



(To become a part of the project parcel file)
(Entries for preceding week to be made not later than the following Monday)

Route F.A.P. 870 (IL 53) Project: F.A.P. 870 (IL 53)
Section Elgin O'Hare to Army Trail Road Job No. R-91-069-00
County DuPage Parcel No. 1DS0226PE & TE

Owner(s) Commonwealth Edison Company, an Illinois corporation Title VI (Non-Discrimination)

Address(s) c/o John D. Pribich, SR/WA, R/W-NAC Sex Male Female
Two Lincoln Centre, 8th Floor
Oakbrook Terrace, IL 60181 Phone No. (630) 437-2212
(630) 234-3687 (Cell)

Interested parties: interests, addresses and telephone numbers
Commonwealth Edison Company, an Illinois corporation
Two Lincoln Centre, 8th Floor
Oakbrook Terrace, IL 60181
Attention: Lisa A. Mason
Phone No. (630) 437-2212

OFFICIAL FILE
I.C.C. DOCKET NO. 10-713
Exhibit No. 3

Prior to First Contact with Owner:

The undersigned hereby certifies:

- 1. That he/she understands that the parcels are to be secured for use in connection with a federal, state, or local highway project; and
2. That he/she has no direct or indirect present or contemplated future personal interest in the parcels or in any benefit from the acquisition of such property.

Witness Date 1/27/10

Mark D. Mathewson Negotiator
Michael J. Martin Negotiator

Signature
Signature

May 12, 2010 Date
July 2, 2010 Date

- Later - date title report ordered if current report is more than 90 (120 if compensation is \$10,000 or under) days old.
Owner-occupant displaced; status (individual, family business, farm operation)
Letter of notification of relocation assistance and payments to owner-occupant
Tenant-occupant displaced; status (individual, family business, farm operation)
If only tenants displaced, date relocation manager notified
Negotiator's introductory letter and acquisition summary statement prepared.
Neighborhood and site inspection

After Negotiations Concluded:

The undersigned hereby certifies when negotiations are successful:

- 1. That the written agreement secured embodies all of the considerations agreed upon between the negotiator and the property owner; and
2. That the agreement was reached without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party.

Negotiator Signature Date
Date of settlement and execution of instruments by fee owners Total settlement amount \$
Warrant to be forwarded to payees at following address:
If referred for condemnation, date referred: August 5, 2010
Reason: Inability to obtain agreement on compensation offered. Offer acceptable - unable to obtain clear title to parcel.

On First Contact with Owner:

Date(s) and remarks, if any, of telephone contact(s) with owner to make appointment for first **Personal** negotiating contact:

(May 12, 2010: On behalf of the Illinois Department of Transportation, I prepared and sent the introductory letter dated May 12, 2010 to Commonwealth Edison, an Illinois corporation, c/o John D. Pribich, SR/WA, R/W-NAC with a copy also being sent to Mr. John Mishevski, both were sent via U.S. Mail.)

May 13, 2010: I received an email from Mr. John Mishevski, Sr. Real Estate Representative of Commonwealth Edison Company. In the email, Mr. Mishevski stated that the person I should contact regarding this matter is Ms. Lisa A. Mason, Manager, Real Estate Asset Management.

- "Highway Improvements. . ." and "A Land Owner's Guide. . ." brochures and conveyance documents presented and explained.
- "Relocation. . . Program" brochure and BRW 946 presented and owner-occupant advised of relocation assistance and payments; and appropriate entries made on Relocation Unit Record (LA 6019A) – All by Negotiator N/A
- Or, negotiator accompanied by relocation rep _____, who provided above services. N/A
- (1) Date of first personal contact May 27, 2010 ; (2) Place Certified Mail
- (3) Persons present N/A
- (4) Verbal offer made in the amount of \$ 13,000.00 ; Written offer (summary statement) presented & explained
- (5) Remarks (include counter offers)
See below

Note: All subsequent contact entries should also include items (1), (2), (3), (4) and (5) above (when appropriate). Negotiator must sign name or initial after each contact entry.

Negotiator's Report (Continued)		Job No. R-91-069-00
		Parcel No. 1DS0226PE & TE
Date of Contact:	Remarks	Negotiator's Initials
May 27, 2010	I called and spoke to Ms. Mason. I described the proposed improvements to her. We discussed the project and the acquisition of this parcel. I explained the provisions of 735 ILCS 30/10-5-15 and the requirement to provide Commonwealth Edison with a 60-day notice by Certified Mail prior to the filing of an Eminent Domain proceeding. She said that the rights were understood. Ms. Mason requested full sized plats along with the plans for the project to be sent to her via U.S. Mail. I stated that I would send the Offer Package, plats and plans to her via Certified Mail. I sent an email to Ms. Sheila J. Derka, with the Illinois Department of Transportation, and Mr. Mark Fields stating that the Offer Package for the subject parcel was being sent out that day. I advised them that Com Ed requested full size plats and we had the ability to print them, had done so and would include them in the Offer Package. I indicated that Com Ed also requested copies of the plans. I asked if it was the State's intention to remove the access to this parcel, as the plans show the driveway coming out (Sheet 113) at STA 107+45 LT, but don't show the driveway going back. I wondered if I had an outdated set of plans for this parcel. I asked that they check on the loss of the existing drive and let me know if there was a more recent plan sheet. I continued the email by requesting Mr. Fields take a look at the appraisal, as it makes no mention of the lost drive and further didn't mention the driveway in the improvements taken. I stated that the purpose of the TE is identified as grading rather than driveway removal/reconstruction. I sent the Offer Package, plats and plans to Commonwealth Edison, an Illinois corporation via Federal Express Delivery. Included in the Offer Package was the Basis for Computing Total Approved Compensation and Offer to Purchase, right of way plat, legal descriptions, appraisal, Highway Improvements and Property Rights brochure, A Landowner's Guide to Land Acquisition by the Illinois Department of Transportation and Eminent Domain booklet, and a Receipt of Documents form. I asked that the Receipt of Documents form be signed where indicated and returned to me in the self-addressed stamped envelope provided. I stated that also included were eight enlarged right of way plats and eight aerial photographs. I asked that after she has had a chance to review the package to please call me at her earliest convenience to discuss the project.	
June 8, 2010	I sent an email to Ms. Derka and Mr. Fields advising them that the offer on this parcel was made on May 27, 2010 to Lisa Mason per Com Ed's direction. I informed them that the 60-day letter would typically go out around June 27, 2010. In light of the fact that Com Ed has advised us that they would not sign the affidavit previously agreed to by the parties, I asked if we should issue the 60-day	

Negotiator's Report (Continued)

Job No. R-91-069-00

Parcel No.
1DS0226PE & TE

Date of Contact:	Remarks	Negotiator's Initials
	letter immediately explaining that it would also require a ICC filing. I asked if they would like the file submitted for condemnation. I advised them that unless directed to the contrary, we would follow the standing 30-day – 60-day policy.	M
June 30, 2010	My office, on behalf of the Illinois Department of Transportation, prepared and sent, via Certified Mail, a 60-day notice be sent to Commonwealth Edison, an Illinois corporation, Attention: Lisa A. Mason, Manager Real Estate Management.	M
July 2, 2010	I received the signed green card, via U.S. Mail, from the mailing of the sixty-day notice on June 30, 2010. I assigned the remainder of the negotiations of this parcel to Mr. Michael Martin of my office.	M
July 21, 2010	I sent an email to Ms. Derka and Mr. Fields asking for status on this parcel.	M
August 2, 2010	I sent an email to Ms. Derka, Mr. Fields and Mr. Mark Somers expressing concerns about a standstill in progress. I stated that because of the property owner involved, I had concerns about the consequences of the delay. I asked if there was anything I could do to assist. I received an email from Mr. Somers indicating that Ms. Derka and Fred Rothenberg, from the Chief Counsels office, had been meeting with Com Ed to resolve issues directly, stating they are still working to come to agreement. He indicated that he would try to get some kind of an answer by the end of the week.	M
August 4, 2010	I received an email from Ms. Derka requesting this parcel be referred for condemnation, as it did not appear that an agreement would be met on the language.	M
August 5, 2010	I prepared this file for submission to the Illinois Department of Transportation with the recommendation this file be referred to the Attorney General's office for commencement of condemnation proceedings.	M