoe Bend Water Company	Water	6/19/2020	\$ 500,000	547	\$914	\$ 492,920	0.98	
5	2018	TX	50122	Middle Valley WSC	Town of Pecos City	Water	4/14/2020	\$ 366,348	66	\$5,535	\$ -	-	
6	2019	TX	50113	Woolfork Place Water System	City of Wofford	Water	-	\$ 200,000	181	\$1,093	\$ -	-	
7	2018	TX	50278	Two Creek Park Water System	Crescenton/Maha Water Supply Corp	Water	-	\$ 210,000	83	\$2,523	\$ -	-	
8	2019	TX	50355	City of Kaufman	College Mound Special Utility District	Water	-	\$ 75,000	150	\$500	\$ -	-	
9	2018	TX	48565	Aqua Texas, Inc.	Town of Buffalo Gap, Texas	Water	-	\$ 82,500	268	\$3,078	\$ -	-	
10	2018	TX	47922	Del-Heb Water LLC	Monarch Water Utility	Water	11/2/2018	\$ 55,200	46	\$1,200	\$ 48,842	1.23	
11	2016	TX	48543	Chambers Neptone Estate Water Company	HKCO United Services, Inc	Water	9/9/2018	\$ 43,000	37	\$1,162	\$ -	-	
12	2018	TX	48863	Henry Knoushine Sr	DWS Holdings	Water	3/13/2019	\$ 90,000	118	\$764	\$ 64,235	1.40	
13	2017	TX	47888	Dear Creek Ranch Water Co	SWTX, Inc. dba Canyon Lake Water Service Company	Water	11/29/2018	\$ 2,700,000	756	\$3,571	\$ 2,185,490	2.28	
14	2016	TX	46127	Wickwood Utility Corporation	City of Fairfield	Water	12/14/2017	\$ 2,000,000	420	\$4,762	\$ -	-	
15	2016	TX	46077	Beulah Creek Municipal Utility District	Aqua Texas, Inc.	Water	4/12/2017	\$ 30,000	207	\$145	\$ 151,067	0.93	
16	2015	TX	45630	Michell County Utility Company	Dark Utilities	Water	2/9/2017	\$ 577,500	879	\$657	\$ 410,055	1.41	
17	2015	TX	44024	Union Hill Water Supply Corporation	Aqua Utilities, Inc. dba Aqua Texas, Inc.	Water	2/2/2016	\$ 348,000	174	\$2,000	\$ 337,637	0.97	
18	2018	TX	45579	Barack Utility Company	Monarch Water Utilities	Water	11/9/2018	\$ 125,000	125	\$1,000	\$ -	-	
19	2014	TX	43048	Bluetown Rural Water Corporation	Corix Utilities	Water	8/14/2015	\$ 1,107,815	1,100	\$998	\$ 2,892,758	0.46	
20	2012	TX	37191-5	Black Fork Water Company	Woodbine Water Supply Corp	Water	11/29/2012	\$ 250,000	102	\$2,451	\$ -	-	
21	2011	TX	37024-5	J B J Water Company	Utility Investment Company, Inc.	Water	6/25/2012	\$ 857,000	550	\$1,558	\$ 608,149	1.41	
22	2013	TX	34933-5	Dee Creek Water Supply Corporation	City of Troy	Water	4/27/2012	\$ 73,025	41	\$1,781	\$ -	-	
23	2011	TX	32321-5	AD & AK Corp (Silver Ridge Water System)	Lava Water Company	Water	10/15/2012	\$ 5,000	26	\$192	\$ -	-	
24	2011	TX	31167-5	Johnson Utilities, Inc.	Lava (Lagavon Water Supply and Sewer Service Corp	Water	10/15/2012	\$ 16,000	21	\$762	\$ -	-	
25	2011	TX	31177-5	Texas H2O, Inc.	SWTX, Inc. dba Canyon Lake Water Service Company	Water	6/14/2012	\$ 461,400	257	\$1,800	\$ 182,888	2.53	
26	2010	TX	34671-9	Howarth Utilities L.P.	City of Southport	Water	1/16/2012	\$ 1,017,849	247	\$4,121	\$ -	-	
27	2010	TX	34725-5 & 34858-5	Carroll Water Corporation & Blue Water Key Water System	Aqua Utilities, Inc. dba Aqua Texas, Inc.	Water	6/17/2011	\$ 790,000	210	\$3,762	\$ -	-	
28	2010	TX	34617-5	1404 Properties LTD	Aqua Utilities, Inc. dba Aqua Texas, Inc.	Water	1/23/2012	\$ 134,000	82	\$1,634	\$ -	-	
29	2009	TX	34508-5	Proton Utilities, Inc. & Levern Springs Water Company	Aqua Utilities, Inc. dba Aqua Texas, Inc.	Water	4/25/2011	\$ 438,000	234	\$1,872	\$ -	-	

Analysis of Price / Customer	All Sales	Analysis of Price / OCID	All Sales
High	\$14,472	High	1.38
Low	\$191	Low	0.23
Mean	\$2,347	Mean	1.38
Median	\$1,789	Median	1.32
Standard Dev Above Mean	\$5,154	Standard Dev Above Mean	2.78
Standard Dev Below Mean	(\$462)	Standard Dev Below Mean	0.42
CWE Connection Count and Indicated Value (2)	230	CWE OCID (3)	\$391,197
	\$ 418,044		\$ 615,064

Footnotes:
 [1] Effective September 1, 2014, the Public Utility Commission of Texas began the economic regulation of water and sewer utilities, which was formerly handled by the Texas Commission on Environmental Quality
 [2] Connection count as of FYE 2019 from data provided by SWTX - "connections and water purposed and sold"
 [3] OCID from CWE APPROACH FORM 1

EXAMPLE 3 OF PEER'S WORK

PROJECT: Clear Water Estates Water System
Submitted to the Texas Public Utility Commission Project No. 49859
August 2020

**SECTION 6
VALUATION ANALYSIS**

Buyer	Seller	PUCT Docket No.	Year of Sale	Sales Price (\$000)	No. of Customers	Sales Price Per Customer
Wickson Creek SUD	Iola Water Company	50122	2013	\$160.0	66	\$2,424
Aqua Texas	Union Hill WSC	44024	2015	348.0	174	2,000
Mustang SUD	Monarch Utilities I	45164	2015	1,500.0	421	3,563
Town of Buffalo Gap	Aqua Texas	48565	2016	397.5	265	1,500
Monarch Utilities I	Dal-Highwater, LLC	47922	2018	55.2	46	1,200
Yancy Water Supply Corp.	San Antonio Water System	49430	2019	750.0	269	2,788

The comparable sales analysis is shown on page 2 of Exhibit 4. Our statistical analyses indicate that the average sales price per customer for these sales is \$2,246. The lowest sales price per customer is \$1,200 and the highest is \$3,563.

Applying the sales price per customer metrics shown above to the applicable customer data for the CWEWS produces the values shown on Exhibit 4 (page 1) and, for convenience, in Table 6-5, below.

Description	Low	High	Average
Sales Price Per Customer	\$1,200	\$3,563	\$2,246
No. of CWEWS Customers	230	230	230
Indicated Value (Rounded)	\$276,000	\$819,500	\$516,600

Because of the lack of data supporting the sales transactions needed to make the appropriate adjustments to the subject, we are of the opinion that the Market Approach is useful only as a value range to which we can compare and test the reasonableness of the other indicators of value determined under the Cost Approach and Income Approach. Therefore, as indicated above, the value for the CWEWS, based on the average of all indicators, should fall in within a range of \$276,000 on the low end and \$819,500 on the high end with a mean of \$516,600.

EXAMPLE 4 OF PEER'S WORK

PROJECT: The Commons Water Supply
Submitted to the Texas Public Utility Commission Project No. 49859
December 2020

**SECTION 6
VALUATION ANALYSIS**

size from 451 customers to 879 customers. Table 6-4 below provides a list of the sales included in appraiser's analysis.

Buyer	Seller	PUCT Docket No.	Year of Sale	Sales Price (\$000)	No. of Customers	Sales Price Per Customer
Canyon Lake WSC	Rebecca Creek MUD	42999	2013	\$775.0	451	\$1,718
Northwest Water Systems	Nero Supply Investors, LLC	44387	2015	700.0	777	901
Mustang SUD	Monarch Utilities	45164	2015	1,500	421	3,563
Corix Utilities	Mitchell County Utility Company	45639	2016	557.5	879	634
Utilities Investment Company	Oak Hollow Utility Company	47086	2017	897.0	690	1,300
Canyon Lake WSC	Deer Creek Ranch WSC	47888	2017	2,700.0	756	3,571
Patton Village	Patton Village Water Company	48448	2018	900.0	548	1,642

The comparable sales analysis is shown on page 2 of Exhibit 4. Statistical analyses indicate that the average sales price per customer for these sales is \$1,904. The lowest sales price per customer is \$634 and the highest is \$3,571.

Applying the sales price per customer metrics shown above to the applicable customer data for the CWS produces the values shown on Exhibit 4 (page 1) and, for convenience, in Table 6-5, below.

Description	Low	High	Average
Sales Price Per Customer	\$634	\$3,571	\$1,904
No. of CWS Customers*	999	999	999
Indicated Value (Rounded)	\$633,600	\$3,567,900	\$1,902,400

*Estimated number of customers at 01/01/2021.

EXAMPLE 5 OF PEER'S WORK

PROJECT: The Commons Water Supply
Submitted to the Texas Public Utility Commission Project No. 49859
December 2020

COMPARABLE WATER SYSTEM SALES SUMMARY										
Site No./Booklet No.	CONRAD	Sale Date	Location	Selling Utility	Buying Utility	No. of Connections	Sale Price	Comments	Comments	
1	51389	11884	Nov-19	Conal County, TX	Canyon Lake Water Service Company	Clear Water Estates Water System, LLC	230	\$1,000,000	\$4,348	The actual sale price was \$1,500,000 which included an estimated \$500,000 worth of water rights.
2	50285	10283	Oct-19	Parker County, TX	Cade Water, Inc	Homeside Bend Water Company	509	\$500,000	\$986	
3	50213	12326	Sep-19	Lubbock County, TX	Wofforth Place Water System	City of Wofforth	183	\$200,000	\$1,093	
4	49787	12822 & 20853	Jul-19	Erath County	Stephenville Mobile Home Park, Ltd	HH Stacy Oaks TX, LP	400	\$2,000,000	\$5,000	*includes 200 sewer connections and 300 water connections
5	49490	11468	Apr-19	McDona County, TX	SAWS	Yancy Water Supply Corp	268	\$750,000	\$2,708	
6	49231	12810	Aug-18	Denton County, TX	Ponder Enterprises, Inc.	Lone Star Water Company	332	\$1,345,000	\$4,051	
7	48565	13201	Aug-18	Taylor County, TX	Agua Texas, Inc.	Town of Buffalo Gap	265	\$297,500	\$1,500	
8	48551	12290	Apr-18	Harris, Chambers, & Liberty Counties, TX	J & S Water Company, LLC	Utilities Investment Company, Inc.	987	\$1,480,500	\$1,500	
9	47888	11241	Dec-17	Trans R Hays Counties, TX	Deer Creek Ranch Water Co.	SNWTK, Inc. d/b/a Canyon Lake Water Service Company	756	\$2,700,000	\$3,571	
10	47012	11427	Aug-17	Hays County, TX	Mountain City Oaks Water System	City of Mountain City	237	\$380,000	\$1,646	
11	46327	12126	Jul-17	Freestone County, TX	Westwood Utility Corporation	City of Fairfield	420	\$3,000,000	\$7,143	Owner financed \$250,000 or 8.3% down
12	45074	25908(3)	Nov-15	Guadalupe County, TX	Lake McCurney Estates Water Company, Inc.	Green Valley Special Utility District	248	\$250,000	\$1,029	
13	44657	1299	Sep-15	Hays County, TX	Interim La Verazana, LLC	Southwest Aquada, Inc.	180	\$100,000	\$625	
14	45164	12963	Jun-15	Fort Bend County, TX	Monarch Utilities L.P	Meritage SUD	421	\$1,500,000	\$3,563	
15	44124	31429	May-15	Henderson County, TX	Uvon Hill Water Supply Corporation	Agua Texas, Inc.	174	\$348,000	\$2,000	

EXAMPLE 6 OF PEER'S WORK

PROJECT: Sadorus Water System
Submitted to the Illinois Commerce Commission
August 2016

Compilation of Comparable/Market Sales						
Sale #	Sale Date	Seller	Buyer	Sale Price	Total Customers	Price Per Customer
1	April 2016	Village of Ransom Water System	Illinois American Water Co.	\$195,208	145	\$1,346
2	April 2016	Crystal Clear Water Co.	Aqua Illinois Water Co.	\$795,000	293	\$2,713
3	February 2016	Nunda Utility Water Company	Aqua Illinois Water Co.	\$750,000	185	\$4,054
4	February 2016	Eastwood Manor Water Company	Aqua Illinois Water Company	\$750,000	340	\$2,206
5	August 2013	City of Grafton Water System	Illinois American Water Co.	\$1,800,000	400	\$4,500

EXAMPLE 7 OF PEER'S WORK

PROJECT: Granite City Wastewater System
Submitted to the Illinois Commerce Commission
September 2018

Table M-3
Calculated Price Per Connection
Wastewater Systems

<u>ID No.</u>	<u>Purchase Price</u> (Allocated/Rounded)	<u>Connections</u>	<u>Price Per Connection</u>
1	\$ 46,280,000	11,731	\$ 3,945
2	\$ 50,544,000	12,000	\$ 4,212
3	\$ 46,384,000	10,000	\$ 4,638
4	\$ 15,945,000	4,500	\$ 3,543
5	\$ 18,928,000	5,028	\$ 3,765
6	\$ 19,822,000	5,556	\$ 3,568
7	\$ 63,825,000	18,611	\$ 3,429
8	\$206,000,000	35,000	\$ 5,886
9	\$ 27,800,000	6,600	\$ 4,212
10	\$ 30,100,000	9,300	\$ 3,237
11	\$ 53,800,000	11,456	\$ 4,696
12	\$ 25,000,000	3,800	\$ 6,579
Average	—	—	\$ 4,309
Weighted \$ Ave.	\$604,428,000	133,582	\$ 4,525

EXAMPLE 8 OF PEER'S WORK

PROJECT: Village of Peotone Water and Wastewater System
Submitted to the Illinois Commerce Commission
May 2017

**Table 6-1
Comparable Sales Analysis
Cost Per Connection**

No.	Seller	Purchaser	Year	P.P.	Conn	\$/Conn
1	Grafton Water District	American	2013	\$ 1,800,000	400	\$ 4,500
2	Moecherville Water District	AQUA	2012	\$ 1,400,000	400	\$ 3,500
3	Manteno Village	AQUA	2007	\$ 4,500,000	3,700	\$ 1,216
4	Nordic Woods W.C.	American	2014	\$ 1,680,000	510	\$ 3,294
5	Yankeetown W.C.	American	2014	\$ 1,995,000	633	\$ 3,152
6	Mifflin Water	AQUA	2012	\$ 1,100,000	600	\$ 1,833
7	Eastwood Manor & Nunda Water Co.	AQUA	2015	\$ 1,500,000	525	\$ 2,857
8	Wedgefield	Pluris	2009	\$ 7,300,000	3,228	\$ 2,261
9	North Ft. Myers	FGUA	2010	\$ 7,975,000	1,894	\$ 4,210
10	North Sumter	District	2010	\$ 61,369,518	18,611	\$ 3,297
11	Fernwood	American	2012	\$ 1,200,000	575	\$ 2,087
12	Marietta GWC	CWC	2012	\$ 3,500,000	1,171	\$ 2,989
13	Mt. Jewett Bor.	AQUA	2014	\$ 1,126,350	502	\$ 2,244
14	Wingert Water	AQUA	2012	\$ 1,890,000	1,100	\$ 1,718
15	OTOW	District	2010	\$ 15,385,000	5,516	\$ 2,789
16	Village of Glenview NMUC	AQUA	2014	\$ 22,000,000	7,400	\$ 2,973
17	Heritage Hills	Corix	2014	\$ 14,500,000	4,170	\$ 3,477
18	Ojai GSWC, CA	CMWD	2017	\$ 32,500,000	3,100	\$ 10,484 ⁽¹⁾
19	Town of Bristol	AQUA	2011	\$ 3,500,000	603	\$ 5,804
20	Felton, CA	SLVWD	2008	\$ 13,400,000	1,330	\$ 10,080 ⁽¹⁾

(1) Includes value of water rights which are not applicable to this system.

EXAMPLES OF TYPICAL APPRAISAL REQUIREMENTS

Texas Legislation

- (i) **Market approach.**
- (1) A market approach appraisal performed under this section must be based on the following:
- (A) the current connection count of the selling utility at the time of the appraisal;
 - (B) use of a proxy group that includes companies that have made acquisitions that were not based on a fair market valuation methodology; or
 - (C) comparable sales that did not include the value of future capital improvement projects in the selling price.
- (2) A market approach appraisal performed under this section must not consider the following:
- (A) a net book financials multiplier or speculative growth adjustments;
 - (B) the value of future capital improvement projects; or
 - (C) a value or adjustment for the goodwill of the selling utility.

Pennsylvania

- Market Approach**
1. Market approach shall use the current customer count of the Selling Utility
 2. Market approach shall exclude:
 - a. Future capital improvements
 - b. Any type of adjustment or adder in the nature of goodwill
 3. Speculative growth adjustments will not be used. U.S. Census Data and relevant and applicable regional planning commission reports may be used as a basis to determine growth in a subject area.
 4. The proxy group used for calculating market value should not be limited to only companies which engage in Pennsylvania fair market value acquisitions.
 5. Net book financials multiplier shall not be used.
 6. Comparable sales used to establish the valuation should not be limited to those that the UVE previously appraised.
 7. Comparable sales used to establish the valuation should use the current customers.
 8. Comparable sales used to establish the valuation should not include the value of future capital improvement projects.