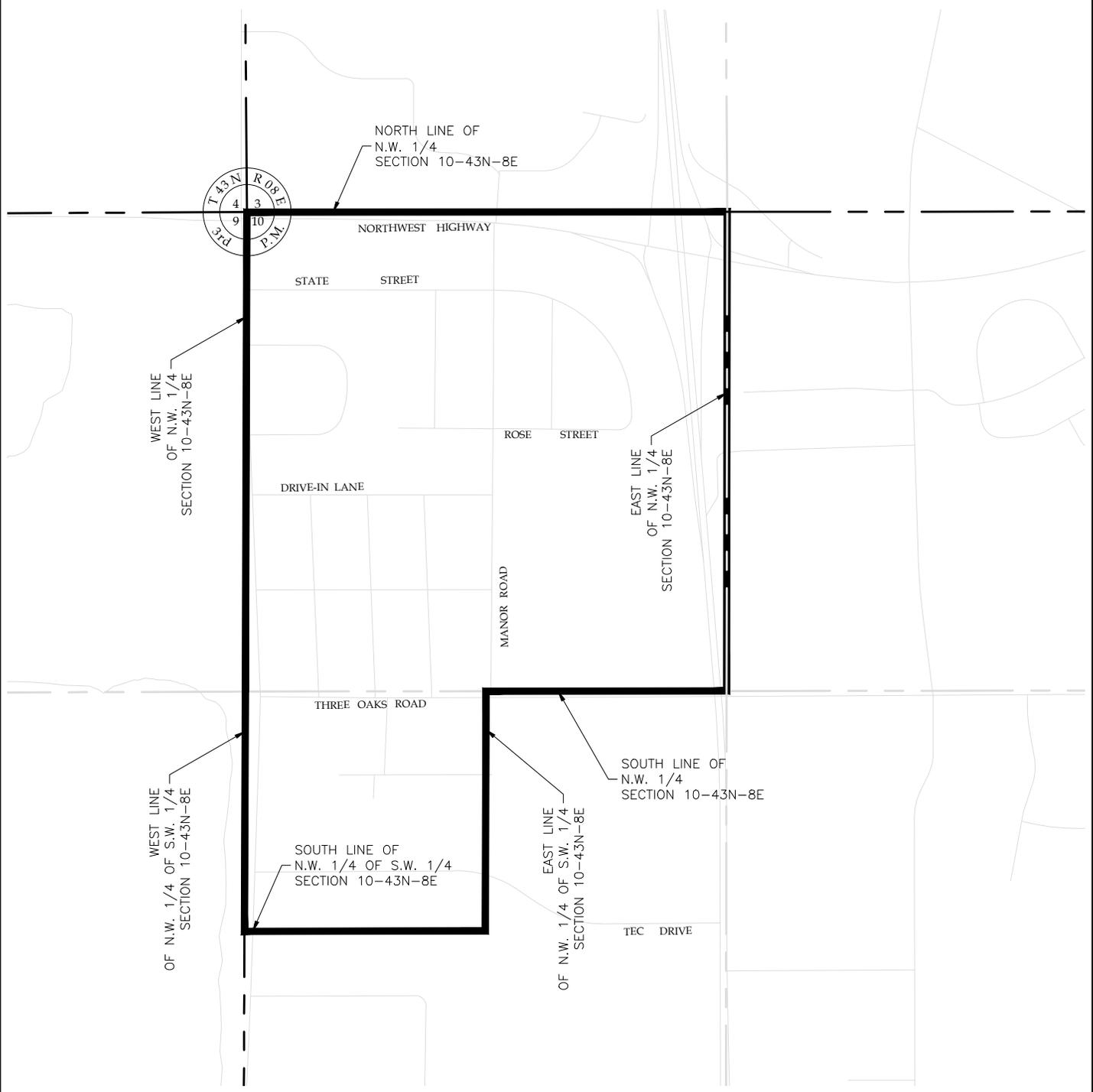


SECTION: 10 , TOWNSHIP: 43N, RANGE: 8E (NW 1/4)  
SECTION: 10 , TOWNSHIP: 43N, RANGE: 8E (NW 1/4 OF THE SW 1/4)

# AQUA ILLINOIS - CRYSTAL CLEAR WATER SYSTEM



### LEGAL DESCRIPTION

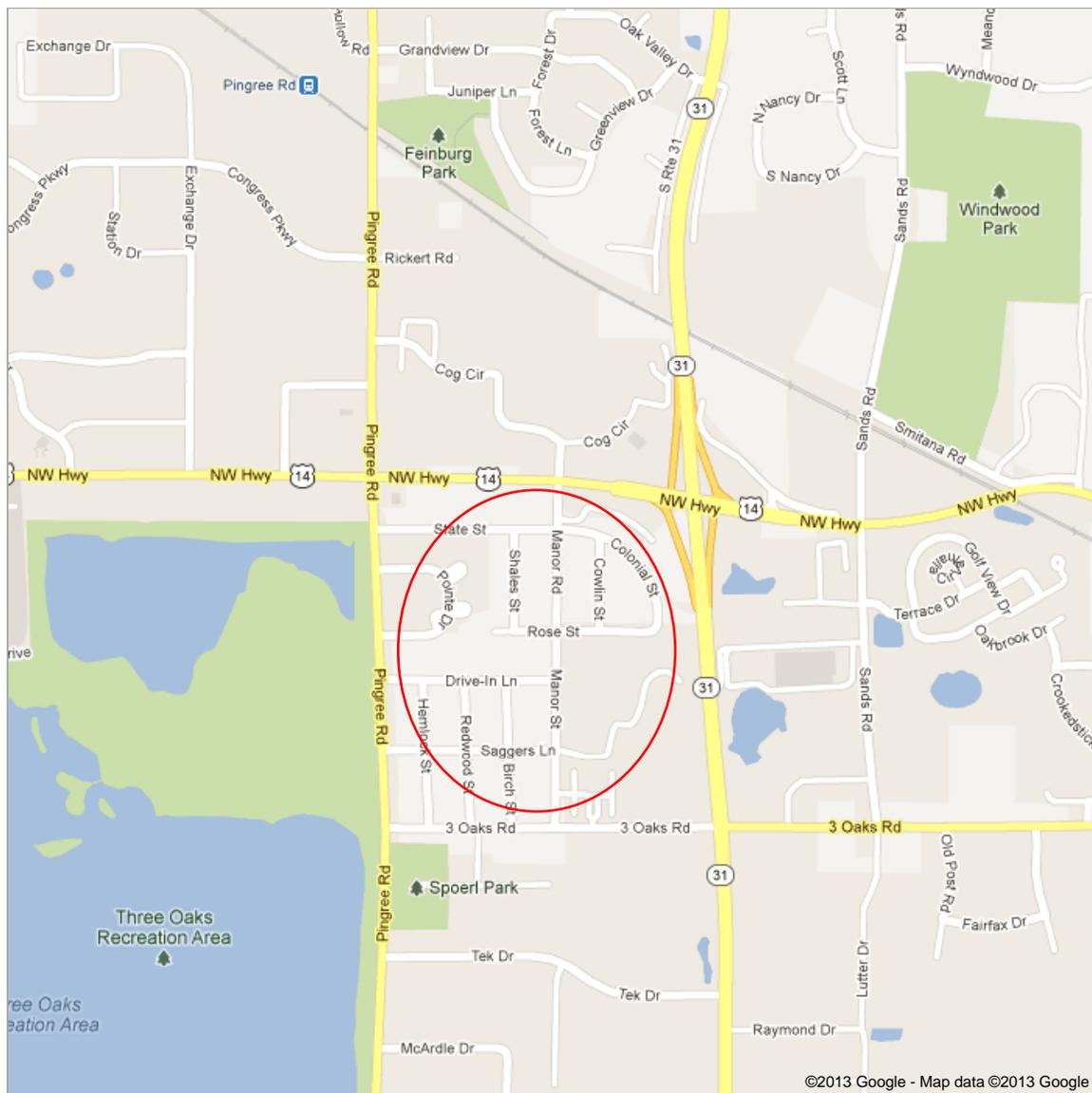
Aqua Illinois Crystal Clear Water System defined as follows:  
Northwest 1/4, Section 10, Township 43N, Range 8E, (of the 3rd Principal Meridian), and Northwest 1/4 of the Southwest 1/4, Section 10, Township 43N, Range 8E (of the 3rd Principal Meridian).  
Encompassing an Area of 198 Acres.





Address Crystal Lake, IL

Crystal Clear Water Company



# Algonquin Township

Founded in 1850

Docket No. 15-0596  
Aqua Ex. 2.5  
Page 183 of 191



Telephone: 847-639-2700

[HOME](#)   [SERVICES](#)   [SUPERVISOR](#)   [ROAD DISTRICT](#)   [ASSESSOR](#)   [COMMUNITY LINKS](#)   [CALENDAR](#)   [CONTACT](#)

SEARCH BY:  
**Property Address**

Search for one or more properties by address.

SEARCH BY:  
**Parcel Number**

Search for a single property by its parcel number.

SEARCH BY:  
**Recent Sales**

Search for properties that have recently sold.

SEARCH BY:  
**All Parcels**

Search the property database for properties by a combination of location and style information.

SEARCH BY:  
**Owner Name**

Search for properties by owner's last name.

 [Print This Page](#)

### PROPERTY INFORMATION

PARCEL NUMBER	19-10-151-001
PROPERTY ADDRESS	123 ROSE ST
PROPERTY TYPE	COMMERCIAL

### ASSESSMENT INFORMATION

ASSESSED LAND VALUE	0	ESTIMATED FAIR MARKET VALUE	
ASSESSED IMPROVEMENT VALUE	0	ASSESSMENT RATIO	33.33
TOTAL ASSESSED VALUE	0		

### LAND INFORMATION

LAND SQUARE FEET	26136	TOTAL ACRES	
EFFECTIVE FRONTAGE		EFFECTIVE DEPTH	

### OWNER INFORMATION

OWNER NAME	CRYSTAL CLEAR WATER CORP
OWNER MAILING ADDRESS	

### SALE INFORMATION

SALE TYPE			
QUALIFIED SALE		SALE CLASS	
SALE PRICE	\$	SALE DATE	
SALE INSTRUMENT		INSTRUMENT NUMBER	
GRANTEE		GRANTOR	
SALE NOTES			

### DETACHED STRUCTURE INFORMATION

#### STRUCTURE 1

TYPE	SHED-EQPMNT	EFF. YEAR BUILT	1950
QTY/SIZE	1465	QTY/SIZE UNITS	SQUARE-FEET



Parcel: 19-10-151-001

Site Address:  
 Site Address City:  
 Township: ALGONQUIN TWP  
 Owner: CRYSTAL CLEAR WATER CORP

[Zoom to](#)

151

DRIVE-IN LANE

ROSE STREET

CORP.

# APPENDIX D

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## ELIZABETH GOODMAN SCHNEIDER, ASA

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

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### EXPERIENCED APPRAISER

Certified General Appraiser with more than 25 years experience in appraisal and appraisal review. Outstanding analytical skills with significant experience using the cost, market/sales and income approaches to value. Superior oral and written communication. Public utility appraisal experience totaling more than 25 years. Knowledge of appraisals of commercial property types obtained through five years experience reviewing real property appraisals.

Public utility appraisal experience of the following property types:

- Hydroelectric Plants
- Natural Gas Pipelines
- Ip Gas Pipelines
- Oil Pipelines
- Products Pipelines
- Gas Transmission Assets
- Gas Distribution Assets
- Electric Transmission Assets
- Electric Distribution Assets
- Coal-Fired Power Plants
- Gas-Fired Power Plants
- Nuclear Power Plants
- Telecommunication Assets
- Water and Wastewater Assets

Appraisal review experience of the following property types:

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

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### PROFESSIONAL EXPERIENCE

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

2010 to present

Goodman Appraisal Consultants provides valuation of public utilities and commercial real estate appraisal review.

As President of Goodman Appraisal Consultants, I am solely responsible for obtaining and retaining clients. When a project is offered to my firm, it is my responsibility to make strategic decisions regarding the benefits of the use of the firm's assets on each project. From the moment a project is accepted, my responsibilities include time and resource management, managing budgetary constraints, primary and secondary client contact as needed, total contribution of the analysis and reporting, and management of those utilized to review and process my project reports. Services provided include appraisals of public utilities and desktop technical appraisal reviews. Property types reviewed are listed above and include a wide assortment of real property types.

- Consistently increasing experience with different real property types through reviews of real property appraisals completed by many different appraisers and appraisal firms.
- Excellent oral and written communication skills are necessary.

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.
- Experience with attorneys as clients.

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## ELIZABETH GOODMAN SCHNEIDER, ASA

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### LICENSES AND CREDENTIALS

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- Certified General Appraiser, State of Wisconsin, #1586-010
- Certified General Appraiser, State of Minnesota, #40232088
- Certified General Appraiser, State of Michigan, #1201073697
- Certified General Real Estate Appraiser, State of Illinois, #553-001973
- Certified General Appraiser, State of Iowa, #CG02980
- American Society of Appraisers, ASA
- SBA Going Concern Registry

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### PROFESSIONAL AFFILIATIONS

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- Accredited Senior Appraiser – American Society of Appraisers, #41144
- Candidate for Designation, Appraisal Institute, #475805
- General Associate Liaison – Appraisal Institute, Wisconsin Chapter, 2010 to current
- Nominating Committee Member – Appraisal Institute, Region III, 2011 to current

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### EDUCATION

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Master of Arts in Economics specializing in monetary policy and labor relations. Completed in 2003.  
University of Wisconsin - Milwaukee.

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

Appraisal-specific education is included on the following pages.

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### CONTACT INFORMATION

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

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## ELIZABETH GOODMAN SCHNEIDER, ASA

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### APPRAISAL EDUCATION

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#### APPRAISAL INSTITUTE SPONSORED CLASSES AND SEMINARS

**2015:**

- Year in Review Symposium - 2015
- Eminent Domain and Condemnation

**2014:**

- Year in Review Symposium - 2014
- Review Theory - General
- Hotel Valuation Seminar
- 7-Hour National USPAP Course Update – 2014 - 2015

**2013:**

- Year in Review Symposium - 2013
- Marina Valuation Overview
- Rates and Ratios: Making Sense of GIMs, OARs, and DCF
- Marketability Studies: Advanced Considerations & Application
- Marketability Studies: Six-Step Process & Basic Applications

**2012:**

- Year in Review Symposium - 2012
- Advanced Income Capitalization (Attendee)
- Income Valuation of Small, Mixed-Use Properties
- Fundamentals of Separating Real Property, Personal Property and Intangible Assets
- 7-hour National USPAP Update – 2012 - 2013
- Apartment Appraisal: Concepts and Applications
- The Impact of Dodd-Frank on Appraisers & Their Bank Clients

**2011:**

- Year in Review Symposium - 2011
- Going-Concern Telebriefing

**2010 and prior:**

- Online Business Practices and Ethics
- Michigan Appraisal Law – 2010 - 2011
- 7-Hour National USPAP Update Course
- Online Marshall & Swift Commercial Cost Training
- The Discounted Cash Flow Model: Concepts, Issues, and Apps.
- Online Using Your HP12C Financial Calculator
- Spotlight on USPAP: Hypothetical Conditions & Extraordinary Assumptions
- Report Writing and Valuation Analysis
- General Appraiser Report Writing and Case Studies
- General Appraiser Site Valuation & Cost Approach
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Income Approach (Part II)
- Online Basic Appraisal Principles
- Online Business Practices and Ethics
- Online Real Estate Finance Statistics and Standard Valuation Modeling
- General Appraiser Income Approach (Part I)
- 15-Hour National USPAP
- Basic Appraisal Procedures

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### APPRAISAL EDUCATION (CONTINUED)

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#### AMERICAN SOCIETY OF APPRAISERS SPONSORED CLASSES AND SEMINARS

**2015:**

- ARM106: Reasoning and Logic for Valuation Professionals

**2014:**

- ARM201: Appraisal Review and Management Overview

**2009 and prior:**

- ME201AC: Introduction to Machinery and Equipment Valuation
- ME202AC: Machinery and Equipment Valuation Methodology
- ME203AC: Machinery and Equipment Valuation – Advanced Topics and Case Studies
- ME204AC: Machinery and Equipment Valuation – Advanced Topics and Report Writing

#### MCKISSOCK CLASSES AND SEMINARS

**2015:**

- Michigan Appraisal Law - 2015

**2013:**

- The Dirty Dozen
- Michigan Appraisal Law - 2013

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**WISCONSIN CERTIFIED GENERAL APPRAISER LICENSE**

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NO. 1586 - 10

EXPIRES: 12/14/2015

**The State of Wisconsin**  
**Department of Safety and Professional Services**

*Hereby certifies 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 2008.*

*The authority granted herein must be renewed each biennium by the granting authority.*

*In witness thereof, the State of Wisconsin  
Department of Safety and Professional Services  
has caused this certificate to be issued under  
its official seal.*

A handwritten signature in black ink, appearing to read "D. E. Ross".

Secretary

*This certificate was printed on the 29th day of June in the year 2015*

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## ELIZABETH GOODMAN SCHNEIDER, ASA

goodmanappraisal@gmail.com • 414-559-5898 • [www.linkedin.com/in/elizabethgoodmanschneider](http://www.linkedin.com/in/elizabethgoodmanschneider)

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### ILLINOIS CERTIFIED GENERAL APPRAISER LICENSE

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