

PUBLIC

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	405300006
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_DK_004
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owners ("Owners") 30 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owners' property to construct and operate the Grand Prairie Gateway Project ("Project"). The primary point of contact of whom Atwell attempted to negotiate with was [REDACTED], an attorney for the Owners. However, the law firm of [REDACTED] is now representing the Owners. As summarized herein and detailed in the contact log for the Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was accepted by the Owners on November 12, 2014. Following ten attempts at contacting [REDACTED], ComEd was able to meet with [REDACTED], [REDACTED], his attorney [REDACTED]), and [REDACTED] to extend its offer of compensation for the requested easement on December 15, 2014. During this meeting, [REDACTED] was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. The following table summarizes ComEd's offer of compensation, excluding crop damages.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

Following one conversation with [REDACTED] at [REDACTED], Atwell met with [REDACTED] on December 18, 2014 at [REDACTED] request. Atwell presented the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. [REDACTED] expressed concern that [REDACTED] without additional payment. [REDACTED] stated he would talk to [REDACTED] and [REDACTED] about signing the Right of Entry Agreement. Atwell indicated to [REDACTED] that Mr. Caswell wanted the Right of Entry Agreement and Easement Agreement signed by the end of January.

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GRAND PRAIRIE GATEWAY PROJECT

Following six attempts at contacting [REDACTED] on January 6, 2015, Atwell contacted [REDACTED]. [REDACTED] raised concerns about the comparable sales utilized in the Restricted Report. He also expressed concern over the soil classification and the impact to the remainder. [REDACTED] communicated that he felt ComEd [REDACTED], which will total [REDACTED]. Atwell discussed the Compensation Summary Form with [REDACTED]. [REDACTED] stated he would like his issues regarding the appraisal addressed before responding to ComEd regarding compensation.

ComEd mailed [REDACTED] a letter on January 21, 2015 reminding him of the impending 20% incentive expiration on January 31, 2015.

After five attempts at contact, Atwell communicated with [REDACTED] on January 27, 2015. [REDACTED] stated that he solely wanted to negotiate the financial terms of the agreement before considering the language of the Easement Agreement. [REDACTED]; however, he felt the impact to the remainder should be \$ [REDACTED] per acre. [REDACTED] would not provide supporting documentation of these numbers. He also reiterated that [REDACTED] \$ [REDACTED]. [REDACTED] stated that if ComEd were to [REDACTED], he believed that the matter could be settled.

After one attempt at contact, all attempts at negotiation beyond February 10, 2015 have occurred between ComEd's counsel, [REDACTED], and [REDACTED] (new counsel retained by the Owners). On March 10, 2015, ComEd mailed Mr. Caswell a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners property (in the amount of \$ [REDACTED]). On April 17, 2015, ComEd sent [REDACTED], through his attorney, a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less than 20%. As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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PIN Number(s)	04-03-100-003
Landowner Name(s)	██████████
ComEd Project ID(s)	P_DK_010
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 35 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). The primary point of contact who Atwell attempted to negotiate with was ██████████. As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 12, 2014. Following seven attempts at contacting ██████████, ComEd was able to meet with ██████████ and extend its offer of compensation for the requested easement on December 15, 2014. During this meeting, ██████████ was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to ██████████ property, a Compensation Summary Form, a map showing where the proposed easement would be located on ██████████ property, a Right of Entry Agreement and a Proposed Easement Agreement. The following table summarizes ComEd's offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ ██████████	\$ ██████████

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

Following one attempted contact by Atwell, ██████████ returned Atwell's call on January 6, 2015. A meeting was arranged for the following day. On January 7, 2015, Atwell met with ██████████. Atwell confirmed at this time that the parcel owned by ██████████ is the parcel upon or across which an easement is being sought by ComEd. ██████████ requested that ComEd pay him \$ ██████████ per acre for the easement ██████████. He also requested that language be added to the Easement Agreement stating that ██████████. In addition, ██████████ be added to the Easement Agreement.

Atwell contacted ██████████ on January 15, 2015. During this conversation, ██████████ identified to Atwell that ██████████. ██████████ stated that ComEd had offered him less compensation ██████████ and he was unhappy. On January 21, 2015, ██████████ contacted Atwell requesting to meet that same day. Atwell subsequently met with ██████████ at his home on January 21, 2015. During this meeting, ██████████ expressed concern ██████████ due to the proposed location of the easement. He identified that he may want ██████████. He inquired as to the distance between the easement ██████████, as well as the intended construction start date. ██████████ further identified that he does not agree with the appraised value provided by ComEd and that he would be obtaining his own appraisal. ComEd mailed ██████████ a letter on January 21, 2015 reminding him of the impending 20% incentive expiration on January 31, 2015.

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Atwell responded to [REDACTED] inquiry regarding the distance between the easement and [REDACTED] on January 22, 2015. Five days later on January 27, 2015, Atwell was contacted by an individual on [REDACTED] behalf [REDACTED] who was seeking the coordinates of the four corners of the proposed easement on [REDACTED] property. [REDACTED] identified that he wanted to determine the impact of the proposed easement [REDACTED].

Atwell contacted [REDACTED] on February 5, 2015. [REDACTED] reiterated that he was [REDACTED]. He identified that [REDACTED] was meeting with ComEd on February 10, 2015. Atwell inquired as to the possibility of a meeting on February 6, 2015. [REDACTED] requested that Atwell contact him the following evening.

Atwell then contacted [REDACTED] on February 7, 2015. [REDACTED] stated that [REDACTED], [REDACTED] would advise him as to the outcome of the upcoming meeting between [REDACTED] and ComEd and that he would then go from there. On February 19, 2015, Atwell contacted [REDACTED] to request his execution of the form of Right of Entry Agreement that had been agreed upon between [REDACTED] and ComEd. Atwell emailed this form of the Right of Entry Agreement to [REDACTED] and scheduled a meeting for February 23, 2015. Atwell met with [REDACTED] on February 23, 2015 to pick up an executed hard copy the same day. During this discussion, ComEd's offer of compensation (including an estimation of crop damages) for the requested easement was again reviewed. [REDACTED] identified that [REDACTED] were having appraisals performed for their properties.

Atwell contacted [REDACTED] on February 25, 2015. [REDACTED] identified that he'd been conversing with [REDACTED] and was [REDACTED]. He stated that [REDACTED]. [REDACTED] identified that this being said, he would be willing [REDACTED] if ComEd would [REDACTED]. He further identified that absent ComEd's [REDACTED], he would have [REDACTED] handle his financial negotiations. While [REDACTED] owns [REDACTED] parcel [REDACTED] it will affect [REDACTED].

On February 28, 2015, [REDACTED] contacted Atwell. He'd had a conversation with the survey/geotechnical crew on February 27, 2015. [REDACTED] asserted that the crew had stated to him [REDACTED] and construction would like start on his property in June. Atwell explained to [REDACTED] that the field crews are coordinated and mobilized as Right of Entry Agreements are approved. [REDACTED] stated that he believes [REDACTED]. However, he again stated that he would be willing [REDACTED] if ComEd would accept [REDACTED]. [REDACTED] identified that the appraisals he'd previously identified were being performed this same week.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners. Atwell attempted to contact [REDACTED] on March 13, 2015. Atwell subsequently met with [REDACTED] on March 19, 2015. He identified that he expects their appraisal process to be complete in the immediate near term. He stated that [REDACTED] were paying for an appraiser from Wisconsin. [REDACTED] identified [REDACTED] as to ComEd's appraisal of the impact on the remainder, [REDACTED]. He further stated that [REDACTED] would contact Atwell when the appraisal process was complete. He identified that it isn't the intention of [REDACTED]. Rather, [REDACTED] as it pertains to any impact on the remainder. Atwell reminded [REDACTED] that the 30% market adjustment was intended to account for such considerations. [REDACTED]. Atwell then reminded him of the upcoming expiration of the 20% incentive on April 15, 2015.

Following an attempt at contacting [REDACTED] on March 26, 2015, Atwell received a call from [REDACTED] on March 31, 2015. He requested to meet with Atwell in advance of a meeting with [REDACTED], [REDACTED] and the appraiser from Wisconsin which was scheduled for April 2, 2015.

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Atwell met with [REDACTED] on March 31, 2015. During this meeting, [REDACTED] stated that the Wisconsin appraiser had identified to him that he, [REDACTED], [REDACTED] \$ [REDACTED] per acre for the acreage of property not within the proposed easement area. He identified that the attorneys [REDACTED] [REDACTED]. He stated that [REDACTED] had identified [REDACTED] and that [REDACTED]. Less attorney fees, [REDACTED] felt he may receive \$ [REDACTED]. He identified then that a settlement of \$ [REDACTED] was appropriate. He stated that [REDACTED] and that he would like this to be finished. Atwell reiterated the merits of ComEd's Restricted Report and reminded [REDACTED] that the 20% incentive would expire on April 15, 2015.

On April 2, 2015, Atwell contacted [REDACTED]. During this discussion, [REDACTED] identified that [REDACTED] at [REDACTED] house that same day. He stated that [REDACTED] to demonstrate that [REDACTED] owned by [REDACTED] would be affected more than ComEd's Restricted Reports indicate. [REDACTED] identified that [REDACTED] were coming in \$ [REDACTED] per acre for the remaining acreage not within the easement area. He stated that his counsel [REDACTED] and that [REDACTED] of the impact on the remainder in court. [REDACTED] stated that if ComEd's initial offer was closer to \$ [REDACTED], counsel [REDACTED] \$ [REDACTED].

Atwell contacted [REDACTED] on April 10, 2015 and again the following day. During the discussion on April 11, 2015, [REDACTED] identified to Atwell that [REDACTED] is working on a counteroffer to ComEd [REDACTED]. He stated that ComEd should receive the counteroffer in the next couple days. However, separately on April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owner's property (in the amount of \$ [REDACTED]).

On April 15, 2015, Atwell contacted [REDACTED]. During this discussion, Atwell inquired as to whether or not he'd further considered ComEd's offer. [REDACTED] responded that he had, and that ComEd [REDACTED] by not offering to pay for damage to the remainder. He again reiterated that the line would negatively [REDACTED]. [REDACTED] identified that he was now requesting \$ [REDACTED] in compensation and that his counsel [REDACTED]. Atwell identified that ComEd would like to work with [REDACTED] but couldn't agree to his counteroffers.

Atwell made no further attempts to contact [REDACTED] as all attempts at negotiation beyond April 15, 2015 have occurred between ComEd's counsel and [REDACTED]. On April 17, 2015, ComEd sent [REDACTED], through his attorney, a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less this 20%. As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	04-01-200-004
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_DK_015, 016
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 25 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). The primary point of contact who Atwell attempted to negotiate with was [REDACTED]. As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 13, 2014. Following an exchange of five phone calls and the sending of an email to [REDACTED], Atwell was able to meet with [REDACTED] on December 12, 2014 and extend its offer of compensation for the requested easement. During this meeting, [REDACTED] was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. The following table summarizes ComEd's offer of compensation.

Project ID	Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
DK_015	\$ [REDACTED]	\$ [REDACTED]
DK_016	\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

During the December 12, 2014 meeting, [REDACTED] identified that he may consider allowing Right of Entry, but not for any geotechnical soil borings. He also identified that he would like some time to review and consider the Easement Agreement as he may suggest modifications to the Agreement to address access points, compensation for property devaluation, limiting construction access, future fertility rate loss

[REDACTED]

On December 15, 2014, [REDACTED] contacted Atwell. He was inquiring as to [REDACTED] [REDACTED], [REDACTED]. He also identified that he'd contacted [REDACTED] who told him that [REDACTED], near the line.

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GRAND PRAIRIE GATEWAY PROJECT

Atwell contacted [REDACTED] on December 30, 2014 to address his question regarding [REDACTED] and his comment regarding [REDACTED]. With regard to the land values, Atwell communicated to [REDACTED] that the properties have different land valuations due to different property characteristics such as size (less than 100 acres vs. more than 222 acres – smaller sites have higher unit values), road frontage (single road vs. double road – two road frontages/access has a higher value), location (interior vs. corner – corner have a higher value), soil productivity, etc. With regard to the [REDACTED], Atwell identified to [REDACTED] that it [REDACTED].

Atwell contacted [REDACTED] on January 9, 2015. During this conversation, [REDACTED] identified to Atwell that he is meeting [REDACTED] on January 15, 2015 to discuss issues related to the Draft Easement Agreement. Atwell attempted to contact [REDACTED] on January 16, 2015 following this meeting. [REDACTED] returned Atwell's call that same day and identified that [REDACTED] had met with an attorney on January 15, 2015. [REDACTED] next week and will have the attorney redraft the Easement Agreement for consideration by ComEd.

ComEd sent [REDACTED] a letter on January 21, 2015 reminding him of the impending expiration of the 20% incentive on January 31, 2015.

On January 23, 2015, Atwell contacted [REDACTED]. He identified that [REDACTED] are still working on a response with their attorney. He confirmed that he'd received a letter from ComEd reminding him that the 20% incentive was set to expire on January 31, 2015 (ComEd had mailed this letter to [REDACTED] on January 21, 2015).

Following one prior attempt at contact via email, Atwell contacted [REDACTED] on February 5, 2015. [REDACTED] reiterated that he [REDACTED] represented by [REDACTED]. He identified that [REDACTED] was meeting with ComEd on February 10, 2015. [REDACTED] stated that the valuations ComEd presented [REDACTED]. He had been told by [REDACTED] that no one [REDACTED] and the land [REDACTED]. He further stated that [REDACTED]. He identified that he would wait to see what comes out of the meeting between [REDACTED] and ComEd and go from there.

Following one prior attempt at contact, Atwell was able to reach [REDACTED] on February 19, 2015. During this conversation, [REDACTED] acknowledged that [REDACTED] and ComEd had agreed on a modified form of the Right of Entry Agreement. With regard to the Easement Agreement, he identified that he'd met with [REDACTED] and felt that an agreement could be reached by the end of the following week. [REDACTED] further stated that [REDACTED] on his property.

On February 20, 2015, Atwell met with [REDACTED]. He provided Atwell with a signed Right of Entry Agreement. ComEd's offer of compensation, including an estimation of crop damages, He reiterated to Atwell that [REDACTED] on his property. He stated that [REDACTED] ComEd's offer. He believes that [REDACTED] in the future between crops and the value of the properties. He further stated that he believes the Easement Agreement will be finalized the following week.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

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GRAND PRAIRIE GATEWAY PROJECT

Atwell attempted to contact [REDACTED] on March 13, 2015. Atwell subsequently met with [REDACTED] on March 19, 2015. Atwell was able to reach [REDACTED] on March 21, 2015. He identified during this discussion that he is awaiting his own appraisal. [REDACTED] had contracted with an appraisal firm out of Wisconsin. The appraisal will determine whether they will counter offer and in what amount. He continued to contend that ComEd's [REDACTED].

Following one prior attempt to contact [REDACTED], Atwell was able to meet with [REDACTED] on April 4, 2015. He identified that [REDACTED] had met with [REDACTED] individually at his home on April 2, 2015. He stated that he just wants to compile the most information that he can such that he can make an informed decision. [REDACTED] stated that [REDACTED] parcel. [REDACTED] and the lower valued parcel (as appraised by ComEd) includes [REDACTED] \$ [REDACTED] in buildings and other improvements. He further stated that he should know what he's going to do within the week.

Atwell contacted [REDACTED] on April 6, 2015. During this discussion, [REDACTED] identified to Atwell that he is still waiting for other information that will back his claims. He stated that he believes that this is [REDACTED]. He further stated that he doesn't have a definitive number yet but it sounded to him like his counteroffer would be [REDACTED] \$ [REDACTED]. He would like [REDACTED] to be valued consistently (meaning at the same value per acre, despite the factors that influence value).

Atwell made no further attempts to contact [REDACTED] as all attempts at negotiation beyond April 6, 2015 have occurred between ComEd's counsel and [REDACTED]. On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners property (in the amount of \$ [REDACTED] for DK_015 and \$ [REDACTED] 6 for DK_016).

On April 17, 2015, ComEd sent [REDACTED] through his attorney, a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less this 20%. As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	05-05-200-001
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_DK_020
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owners ("Owners") and/or their representative, [REDACTED], 34 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owners' property to construct and operate the Grand Prairie Gateway Project ("Project"). As summarized herein and detailed in the contact log for the Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owners on November 14, 2014. Following one previous attempt at contacting [REDACTED] Atwell was able to reach [REDACTED] on December 1, 2014. He identified that he was unable to meet with Atwell at that time as [REDACTED]. He requested that Atwell mail him the information pertaining to ComEd's seeking of an easement across the property.

Atwell attempted to contact [REDACTED] again in December 2014, [REDACTED]. She offered to facilitate a meeting between Atwell and [REDACTED]. On December 23, 2014, Atwell stopped by the [REDACTED] residence and learned [REDACTED]. [REDACTED] identified that [REDACTED]. Atwell left behind the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to the [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on the [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. [REDACTED] stated that he would review the information and either he would get back to Atwell, or he would have their attorney respond. The following table summarizes ComEd's offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

Atwell made three attempts to contact [REDACTED] in January 2015. On January 16, 2015, [REDACTED] emailed Atwell and stated that he had attended a meeting with [REDACTED] and an attorney from [REDACTED] and that he had [REDACTED]. He identified that he would provide Atwell with his attorney's contact information and all further questions could then be direct to his attorney. He also clearly stated that [REDACTED].

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On February 5, 2015, [REDACTED] contacted Atwell. He stated that he had received ComEd's letter reminding him that the 20% incentive would expire on January 31, 2015 (ComEd had mailed this letter to the Owner on January 21, 2015). Atwell contacted [REDACTED] on February 5, 2015. During this discussion, [REDACTED] identified to Atwell that he would be providing Atwell with a signed Right of Entry Agreement via email the following day, in addition [REDACTED] demonstrating that the property upon or across which ComEd is seeking an easement [REDACTED], not h [REDACTED]. He further stated that [REDACTED] was talking to [REDACTED], though they had not yet retained [REDACTED], and he was aware that [REDACTED] and ComEd were planning to meet on February 10, 2015. He stated that [REDACTED].

On February 7, 2015, [REDACTED] provided to Atwell via email the signed Right of Entry Agreement and the [REDACTED] documents. He provided the contact information for [REDACTED], to Atwell and identified that [REDACTED] had assumed the responsibility of managing [REDACTED]. He further identified that he had not yet retained [REDACTED] but had been working with them to improve the Easement Agreement. He further stated that he was hiring an appraiser to look at the damage to land values as it pertains to land within and adjacent to the proposed easement area. He stated that after he receives his appraisal report, he will [REDACTED].

After two attempts at contacting [REDACTED] in February 2015, [REDACTED] provided a signed, modified Right of Entry Agreement to Atwell via email on February 23, 2015. On February 25, 2015, [REDACTED] emailed Atwell and stated that at that time, any discussion of ComEd's offer of compensation must be postponed as the offer is not acceptable. He identified that the residual damage to the remaining adjacent property [REDACTED]. He also stated that the final report from their appraiser would provide a more definite impact value and that the Easement Agreement must be completed to their satisfaction with [REDACTED].

After two attempts at contacting [REDACTED], Atwell was able to meet with [REDACTED] on March 16, 2015. Atwell provided [REDACTED] with ComEd's offer of compensation, including an estimation of crop damage. [REDACTED] stated that [REDACTED] were obtaining appraisals because [REDACTED]. He confirmed that he had received ComEd's letter extending the 20% incentive expiration to April 15, 2015 (ComEd had mailed this letter to the Owners on March 10, 2015). He identified that the appraisals should be completed within the coming days and the figures that they get back will determine [REDACTED], [REDACTED]. Atwell reminded [REDACTED] of ComEd's 30% market adjustment and the 20% incentive.

On March 21, 2015, Atwell contacted [REDACTED]. [REDACTED] identified that they are still waiting on the appraisal and that they should know something by April 3, 2015. [REDACTED]; they just want [REDACTED].

Following two discussions between Atwell and the Owners in early April 2015 and the Owners identifying during both discussions that they are still waiting on their appraisal, [REDACTED] provided Atwell with a [REDACTED] the property via email on April 16, 2015. On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners' property (in the amount of [REDACTED] further identified via separate email on April 16, 2015 that they had turned over negotiations to [REDACTED] and that [REDACTED] would make a proposal to ComEd as to just compensation.

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Landowner Contact Summary



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Atwell made no further attempts to contact the Owners as all attempts at negotiation beyond April 16, 2015 have occurred between ComEd's counsel and [REDACTED]. On April 17, 2015, ComEd sent the Owners, through their attorney, a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less than 20%. As of May 14, 2015, ComEd has not been able to reach an agreement with the Owners.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	05-04-200-007
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_DK_023
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owners (“Owner”) 47 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owners’ property to construct and operate the Grand Prairie Gateway Project (“Project”). As summarized herein and detailed in the contact log for these Owners, despite multiple attempts to contact and negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owners on November 13, 2014. Following 15 attempts at contacting or scheduling a meeting with the Owners, Atwell was able to meet with [REDACTED] on January 22, 2015. During this meeting, [REDACTED] was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report (“Restricted Report”) specific to the Owners’ property, a Compensation Summary Form, a map showing where the proposed easement would be located on the Owners’ property, a Right of Entry Agreement and a Proposed Easement Agreement. [REDACTED] identified that he felt the [REDACTED] within ComEd’s Restricted Report [REDACTED] and he would therefore be obtaining his own appraisal. The following table summarizes ComEd’s offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015.

Following four additional attempts at following up with [REDACTED], he identified to Atwell on February 27, 2015 that he would be retaining counsel who specializes in eminent domain. He further requested that Atwell follow up with him the following week. Atwell attempted to contact [REDACTED] three times in early March. [REDACTED] contacted Atwell on March 7, 2015 and identified during this discussion that he would not sign the Right of Entry Agreement [REDACTED]. He further stated that he was aware that [REDACTED] and ComEd were negotiating both a Right of Entry Agreement and an Easement Agreement. He informed Atwell that [REDACTED] agreements without his approval of the language. [REDACTED] identified that [REDACTED]. Atwell reiterated ComEd’s offer of compensation for the requested easement, including proposed compensation for crop damages. He requested that Atwell follow up with him the following week.

PUBLIC

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Atwell attempted to contact [REDACTED] three more times in March. On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners. [REDACTED] contacted Atwell on March 27, 2015. He again identified that [REDACTED] to sign the Right of Entry Agreement. He requested that Atwell follow up with him the following week. Atwell and [REDACTED] exchanged a series of emails in March whereby [REDACTED] provided Atwell with his own estimated crop damages. A meeting was also scheduled for April 1, 2015.

Atwell met with [REDACTED] on April 1, 2015. During this discussion, [REDACTED] again [REDACTED] to sign the Right of Entry Agreement. Atwell stated that ComEd [REDACTED] [REDACTED] then counteroffered in the amount of \$ [REDACTED] for the requested easement across his property (for a total counteroffer of approximately \$ [REDACTED], which is almost \$ [REDACTED] higher than ComEd's offer). [REDACTED] did not provide any basis for his counteroffer.

On April 6, 2015, Atwell contacted [REDACTED] to confirm his counteroffer. He identified during this discussion that he would settle for \$ [REDACTED]. On April 17, 2015, ComEd sent [REDACTED] a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less this 20%. On April 24, 2015, Atwell contacted [REDACTED] and communicated that ComEd could not accept his counteroffer. He identified that he understood and would let Atwell know which attorney he would be retaining for further proceedings. As of May 14, 2015, ComEd has not been able to reach an agreement with [REDACTED].

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	05-03-100-007, 05-04-200-006
Landowner Name(s)	██████████
ComEd Project ID(s)	P_DK_024, 025
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 26 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 14, 2014. Following an exchange of four phone calls to ██████████, Atwell was able to meet with ██████████ on December 29, 2014 and extend its offer of compensation for the requested easement. During this meeting, ██████████ was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to ██████████ property, a Compensation Summary Form, a map showing where the proposed easement would be located on the ██████████ property, a Right of Entry Agreement, a Proposed Easement Agreement, a Part 300 letter and a property questionnaire. He also identified that he would like some time to review the Easement Agreement with ██████████. The following table summarizes ComEd's offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ ██████████	\$ ██████████

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015. Atwell agreed to follow up the week of January 12, 2015.

Following two prior attempts at contact via phone call, ██████████ contacted Atwell on January 19, 2015. ██████████ identified to Atwell that he is still reviewing the Easement Agreement and is considering an attorney to review the documents. He also identified that he would like more time to review. Atwell agreed to follow up before February 2, 2015.

ComEd sent ██████████ a letter on January 21, 2015 reminding him of the impending expiration of the 20% incentive on January 31, 2015.

Following one prior attempt at contact via phone call, Atwell contacted ██████████ on February 6, 2015. ██████████ identified that ██████████ will represent him for Easement Modifications. He identified that ██████████ was meeting with ComEd on February 10, 2015. ██████████ identified that he would wait to see what comes out of the meeting between ██████████ and ComEd and go from there. Atwell agreed to follow up with ██████████ the week of February 9, 2015 to get the signing process going again.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Atwell attempted to contact [REDACTED] on February 14, 2015 and February 19, 2015. Atwell subsequently met with [REDACTED] on February 20, 2015. He provided Atwell with a signed Right of Entry Agreement. During the discussion, [REDACTED] identified that [REDACTED] Easement should be completed by next week. He also identified that he spoke with landowners [REDACTED]. [REDACTED] identified that he will handle his financial negotiations on his own. He also identified that he believes he was given a fair offer and will provide crop damage numbers the week of February 23, 2015 (though ComEd had presented him with an estimation of crop damages during this discussion).

On February 28, 2015, Atwell contacted [REDACTED]. [REDACTED] identified that he was waiting on his appraisal to see if he will sign or provide a counteroffer.

Following one prior attempt at contact via phone call, [REDACTED] contacted Atwell on March 5, 2015. [REDACTED] identified his [REDACTED] due to the easement and [REDACTED]. He stated that it would cost him an additional \$ [REDACTED] per application at about [REDACTED] applications per year, forever. [REDACTED] also identified that the remainder amount [REDACTED] \$ [REDACTED], Atwell identified to [REDACTED] that ComEd added an extra 30% of the Restricted Report Easement Value to the offer. [REDACTED] identified that he will talk to [REDACTED] and follow up with Atwell. [REDACTED] also identified that he will be using the [REDACTED] for crop damage. He identified that he does not have the yield per acre value to give to Atwell at this time. [REDACTED] stated he is not interested in giving Atwell [REDACTED] as other land owners have done, Atwell identified to [REDACTED] that at some point in the near future he will need to provide bottom line counter offer to submit to ComEd for their evaluation. [REDACTED] identified that he will follow up with Atwell.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

Following three prior attempts at contact via phone call, [REDACTED] contacted Atwell on March 26, 2015. [REDACTED] reiterated that the remainder amount [REDACTED] \$ [REDACTED], Atwell identified to [REDACTED] that ComEd added an extra 30% of the Restricted Report Easement Value to the offer. [REDACTED] stated that he was tired of hearing about the 30% market adjustment. Atwell communicated to [REDACTED] that ComEd has contracted with an appraisal group done by a certified Real Estate appraiser and that they valued the easement and impact on the remainder based on multiple market comparison sales over the last few years. Atwell identified that ComEd gave every landowner a 30% fair market adjustment in case of extenuating circumstances. Atwell also identified that ComEd is giving landowners another 20% as a signing bonus until 4/15/15. Atwell identified that ComEd has done their due-diligence and have given a fair offer for the Easement. Atwell inquired about the appraisals that [REDACTED] was having done [REDACTED]. [REDACTED] stated that he did not want to discuss the matter and will talk to [REDACTED] and follow up with Atwell.

Atwell made no further attempts to contact [REDACTED] as all attempts at negotiation beyond April 4, 2015 have occurred between ComEd's counsel and [REDACTED]. On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners' property (in the amount of \$ [REDACTED]). On April 17, 2015, ComEd sent [REDACTED], through his attorney, a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less than 20%. As of May 14, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary

GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	05 , 05-02-400-005, 05-01-300-008
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_DK_030, 031, 032
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 25 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 12, 2014. Following five phone call attempts and one drop in to [REDACTED], [REDACTED] contacted Atwell on December 22, 2014. [REDACTED] arranged a meeting with Atwell for December 31, 2014.

Atwell met with [REDACTED] on December 31, 2014 and extend its offer of compensation for the requested easement. During this meeting, [REDACTED] was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement, a Proposed Easement Agreement, a Part 300 Letter and a Property Questionnaire. The following table summarizes ComEd's offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

During the December 31, 2014 meeting, [REDACTED] did not sign the Right of Entry Agreement. [REDACTED] identified his concern [REDACTED] and impact to remainder compensation. He stated he would like time to review. [REDACTED] agreed to meet with Atwell the week of January 12, 2015.

Following one prior attempt at contact, [REDACTED] contacted Atwell on January 20, 2015. [REDACTED] identified he is working with [REDACTED]. He also stated that he not sure if he will be using an attorney. [REDACTED] stated that he believes the Easement Agreement is one sided and in favor of ComEd. [REDACTED] and Atwell agreed to follow on January 28, 2015. ComEd sent [REDACTED] a letter on January 21, 2015 reminding him of the impending expiration of the 20% incentive on January 31, 2015.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Following one prior attempt at contact, [REDACTED] left a message with Atwell on January 23, 2015. [REDACTED] confirmed that he received the incentive letter. On January 26, 2015, Atwell contacted [REDACTED]. [REDACTED] identified he would like to have an appraiser look at his property again. He stated that [REDACTED] needs to be reviewed from [REDACTED]. Atwell identified to [REDACTED] that he needs to submit a request in writing for approval.

On January 28, 2015, [REDACTED] contacted Atwell. [REDACTED] identified that Atwell send a pdf file of the Easement Agreement to [REDACTED]. On January 29, 2015, Atwell emailed the Easement Agreement to [REDACTED].

Following one attempted contact by Atwell, Atwell contacted [REDACTED] on February 6, 2015. [REDACTED] confirmed that he retained [REDACTED] as counsel. He also identified that [REDACTED] was meeting with ComEd on February 10, 2015. [REDACTED] stated that the [REDACTED] in the Easement Agreement and [REDACTED] is a problem. He further stated that he needs the soil borings to be done before April 15, 2015 so he can begin farming. [REDACTED] identified that he would wait to see what comes out of the meeting between [REDACTED] and ComEd and to follow up with him on February 16, 2015.

On February 19, 2015, Atwell contacted [REDACTED]. With regard to the Easement Agreement, [REDACTED] identified that an agreement could be reached by the end of the following week. Atwell identified that a meeting was schedule to pick up the Right of Entry that afternoon. [REDACTED] identified that the modified form of the Right of Entry Agreement was sent out to [REDACTED] for review. [REDACTED] reiterated that he wanted the surveys and soil boring done by April 15, 2015. Atwell identified that it should not be a problem and stated we need the Right of Entry's to get the pre-construction process started. [REDACTED] stated that there is a boring machine parked along [REDACTED] road and ready to operate. He further stated that the Right of Entry Agreement is ready to be picked up. [REDACTED] stated he would like the language [REDACTED] that the Illinois Commerce Commission approved taken out of the Easement Agreement. He further stated that ComEd accept the language from [REDACTED]. [REDACTED] stated the language would not be recorded as part of the Easement Agreement.

On February 19, 2015, Atwell met with [REDACTED]. He provided Atwell with a signed Right of Entry Agreement. ComEd's offer of compensation, including an estimation of crop damages, was discussed. [REDACTED] identified that he will not be meeting with Atwell once an Easement Agreement is worked out with [REDACTED]. [REDACTED] stated he will be using an attorney to handle compensation. He also stated that he is unhappy that the parcel [REDACTED]. [REDACTED] stated he will have his own appraisal done.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

Atwell attempted to contact [REDACTED] on March 14, 2015. Atwell made no further attempts to contact [REDACTED] as all attempts at negotiation beyond April 6, 2015 have occurred between ComEd's counsel and [REDACTED]. On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owner's property (in the amount of \$ [REDACTED]).

On April 17, 2015, ComEd sent [REDACTED], through his attorney, a letter and an email informing him that the 20% incentive is now expired and that its offer of compensation would be less this 20%. As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	612400007
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_DK_066
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owner (“Owner”) 48 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner’s property to construct and operate the Grand Prairie Gateway Project (“Project”). As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to negotiate and numerous additional attempts to contact the Owner that were not reciprocated, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was not accepted by the Owner until December 9, 2014. Following 12 attempts at contacting [REDACTED], ComEd was able to meet with [REDACTED] and extend its offer of compensation for the requested easement on January 14, 2015. During this meeting, [REDACTED] was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report (“Restricted Report”) specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on the [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. Additionally, [REDACTED] assisted in completing a Property Questionnaire specific to [REDACTED] property. During this meeting, [REDACTED] agreed to and executed a Right of Entry Agreement, allowing ComEd to access [REDACTED] property for the purposes of conducting engineering, environmental and land surveys. [REDACTED] also identified during this meeting dissatisfaction with the appraised easement value as identified within the Restricted Report, which was prepared by an independent appraiser on ComEd’s behalf. The following table summarizes ComEd’s offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015. [REDACTED] asserted that the Restricted Report did not account for [REDACTED]. The residence is located approximately [REDACTED] from the intended Project centerline (and was accounted for in ComEd’s appraisal). [REDACTED] further identified during this discussion that though they would allow ComEd or its certified appraiser to access [REDACTED], they would be obtaining their own appraisal. Therefore, as of January 14, 2015, [REDACTED] was in the process of obtaining his own appraisal for the requested easement.

Atwell continued its attempts at communication and negotiation with [REDACTED] following January 14, 2015 and communicated on January 22, 2015 the impending expiration of the 20% incentive fee (the incentive fee was at that time intended to expire on January 31, 2015 and provided for an additional 20% in compensation above and beyond the appraised easement value identified within the Restricted Report).

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Throughout January, February and March, and into early April of 2015, Atwell made 20 attempts to contact [REDACTED], namely to discuss [REDACTED]. [REDACTED] had previously volunteered. On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On April 6, 2015, Atwell made contact with [REDACTED]. ComEd [REDACTED] of compensation [REDACTED]. [REDACTED] declined the [REDACTED] offer and identified that he was still awaiting his own appraisal. Atwell followed up with [REDACTED] on April 8, 2015 and learned that while [REDACTED] had now received his own appraisal, he had not yet had time to review it. Atwell reiterated to [REDACTED] during both discussions that the 20% incentive fee would expire on April 15, 2015.

Throughout April 2015, Atwell continued its attempts at communication and negotiation with [REDACTED]. On April 23, 2015, [REDACTED] contacted Atwell and identified that he was [REDACTED] until early May and needed to consult with his attorney [REDACTED]. [REDACTED] identified that the value of the easement payment was [REDACTED] as he feels the [REDACTED] damages are [REDACTED]. He made it clear to Atwell that he could not do anything until he talked with his attorney. On April 17, 2015, ComEd sent [REDACTED] a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less than 20%.

On May 5, 2015, [REDACTED] attorney, [REDACTED] contacted Atwell and identified that they were in the process of obtaining an appraisal for the property in order to assess any possible offer. [REDACTED] identified that at the time that their certified appraiser completes his report, he could then discuss any possible offer in more detail. [REDACTED] subsequently communicated to ComEd's counsel that the appraisal previously referred to by [REDACTED] was actually a broker's opinion.

As of May 26, 2015, [REDACTED] has never communicated orally or in writing a counteroffer to ComEd, nor has [REDACTED] provided a copy of his own appraisal to ComEd. Further, ComEd has not been able to have its own appraiser visit [REDACTED] because [REDACTED] needed to coordinate the time/date with [REDACTED] and multiple attempts at scheduling were unsuccessful either due to [REDACTED] being unresponsive, or when he did respond, it was as described above.

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Landowner Contact Summary

GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	04-18-200-001
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_KA_002
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 43 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). The primary points of contact of whom Atwell attempted to negotiate were [REDACTED]. As summarized herein and detailed in the contact log for these Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was accepted by the Owners on November 13, 2014. Following one previous attempt at contacting the Owners, Atwell was able to speak with [REDACTED] on December 10, 2014. She provided Atwell [REDACTED], as well as his work number. She asked Atwell to [REDACTED] to schedule a meeting. Following four attempts at contacting [REDACTED], Atwell was able to speak with him on January 8, 2015 and was able to schedule a meeting for January 9, 2015. Atwell was able to meet with [REDACTED] and extend its offer of compensation for the requested easement on January 9, 2015. During this meeting, [REDACTED] were presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Appraisal Report ("Restricted Report") specific to the to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. Additionally, [REDACTED] assisted in completing a Property Questionnaire specific to [REDACTED] property. During this meeting, [REDACTED] agreed to and executed a Right of Entry Agreement, allowing ComEd to access [REDACTED] property for the purposes of conducting engineering, environmental and land surveys. [REDACTED] also identified during this meeting [REDACTED] and any impact [REDACTED]. The Owners indicated they would contact [REDACTED] to clarify if there would be any issues to [REDACTED]. Atwell and [REDACTED] agreed to Atwell contacting them on a weekly basis to keep communications open and to answer any questions. Atwell and [REDACTED] exchanged text messages following the meeting on January 9, 2015. [REDACTED] indicated that he spoke with [REDACTED] and sent the following text message to Atwell [REDACTED] will need to [REDACTED] once we get further along. My contact said it is a common procedure". The following table summarizes ComEd's offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

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Landowner Contact Summary



An Exelon Company

GRAND PRAIRIE GATEWAY PROJECT

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

Atwell continued its attempts at communication and negotiation with [REDACTED] following January 9, 2015 and communicated with [REDACTED] on January 14, 2015. [REDACTED] indicated that he was out of town for the week and asked Atwell to call back next week when [REDACTED]. Following two attempts at contacting [REDACTED], Atwell left a voice mail for [REDACTED] on January 22, 2015 informing him that he would be receiving a letter from ComEd reminding him of the impending expiration of the 20% incentive fee (the incentive fee was at that time intended to expire on January 31, 2015 and provided for an additional 20% in compensation above and beyond the appraised easement value identified within the Restricted Report).

On January 27, 2015, [REDACTED] called Atwell and indicated that he was waiting for feedback from their attorney in regards to the Easement Agreement Review. [REDACTED] indicated they were [REDACTED] with ComEd and that he hoped to [REDACTED] this week and that once he had the Easement Agreement he would like [REDACTED]. Atwell indicated that the Easement Agreement they were having drafted would need to be reviewed by ComEd. Atwell also reminded [REDACTED] of the payment incentive deadline ending on January 31, 2015. [REDACTED] noted that he was aware of the deadline but could not sign the current ComEd Easement Agreement. [REDACTED] conveyed to Atwell that he feels [REDACTED] but that he needs the revised Easement Agreement from his attorney to be able to move forward. [REDACTED] would contact Atwell once he had the Easement Agreement from their attorney.

On January 31, 2015, Atwell spoke with [REDACTED]. [REDACTED] indicated that he was out of town for the weekend and had been following up with [REDACTED] to determine the status of the Easement Agreement from the attorney. [REDACTED] indicated that he did not have the Easement Agreement yet, and that he would follow up again on Monday when he back in town. [REDACTED] indicated again that he [REDACTED] once he has that Easement Agreement from the attorney. Atwell indicated to [REDACTED] that he would call him Monday night to find out about the status of the Easement Agreement.

Following one prior attempt to reach [REDACTED], Atwell received a text message from [REDACTED] on February 6, 2015 that the Easement Agreement should be done on Tuesday. Atwell attempted to contact [REDACTED] on February 13, 2015 to find out the status of the Easement Agreement.

On February 18, 2015 a conference call was held between ComEd counsel and [REDACTED] regarding the Easement Agreement and the ROE document. [REDACTED] agreed during the call that the ROE is approved for use and [REDACTED] will distribute the ROE document to their clients for execution. During the call, it was stated that the Easement Agreement language was still being worked on between Counsel.

Following two prior attempts at contact, Atwell spoke with [REDACTED] on March 5, 2015 and set up a meeting for that day. During the meeting, [REDACTED] identified at that time that he was still waiting for the Easement Agreement document being developed by counsel. Atwell explained the appraised easement value as identified within the Restricted Report, which was prepared by an independent appraiser on ComEd's behalf. [REDACTED] informed Atwell that he [REDACTED] hired an appraiser to determine the remainder factor to the properties and that this appraisal would be available by the end of March. Atwell continued to explain to [REDACTED] that ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment as well as had a payment incentive. [REDACTED]

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

_____ indicated that ComEd _____ . It was agreed to during the meeting that _____ would try to expedite the appraisal and that they would talk again in a couple of days.

Following one prior attempt at contact, Atwell exchanged a text message with _____ on March 10, 2015. _____ indicated that _____ Easement Agreement was finalized. A meeting was scheduled for March 11, 2015 with _____ to discuss the Easement Agreement.

On March 10, 2015, ComEd mailed the Owners a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

One March 11, 2015, Atwell met with _____. The Easement Agreement had been agreed upon. Atwell presented the Compensation Summary Form for the property which included the April 15, 2015 incentive end date as well as crop damages. _____ expressed that they felt their _____ concern was _____; however, _____ indicated that they have paid for an appraisal for their property regarding _____ as the ComEd Easement would _____. Atwell walked through the total compensation offer again and explained that the offer includes the market adjustment, payment incentive and crop damages, and that when the number is divided by the acres, the easement purchase per acre would be _____ per acre. _____ indicated at the meeting that _____ but felt that the _____ \$ _____ per acre in _____. _____ indicated they would wait for their appraisal since there was an extension of the payment incentive before making a decision on ComEd's offer. It was agreed on during the meeting that Atwell and _____ would talk weekly and that _____ would see if the appraisal report could be expedited to earlier than the expected end of month timetable.

Following four prior attempts at contact, Atwell received a call from _____ on April 7, 2015. Atwell and _____ discussed the need for a meeting to get updated on the appraisal. _____ indicated that he had not heard anything lately on the status of the appraisal. Atwell reminded _____ on the approaching April 15, 2015 payment incentive expiration date. _____ agreed to meet with Atwell and would determine if _____ was available. Atwell and _____ were able to meet on April 15, 2015 to discuss the status of the appraisal as well as the compensation. _____ indicated the appraisal was still not complete and that they indicated they hoped to have it by April 10, 2015. Atwell reminded _____ of the April 15, 2015 incentive deadline and noted that the _____ payment incentive _____. _____ indicated that they wanted to negotiate the crop damage compensation and Atwell asked what they were expecting from the appraisal. Atwell explained again to _____ the total compensation package which included the 30% market adjustment and the 20% payment incentive which are designed to provide compensation to them to raise the easement value to almost the fee simple purchase value of the easement while only obtaining an easement on that land. _____ reiterated their concern is _____ and were going to wait for their appraisal. Atwell sought clarification on what they meant, and _____ indicated that _____ and that they heard that _____ obtain _____. Atwell was unable to negotiate with _____ prior to them receiving their appraisal report. _____ were generally discussed at the meeting but Atwell indicated that he would need to know what _____ expectations were regarding the total compensation number as the ComEd offer is fair and reasonable, and as presented would be good through April 15, 2015. It was agreed upon at the meeting that Atwell would contact _____ on Friday for an update and _____ would contact Atwell prior to Friday if they received the appraisal report.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Following two prior attempts at contact, Atwell spoke with [REDACTED] on April 15, 2015. [REDACTED] communicated that they had no given the ComEd offer any further consideration and that they would let the attorneys handle the matter.

Atwell made no further attempts to contact the Owners as all attempts at negotiation beyond April 16, 2015 have occurred between ComEd's counsel and [REDACTED]. On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners property (in the amount of \$ [REDACTED]). On April 17, 2015, ComEd sent the Owners, through their attorney, a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less this 20%.

As of May 26, 2015, Owners has never communicated orally or in writing a counteroffer to ComEd, nor have the Owners provided a copy of their own appraisal to ComEd.

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	04-17-200-001; 04-16-100-021
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_KA_005; P_KA_006
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owners ("Owners") 40 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owners' property to construct and operate the Grand Prairie Gateway Project ("Project"). As summarized herein and detailed in the contact log for the Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owners on November 13, 2014. Following two previous attempts at contacting [REDACTED], Atwell was able to reach [REDACTED] on December 19, 2014. [REDACTED] indicated that this was [REDACTED] and that Atwell should contact [REDACTED] at his office, for which she provide the office phone number.

Following three prior attempts at contact, Atwell spoke with [REDACTED]. Atwell and [REDACTED] agreed to set up a meeting for January 14, 2015 with [REDACTED]. On January 14, 2015, Atwell, [REDACTED], [REDACTED], and [REDACTED] met to discuss the Project. [REDACTED] and [REDACTED] are [REDACTED], who own and run [REDACTED] as well as are owners of the land. [REDACTED] and [REDACTED] are also [REDACTED] who work in [REDACTED]. During the meeting, Atwell provided the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to the [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on the [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. [REDACTED] and [REDACTED] stated that [REDACTED] and that this Project [REDACTED]. They stated that they needed to assess all this information and talk with the professionals [REDACTED]. It was agreed that weekly communications would occur to continue discussing the Project. They indicated that they were aware of the deadline regarding the incentive payment. Following the meeting, it was determined that [REDACTED] would be the main point of contact. The following table summarizes ComEd's offer of compensation.

Project_ID	Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
KA_005	\$ [REDACTED]	\$ [REDACTED]
KA_006	\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Following two prior attempts at contact, [REDACTED] made contact with Atwell on January 22, 2015. [REDACTED] stated that they were still reviewing matters regarding the property. Atwell asked [REDACTED] about having the Right of Entry Agreement signed in order to allow ComEd access to perform survey work. [REDACTED] indicated that they needed to have a review performed. [REDACTED] indicated that if the survey work [REDACTED] he might be able to get the Right of Entry Agreement signed to help facilitate this, but absent that, he doubted [REDACTED] would want to sign the Right of Entry. [REDACTED] further stated that he would inquire with them and contact Atwell if there was any interest.

Atwell made ten attempts to contact [REDACTED] since the January 22, 2015 meeting. [REDACTED] called Atwell on March 4, 2015. [REDACTED] apologized for the delays but that they were still seeking advice from their professionals/consultants on the matter. Atwell asked [REDACTED] if there were any updates since the last conversation and expressed the importance right now was the obtaining the Right of Entry Agreement. [REDACTED] expressed that they were still not happy with the easement [REDACTED] and were advised that they did not want to allow survey teams on the land if [REDACTED]. Atwell explained that the Illinois Commerce Commission had already approved the route and that it was not a matter of looking for and/or selecting a route. Atwell inquired about where they were with the ComEd offer that was presented as they understood they were not happy with the offer that was made. Atwell inquired if they had a counteroffer to make at which [REDACTED] said that he needed hear back from their consultants and get back to Atwell. [REDACTED] would not provide Atwell with the name(s) of their consultants. Atwell asked [REDACTED] to expedite this and indicated that he would contact [REDACTED] on Friday. [REDACTED] noted that he would try to provide Atwell with an update within the next couple of days.

On March 4, 2015, Atwell received a call from [REDACTED] on the properties. [REDACTED] said he received Atwell's contact information from [REDACTED]. [REDACTED] indicated that he had not heard anything about the Grand Prairie Gateway Project and that he does not have much luck communicating with the owners, [REDACTED]. [REDACTED] indicated that [REDACTED] in 2004 and had [REDACTED]. [REDACTED] is concerned about crop damage. Atwell explained that they have had difficulties hearing back from the [REDACTED] and that [REDACTED] was the point of contact for the properties. [REDACTED] expressed that he had spoken with [REDACTED] years ago and also had the same luck. Atwell indicated to [REDACTED] that when they spoke with [REDACTED], Atwell would ask [REDACTED] for permission to be able to discuss additional matters with [REDACTED]; however, at the moment, Atwell would need to keep the discussions with the landowner private. It was agreed that Atwell would call [REDACTED] when he was in the [REDACTED] area to make in person introductions.

On March 10, 2015, ComEd mailed the Owners a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On March 11, 2015, Atwell received a call from the [REDACTED]. [REDACTED] explained that he was seeking Atwell's office address as his attorney had suggested he send a letter regarding the easement and crop damages concerns since [REDACTED] was have a very difficult time communicating with the landowners, and wanted to be sure that [REDACTED]. Atwell provided [REDACTED] with the Atwell Naperville address via text message and also indicated on the call that Atwell would be in the Burlington area over the next couple of days, and if [REDACTED] would like to hand deliver such letter, they could meet. Atwell informed [REDACTED] that any document(s) delivered to Atwell would be scanned and emailed to the landowners, [REDACTED].

On March 12, 2015, Atwell received a call from [REDACTED]. [REDACTED] indicated that he had the letter that he wanted to deliver to Atwell completed and wondered if Atwell would be in the Burlington area today. Atwell and [REDACTED] agreed to meet [REDACTED] parking lot to allow [REDACTED] to deliver the letter. During the meeting, [REDACTED] provided Atwell with the letter for ComEd which

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Landowner Contact Summary



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GRAND PRAIRIE GATEWAY PROJECT

_____ was making ComEd aware that _____ was _____ on this property and that he was _____ as it relates to negotiating and ultimately the payment. _____ reiterated that he has difficulty in communication with the landowners and that his attorney suggested he provide ComEd and the landowners with this letter. Atwell indicated to _____ that Atwell would be scanning the letter and emailing a copy to _____ as well as to the ComEd file. Atwell explained to _____ that crop damage money is paid to the landowner, and that what happens between the landowner and _____ is outside the control of ComEd. _____ indicated that he has had experience with ComEd and crop damage payments on a farm that _____ owns, and did say that ComEd _____ when there was crop damage. Atwell reiterated to _____ that he should really work to make sure whatever _____ is how he deals with the landowner.

Following three attempts at contact, _____ called Atwell on March 20, 2015. _____ indicated that he had finally received some feedback from their consultants _____ and that he had an email as well as a request to illustrate on the attachment he would be forwarding to Atwell's attention _____. Atwell explained that the easement has been identified on the aerial map previously provided to them and was included in the bound document packages that were reviewed and discussed. Atwell indicated to _____ that he would look at the emails and noted that they could get the easement area identified on was being provided. Atwell also reiterated to _____ that the draft Easement Agreement document is in the same package that was reviewed during the first meeting and that it contains the terms of the easement. Atwell also inquired about meeting on Thursday and _____ indicated that Friday would probably be better but that he would need to confirm with _____. Atwell noted to _____ that they would plan for March 27, 2015 and that Atwell and _____ could confirm on Monday. Following the call, Atwell and _____ exchanged emails on March 20 and March 23, 2015 in regards to the documents that were discussed on their call. In addition, on March 23, 2015, Atwell emailed _____ with a copy of the letter from _____, _____.

On March 27, 2015, Atwell, _____, _____, and _____ met in person and discussed the easement area. _____ and _____ expressed again that the easement _____ they have for the properties. Atwell reiterated the fact that the Illinois Commerce Commission has been approved the route and the easement would exist. Atwell presented again the offer and the Compensation Summary Form, and stated that the payment incentive is good through April 15, 2015. _____ and _____ expressed to Atwell that they would be involving an attorney involved at which time Atwell asked who that would be. _____ and _____ indicated that it would be _____. Atwell explained they know who _____ was and that the firm _____ the ComEd Easement materials. _____ for another copy of the landowner documents that were presented at the January meeting and Atwell indicated they would be provided to him. _____ noted to _____ that they needed to present a counteroffer to ComEd prior to have the firm _____ fully engaged. Atwell indicated they agreed with this and it was agreed upon at the meeting that Atwell would call _____ on Tuesday. Atwell attempted to contact _____ on March 31, 2015 to follow up on their meeting. Atwell provided _____ with the additional landowner package via mail on April 2, 2015.

After one attempt at contacting _____, Atwell made contact with _____ on April 13, 2015. _____ indicated he received the materials that Atwell mailed to him. _____ further identified that they would not have a counteroffer to the ComEd offer and that they have turned over negotiations to _____. _____ instructed Atwell to inform ComEd _____.

Atwell made no further attempts to contact the Owners as all attempts at negotiation beyond April 16, 2015 have occurred between ComEd's counsel and _____. On April 17, 2015, ComEd sent the Owners a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less than this 20%. As of May 26, 2015, ComEd has not been able to reach an agreement with the Owners.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	04-09-300-016
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_KA_007
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owners ("Owners") 69 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owners' property to construct and operate the Grand Prairie Gateway Project ("Project"). Atwell's primary points of contact for attempted negotiation have been [REDACTED]. As summarized herein and detailed in the contact log for the Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was accepted by the Owners on November 13, 2014. Following five attempts at contacting [REDACTED], Atwell received a call from [REDACTED] on December 17, 2014.

On December 23, 2014, Atwell met with [REDACTED] to extend ComEd's offer of compensation for the requested easement. During this meeting, [REDACTED] were presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on the [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. During this meeting, [REDACTED] identified to Atwell that [REDACTED] properly on the map that Atwell had presented as their property line [REDACTED]. [REDACTED] explained that they had just purchased the property in [REDACTED], stating that [REDACTED] at the time of purchase. They raised concerns over the impact of the transmission line on their property and its value. [REDACTED] requested additional time to further review the Right of Entry Agreement before executing the document. [REDACTED] stated that they felt the easement value (as identified within the Restricted Report) undervalued the impact to their property. Atwell asked [REDACTED] to provide documentation as to their basis for this claim. The following table summarizes ComEd's offer of compensation, excluding crop damages.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

Following one attempted contact by Atwell, Atwell received a call from [REDACTED] on January 8, 2015. He stated he is working on the valuation issue for the easement and will supply information when he has it. Following an exchange of emails and voicemails, Atwell received a call from [REDACTED] on January 28, 2015. [REDACTED] said he had questions about the Restricted Report and the appraised impact to the remainder on his property included within the report. Atwell conveyed that the market adjustment included

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

in ComEd's offer of compensation was designed to take into effect variables and thus resulted in a fair assessment. [REDACTED] identified that he still feels that there is an impact on his property [REDACTED]. He stated that he is working with [REDACTED]. [REDACTED] further stated that he is working with an appraiser to put together numbers for the impact. [REDACTED] identified that he was not sure when he would have the numbers completed.

On January 31, 2015, Atwell received an email from [REDACTED]. He was inquiring as to whether or not Atwell could answer the questions he had previously raised regarding ComEd's appraisal, valuation, and the impact to the remainder. That same day, Atwell stopped by [REDACTED] residence and spoke to [REDACTED]. Atwell let [REDACTED] know that they had received his email but did not yet have additional information regarding the impact on the remainder calculation (included within the Restricted Report). Atwell in turn inquired as to whether or not [REDACTED] had yet received the valuation numbers that he was separately obtaining. [REDACTED] stated that the appraiser was still working on the numbers.

Following one attempted contact by Atwell, Atwell received an email from [REDACTED] on February 4, 2015 whereby [REDACTED] inquired as to whether or not Atwell could answer the questions he had previously raised regarding ComEd's appraisal, valuation, and the impact to the remainder. Atwell replied that same day, identifying that they had no new or additional information.

Following three attempted contacts by Atwell, Atwell received an email from [REDACTED] on February 21, 2015. [REDACTED] was following up on the voicemail he had left Atwell on February 20, 2015. In his email, [REDACTED] requested a meeting. On February 25, 2015, Atwell met [REDACTED]. [REDACTED] presented Atwell with their independent appraiser's report and counteroffer to present to ComEd for consideration. [REDACTED] reiterated their position that the easement would impact their property and that the Restricted Report provided by ComEd did not account for such impact. [REDACTED] appraisal report identified an easement value of \$ [REDACTED], compared to ComEd's offer of \$ [REDACTED]. However, [REDACTED] counteroffer at that time was in the amount of \$ [REDACTED]. Atwell identified that [REDACTED] on [REDACTED] property, and that [REDACTED] exist between [REDACTED] and the intended location of the transmission line. [REDACTED] responded that [REDACTED]. Atwell identified that they would present [REDACTED] counteroffer to ComEd.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

Atwell and [REDACTED] were in contact six times in an effort to schedule a meeting for March 12, 2015. On March 12, 2015, Atwell met with [REDACTED] and [REDACTED] (ComEd). During this meeting, the Easement Agreement, compensation summary form, [REDACTED] counteroffer, and the ICC hearing process. [REDACTED] counteroffer is requesting 25 percent of the property value for an easement that is across [REDACTED] of their property. ComEd stated they had to treat all landowners involved in the Project fairly and equally as to compensation. ComEd reminded [REDACTED] of the April 15, 2015 incentive expiration.

Following one attempted contact, Atwell received an email from [REDACTED] on March 24, 2015. [REDACTED] provided Atwell with a signed Right of Entry Agreement. Atwell and [REDACTED] were in contact five times in advance of meeting on March 27, 2015. On March 27, 2015, the values included within the two appraisal reports (ComEd's and their independent appraisal report) were discussed. Atwell reiterated ComEd's offer of compensation, including the market adjustment, 20% incentive and an estimation of crop damages. [REDACTED] identified that they had [REDACTED] that ComEd had provided them. [REDACTED] questioned why the property values are [REDACTED]

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_____ property in comparison to the appraised values associated with their property (as provided within the Restricted Report). Atwell stated that all property valuations were individually compiled. _____ requested that ComEd further address the difference in values between the Restricted Report associated with their property and the Restricted Report _____ property.

On March 30, 2015, _____ emailed Atwell to request that Atwell provide him with a list of land use restrictions associated with the easement. Atwell responded that same day that any restrictions are identified within the Proposed Easement Agreement.

Atwell and _____ exchanged calls four times in advance of April 10, 2015. On April 10, 2015, Atwell identified that ComEd stands by their Restricted Report for both _____ property and the _____ property as the two reports have been prepared for each individual property. _____ asked if ComEd would present a counteroffer to their counteroffer. Atwell stated that ComEd would not counteroffer at that time.

On April 15, 2015, Atwell and _____ exchanged various emails. In one email, _____ identified that they would adjust their counteroffer to \$_____. That same day, following the exchange of emails and a phone discussion, _____ offered to reduce their counteroffer to _____. Atwell responded that ComEd would settle at \$_____. _____ responded to this settlement offer by stating that they would accept no less than \$_____.

On April 17, 2015, ComEd sent _____, a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less than 20%. On April 21, 2015, Atwell received an email from _____ within which he stated that they had received ComEd's recent letter. He identified that they were ready to reach an agreement; however, they would like ComEd to consider their counteroffer of \$_____.

ComEd remaining firm as to its offer of compensation of _____, Atwell presented _____ with a revised Compensation Summary Form now excluding the 20% incentive on April 29, 2015. Following this contact, Atwell and _____ exchanged various emails. On May 13, 2015, Atwell received an email from _____ who was recently retained by the _____. He directed that all communication go through him from that point forward. _____ identified a revised counteroffer in the amount of \$_____. As of May 26, 2015, ComEd has not been able to reach an agreement with _____.

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	04-09-300-017
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_KA_008
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owner (“Owner”) 29 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner’s property to construct and operate the Grand Prairie Gateway Project (“Project”). The primary point of contact As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 12, 2014. Following 16 attempts at contacting [REDACTED], ComEd mailed its offer of compensation for the requested easement on February 5, 2015. [REDACTED] was sent the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report (“Restricted Report”) specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. The following table summarizes ComEd’s offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015.

On March 2, 2015, ComEd received letter correspondence from [REDACTED], the Owner’s attorney. [REDACTED] requested that all future communications be directed to him and informally requested ComEd provide him certain information, including maps and ComEd’s appraisals of his client’s property. On March 6, 2015, ComEd, through its counsel, provided to [REDACTED] the Restricted Report, Compensation Summary Form and Right of Entry Agreement.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

In its March 6, 2015 letter, ComEd requested [REDACTED] provide it with [REDACTED] appraisal, if any, comparables or information he felt ComEd did not consider in its valuation of his client’s property, so that the parties could negotiate and arrive at what ComEd hoped was a negotiated resolution.

With no response to its March 6 letter, ComEd wrote [REDACTED] attorney, [REDACTED], on March 27, 2015 again requesting a response. Since it was apparent [REDACTED] rejected ComEd’s offer of \$ [REDACTED] exclusive of crop damage, ComEd, in that letter, requested [REDACTED], among other things, provide what his client’s believe is the appropriate value for the permanent easement on their property.

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In his April 1, 2015 letter, [REDACTED] attorney states in part "In response to your request, per our conversation on March 31, 2015, I am providing a counter-proposal to ComEd's offer of \$ [REDACTED]. [REDACTED] are asking \$ [REDACTED]. In that letter, [REDACTED] included [REDACTED] to their property, a [REDACTED] report on [REDACTED] in rural Illinois.

ComEd considered the information [REDACTED] sent in [REDACTED] April 1, 2015 letter. On April 14, 2015, ComEd sent their written response to [REDACTED] attorney stating various reasons why it disagreed with the information and [REDACTED]. For example, [REDACTED] property and [REDACTED] and their [REDACTED]. The properties [REDACTED] suggested were comparable sales and were determined not be comparable. Several examples of lack of comparability include that although [REDACTED] property [REDACTED] land, three of the [REDACTED] comparables were improved with buildings, one was an assemblage sale, two were either zoned or planned for high-density residential use and one was not being farmed. In its April 14 letter to [REDACTED] attorney (as supplemented by its April 15, 2015 letter), ComEd also advised [REDACTED] they would receive \$ [REDACTED] for crop damage for the permanent easement on their [REDACTED] acres which is calculated on a recognized formula over a four year period at 100% for the construction year and 75%, 50%, and 25% respectively for the succeeding three years based on a corn crop price of \$ [REDACTED] per bushel in a normal property yield for corn of [REDACTED] bushels per acre for a total sum of \$ [REDACTED]. In addition, by its April 17, 2015 letter, ComEd reminded [REDACTED] that its offer of \$ [REDACTED] included a 20% early signing bonus, which was set to expire on April 15, 2015. Considering that ComEd appraisal valued the permanent easement at \$ [REDACTED] (which does not include the 30% market adjustment of \$ [REDACTED]), [REDACTED] was advised in the April 14th letter that [REDACTED] counter-offer was not supported and was unreasonable. This letter concluded that although ComEd wanted to negotiate a fair and reasonable resolution with [REDACTED] the project has a schedule that will require negotiations to conclude once it becomes apparent that further discussions will be futile.

As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	05-22-200-055
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_KA_062
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owner (“Owner”) 27 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner’s property to construct and operate the Grand Prairie Gateway Project (“Project”). As summarized herein and detailed in the contact log for these Owners, despite multiple attempts to negotiate and numerous additional attempts to contact the Owners that were not reciprocated, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was accepted by the Owners on November 13, 2014. Following one previous attempt at contacting the Owners, Atwell was able to speak with [REDACTED] on December 2, 2014 and schedule a meeting for December 3, 2014. Atwell was able to meet with [REDACTED] and [REDACTED] and extend its offer of compensation for the requested easement on December 3, 2014. During this meeting, [REDACTED] and [REDACTED] were presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Appraisal Report (“Restricted Report”) specific to the [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on the [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. During this meeting, the Restricted Report was discussed in detail as was the Right of Entry Agreement. The Right of Entry Agreement was not executed during the meeting. During the meeting, the landowner asked about [REDACTED] on the property as well as whether or not [REDACTED] would be installed to mitigate the [REDACTED]. The following table summarizes ComEd’s offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015.

Following three prior attempts at contact, Atwell spoke with [REDACTED], [REDACTED], [REDACTED]. [REDACTED] indicated he would contact [REDACTED] and pass along the information that Atwell provided to [REDACTED].

Following three prior attempts at contact, [REDACTED] called Atwell to indicate he would be in attendance at the meeting scheduled with [REDACTED] and [REDACTED] rescheduled for February 13, 2015. Atwell, ComEd, and [REDACTED] with [REDACTED] and [REDACTED] on February 13, 2015 at which time the Right of Entry Agreement was executed for [REDACTED]. ComEd answered construction related questions for [REDACTED] and [REDACTED] and Atwell noted that he would follow up with the two landowners.

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Landowner Contact Summary



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Following two prior attempts at contact indicating that a modified Right of Entry Agreement was available for signature, [REDACTED] returned Atwell's call on March 5, 2015. [REDACTED] indicated that [REDACTED] have been out of town and will be returning on March 6, 2015. [REDACTED] asked Atwell to drop off the modified Right of Entry Agreement at the house and that [REDACTED] would review and sign it when he returned. Atwell left the Right of Entry Agreement as requested at [REDACTED] home.

On March 10, 2015, ComEd mailed the [REDACTED] a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

Following three prior attempts at contact, Atwell stopped by [REDACTED] home on March 11, 2015 to see if he had a chance to review the modified Right of Entry Agreement that was left for his review. [REDACTED] declined the Right of Entry Agreement that was prepared by ComEd without the soil boring language. [REDACTED] explained to Atwell that he believes the Project is being delayed up to 12 months because the City of Elgin is suing ComEd in the appellate court which he believed would hold up the Project. Atwell indicated that they have seen no material evidence of this; however, [REDACTED]. Atwell asked [REDACTED] if he had any information regarding this lawsuit and asked [REDACTED] to keep in mind that a separate lawsuit will not have bearing on the Grand Prairie Gateway Project and that acquisition for this Project is moving ahead. [REDACTED] indicated he would provide Atwell with information that he has regarding the lawsuit in the appellate court. Atwell informed [REDACTED] that he would follow up with [REDACTED] after clarifying the appellate court lawsuit information that [REDACTED] and [REDACTED] mentioned. Atwell provided [REDACTED] the new Compensation Summary Form reflecting the April 15, 2015 deadline for the 20% incentive. Atwell noted they would request the information again from [REDACTED] on March 12, 2015 via email. On March 26, 2015, Atwell sent [REDACTED] the letter regarding the appeals court filing.

On March 27, 2015, Atwell sent the Owner via email a letter from ComEd addressing the concerns regarding the appeals field against the order by the Illinois Commerce Commission for the Grand Prairie Gateway Project.

Following one prior attempt at contact, Atwell stopped by [REDACTED] home on April 2, 2015 to follow up with him regarding the letter drafted by [REDACTED]. Atwell assured [REDACTED] that acquisition was in full swing and that the incentive expires April 15, 2015. [REDACTED] replied that [REDACTED] and that a lawyer told him he shouldn't sign anything. Atwell explained that time is running out for negotiations and asked [REDACTED] what he would need to move forward with the easement within reason. [REDACTED] indicated that he just got home from work and that it was a really bad time to talk. Atwell asked when would be a good time and [REDACTED] replied that he didn't know. Atwell informed [REDACTED] he would call him Monday.

Atwell attempted to contact [REDACTED] one additional time on April 14, 2015. On April 17, 2015, ComEd sent [REDACTED] a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less this 20%. As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	05-22-200-058
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_KA_064
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 27 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to negotiate and numerous additional attempts to contact the Owner that were not reciprocated, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 12, 2014. Following two attempts at contacting M [REDACTED], Atwell was able to meet with [REDACTED] and extend ComEd's offer of compensation for the requested easement on December 12, 2014. During this meeting, [REDACTED] were presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. During this meeting, [REDACTED] asked if ComEd would be interested [REDACTED]. The following table summarizes ComEd's offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

Following one attempted contact by Atwell, [REDACTED] returned Atwell's call on January 16, 2015 to say they are seeking counsel.

Following two attempted contacts by Atwell, [REDACTED] returned Atwell's call on January 22, 2015 to discuss [REDACTED]. Atwell explained that the restricted report and the Kane County Tax Assessor valued his property [REDACTED] range. [REDACTED] agreed and stated he would do some due diligence regarding the value of his property. [REDACTED] wants to know if the planned transmission line [REDACTED]. [REDACTED] also wants to know if ComEd [REDACTED].

Atwell contacted [REDACTED] on January 27, 2015 to follow up with [REDACTED] about the [REDACTED]. [REDACTED] stated he is still performing due diligence and needs to speak with this [REDACTED] before discussing the acquisition further. [REDACTED] stated he would speak with [REDACTED] in the next couple of days and will be ready to resume negotiations by January 30, 2015. Atwell stated they would follow up with [REDACTED] on January 30, 2015.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Atwell responded to [REDACTED] inquiry regarding [REDACTED]. [REDACTED] stated that they would [REDACTED] for the price of [REDACTED]. [REDACTED] stated that in 2007 [REDACTED], however, because they never made improvements to the parcel that the easement area is on, the two parcels have the same PIN number. [REDACTED] requested some time to [REDACTED] if ComEd would be interested [REDACTED]. Atwell stated they would follow up with [REDACTED] in a couple days.

Following one attempted contact by Atwell, [REDACTED] returned Atwell's call on February 16, 2015. Atwell asked [REDACTED] on his property. [REDACTED] did not [REDACTED] over the phone but told Atwell he's still performing due diligence and gathering information from the county. [REDACTED] also mentioned that depending [REDACTED] he may no longer be interested [REDACTED] and might opt for an easement [REDACTED]. Atwell said they would follow up with [REDACTED] on February 20, 2015.

Following two attempted contacts by Atwell, [REDACTED] returned Atwell's call on March 2, 2015. [REDACTED] stated he received an email from the ICC that said that the Grand Prairie Gateway case is going to the Appellate Court [REDACTED]. Atwell told [REDACTED] that they would get clarification on this matter and would follow up with details. On March 5, 2015 Atwell left a message for [REDACTED] explaining that they have not heard anything regarding GPG in the Appellate Court and that the project is moving forward. Atwell requested a face to face meeting with [REDACTED] to further negotiating the easement or [REDACTED]. [REDACTED] returned Atwell's call on March 6, 2015 and agreed to meet with Atwell. On March 9, 2015 Atwell confirmed an appointment for March 10, 2015 at 10:00 a.m.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On March 10, 2015 Atwell and [REDACTED] had a face to face meeting. Atwell asked [REDACTED] what it would take to move forward with the Grand Prairie Gateway project. [REDACTED] insisted that he received information leading him to believe that the Grand Prairie Gateway project is going to the Appellate Court and therefore [REDACTED]. Atwell reassured [REDACTED] that the project is definitely moving forward and the land agents are acquiring land. [REDACTED] said that he and [REDACTED] are considering their options and searching [REDACTED] before signing anything including the Right of Entry. Atwell explained that they will continue to follow up with [REDACTED] weekly and check up on his progress. [REDACTED] on his land and is concerned that [REDACTED] that there will be [REDACTED] in the future. Atwell explained to [REDACTED] that ComEd [REDACTED] in the future and that would [REDACTED]. Atwell told [REDACTED] they would follow up next week.

On March 26, 2015, Atwell sent [REDACTED] the letter from [REDACTED], and regarding the appeals court filing.

On March 27, 2015, Atwell sent the Owner via email the letter from [REDACTED], addressing the concerns regarding [REDACTED] the Illinois Commerce Commission for the Grand Prairie Gateway Project.

Following two attempted contacts by Atwell, Atwell stopped by the [REDACTED] residence. Atwell gave [REDACTED] another copy of the letter from [REDACTED]. [REDACTED] explained that the letter [REDACTED] that the Grand Prairie Gateway project [REDACTED]. Atwell reassured [REDACTED] that the appeal would not slow down acquisition at all and that the 20% incentive will expire on April 15, 2015. [REDACTED] said he [REDACTED]. Atwell asked [REDACTED] what it would take to sign the easement and [REDACTED] stated that he believed the Restricted Report was inaccurate. Atwell assured [REDACTED] that the Restricted Report

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was very thorough and is [REDACTED] parcel. Atwell explained that [REDACTED] is free to acquire a third party appraisal to back up his claims. Atwell asked if there was anything else preventing [REDACTED] from signing the easement and [REDACTED] said he believed ComEd [REDACTED]. Atwell explained to [REDACTED] that ComEd [REDACTED] and that would [REDACTED]. Atwell told [REDACTED] they would follow up next week.

On April 14, 2015 Atwell left a voicemail for [REDACTED] asking to set up a meeting to discuss terms and compensation of the easement. Atwell stated the incentive will expire on April 15, 2015.

Atwell made no further attempts to contact [REDACTED]. On April 17, 2015, ComEd sent the [REDACTED] a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less than this 20%. No formal counteroffer specific to the requested easement, other than Owner's request for ComEd to purchase the entire affected property, has been identified by [REDACTED]. As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	11-35-200-003
Landowner Name(s)	████████████████████
ComEd Project ID(s)	P_OG_038
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 36 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). Atwell's primary point of contact for attempted negotiation has been ██████████, an attorney representing the Owner. As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 14, 2014. Following two attempts at contacting ██████████ Attorney ██████████, Atwell was able to meet with ██████████ and extend ComEd's offer of compensation for the requested easement on December 2, 2014. During this meeting, ██████████, ██████████, ██████████, ██████████, were presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to the Owner's property, a Compensation Summary Form, a map showing where the proposed easement would be located on the Owner's property, a Right of Entry Agreement and a Proposed Easement Agreement. During this meeting, ██████████ stated the Right of Entry would need to be overnighted to ██████████, and upon return of the signed Right of Entry Agreement, he would fax it to Atwell. ██████████ is also requesting a ██████████ from ██████████ ██████████ to handle matters regarding the requested easement. ██████████ stated he will have an independent appraisal performed on the property. ██████████ believes the value of the land should be ██████████ \$█████████ per acre. Atwell requested a date for a follow up meeting, and ██████████ stated that nothing other than the signed Right of Entry would be completed before he returns to work on February 1, 2015. The following table summarizes ComEd's offer of compensation, excluding crop damages.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$█████████	\$█████████

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

On December 3, 2014 Atwell emailed ██████████ the fax number to Atwell's Naperville office, per ██████████ request at the December 2, 2014 meeting. On December 17, 2014 Atwell and ██████████ met to discuss the status of the Right of Entry Agreement. ██████████ stated it was taking a lot longer than he expected to get the form signed and returned. On December 24, 2014 Atwell received the signed Right of Entry Agreement and ██████████ via fax.

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Landowner Contact Summary



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On January 14, 2015, Atwell spoke with [REDACTED] to let her know the easement package has been presented to [REDACTED] and attorney for review. ComEd mailed [REDACTED] a letter on January 21, 2015 reminding her of the impending 20% incentive expiration on January 31, 2015.

On January 22, 2015, Atwell received a call from [REDACTED] stating she believes the total value of the land provided in the restricted report was too low and that the soil was misclassified [REDACTED]. She believes the soil is actually [REDACTED] soil. Atwell told her to please provide a copy of the soil productivity index so ComEd can look into her concerns. Atwell told [REDACTED] that they would follow up with her next week.

On January 30, 2015, Atwell called [REDACTED] and asked to further identify and explain the concerns she had regarding the easement agreement and compensation form [REDACTED] told Atwell she is waiting for [REDACTED] to return from vacation and that he would be back the week of February 2, 2015.

Following one attempted contact by Atwell, Atwell was able to reach [REDACTED] on February 4, 2015 to discuss scheduling a meeting with her and [REDACTED]. [REDACTED] stated [REDACTED] was still in [REDACTED] and will not return until February 11, 2015. [REDACTED] said that negotiations will have to be put on hold until [REDACTED] returns from [REDACTED]. Atwell asked [REDACTED] to provide some details on [REDACTED] and [REDACTED]. [REDACTED] stated that they will hire an appraiser to independently appraise the property. [REDACTED] reiterated that she believed [REDACTED] was too low and that the [REDACTED] when she believes it is [REDACTED]. Atwell asked to be provided some documentation regarding the [REDACTED]. Atwell stated that the total value of the offer is very competitive when compared with similar utility easements and when considering the offer, it is important to take the total value into consideration. Atwell emphasized the urgency of moving forward with negotiations and offered to follow up with [REDACTED] the week of February 9, 2015 to set a meeting date.

Following four attempted contacts by Atwell, Atwell was able to reach [REDACTED] on February 16, 2015 to discuss scheduling a meeting with her and [REDACTED]. [REDACTED] told Atwell that [REDACTED] is in the process of hiring an appraiser. Atwell asked for a meeting with her and [REDACTED], and said they would follow up with [REDACTED] the following day.

Following one attempted contact by Atwell, Atwell was able to reach [REDACTED] on February 17, 2015 to discuss the easement and compensation package. [REDACTED] stated that he is hiring an appraiser to look into the impact to the remainder on his client's property. Atwell asked how long it would take and [REDACTED] said he didn't know but maybe around two weeks. Atwell volunteered to follow up with [REDACTED] in about a week, accordingly.

On February 18, 2015, Atwell provided [REDACTED] with additional contact information. On February 26, 2015, Atwell called [REDACTED] to see if an appraiser had been hired. [REDACTED] said that they have hired an appraiser and the appraisal should be completed by March 9, 2015.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying her that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On March 10, 2015 Atwell called [REDACTED] to see if the appraisal had been performed. [REDACTED] said that they have a meeting with the appraiser scheduled for March 11, 2015. Following one attempted contact by Atwell, Atwell was able to reach [REDACTED] on March 18, 2015 to see if the appraisal had been completed. [REDACTED] told Atwell they are signing a contract with an appraiser soon. Atwell asked [REDACTED] how long the appraisal would take before it is completed. [REDACTED] told Atwell it would take about a month to complete the appraisal.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Following one attempted contact by Atwell, Atwell was able to reach [REDACTED] on April 7, 2015 to see if the appraisal had been completed. [REDACTED] said that the appraisal was almost completed. Atwell asked if he had a firm date for when the appraisal would be completed. [REDACTED] did not have a firm date but offered that it should be completed soon. Atwell asked [REDACTED] if he was agreeable to the terms of the easement and [REDACTED] replied that they wanted the same terms that [REDACTED] with ComEd. Atwell told [REDACTED] that they would need [REDACTED].

On April 17, 2015, ComEd sent [REDACTED] a letter informing her that the 20% incentive is now expired and that its offer of compensation would be less this 20%.

On April 20, 2015 Atwell received a call from [REDACTED]. He identified that the Owner had received the ComEd letter. [REDACTED] said the appraiser was on the property on April 17, 2015 and completed the field work. He stated that he does not know when the report will be completed. He identified that it might be difficult to get all the information to ComEd by May 8, 2015; however, Atwell stated that they should work together to get the information completed so the agreement can be resolved.

On April 21, 2015, Atwell again emailed [REDACTED] contact information. On April 28, 2015, [REDACTED] called Atwell to say they are working as fast as possible to get the appraisal done before May 8, 2015. Atwell requested that they be notified when the appraisal is ready for pick up. On May 7, 2015, Atwell stopped by [REDACTED] office to pick up the appraisal report. Through the provision of Owner's own appraisal, the Owner has counteroffered at the amount of \$ [REDACTED] for the requested easement. As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	11-36-100-002; 11-36-100-003
Landowner Name(s)	██████████
ComEd Project ID(s)	P_OG_039; P_OG_040
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owner ("Owner") 43 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner's property to construct and operate the Grand Prairie Gateway Project ("Project"). Atwell's primary point of contact for attempted negotiation has been ██████████, on behalf of ██████████. As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 13, 2014. Following five attempts at contacting ██████████, Atwell was able to meet with ██████████ and leave a copy of the Right of Entry and easement for ██████████' attorney to review.

On December 16, 2014 Atwell met with ██████████ and extend ComEd's offer of compensation for the requested easement. During this meeting, ██████████ was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report ("Restricted Report") specific to the ██████████ property, a Compensation Summary Form, a map showing where the proposed easement would be located on the ██████████ property, a Right of Entry Agreement and a Proposed Easement Agreement. During this meeting, ██████████ questioned the ██████████. He stated he is interested in trying to make a deal. The Right of Entry is at his attorney's office and he said he would sign the form and have it ready for the next meeting on January 6, 2015. The following table summarizes ComEd's offer of compensation, excluding crop damages.

Project ID	Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
OG_039	\$ ██████████	\$ ██████████
OG_040	\$ ██████████	\$ ██████████

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015.

Following two attempted contacts by Atwell, Atwell stopped by ██████████ business on January 15, 2015. ██████████ was not there; however, Atwell was able to obtain a better phone number to reach ██████████. ComEd mailed ██████████ a letter on January 21, 2015 reminding him of the impending 20% incentive expiration on January 31, 2015.

Following two attempted contacts by Atwell, Atwell received a call from ██████████ on January 30, 2015. ██████████ said he wanted to update Atwell on what was going on with the property and associated easement discussions. ██████████ stated that although the payment incentive deadline existed, he needed to have some further due diligence completed before he could properly negotiate on

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

the offer. [REDACTED] said the price per acre [REDACTED] he needs to determine if the [REDACTED] is proper or not. [REDACTED] said that he and [REDACTED] a neighboring property were [REDACTED] to review their properties to properly determine what the [REDACTED]. Once [REDACTED] had that information, he stated he could then properly negotiate the easement price. [REDACTED] also identified that he was having his attorney review the Easement Agreement. He said he had spoken with [REDACTED]

Following three attempted contacts by Atwell, Atwell was able to meet with [REDACTED] on February 13, 2015. [REDACTED] and Atwell discussed the easement area, and how [REDACTED] believes it [REDACTED]. [REDACTED] believes this makes the area [REDACTED]. [REDACTED] is still considering hiring [REDACTED] to get an impact on the remainder value to determine whether or not ComEd's appraised impact to the remainder is fair. The incentive expiration was discussed and [REDACTED] agreed that he would push towards having the appraisal completed.

Following eight attempted contacts by Atwell, Atwell was able to speak with [REDACTED] on March 16, 2015. [REDACTED] said that he had met with appraisers the week of March 9, 2015 and he was waiting for the appraisers to get back to him. Atwell inquired as to the Right of Entry Agreement, to which [REDACTED] identified that he had not yet reviewed it. A meeting was scheduled for March 17, 2015.

On March 10, 2015, ComEd mailed the Owner a letter notifying the Owner that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On March 17, 2015 Atwell met with [REDACTED]. Atwell received updated address information for [REDACTED]. The Right of Entry Agreement was discussed and executed. Atwell inquired as to the status of their appraisal. [REDACTED] said that he had talked with [REDACTED] and they have settled on one to use; however, he was still waiting on the [REDACTED] from that appraiser. Atwell discussed the cost that would be spent on the appraiser and what it potentially may show versus what is already being offered from ComEd. [REDACTED] agreed to call Atwell once he had the appraiser's [REDACTED] and thoroughly discussed the matter to see if the appraisal would benefit him from a cost standpoint. During this discussion, Atwell also represented ComEd's offer of compensation, including all incentives and an estimate of crop damages (\$ [REDACTED], collectively for an easement across both properties).

Following two attempted contacts by Atwell, Atwell was able to speak with [REDACTED] on March 27, 2015. [REDACTED] said they are still awaiting their appraisal to be able to assess the impact on the remainder issue. [REDACTED] stated that he needed his own appraisal to be able to address ComEd's offer of compensation. He further identified that he anticipated having the appraisal soon. Atwell volunteered to follow up on March 31, 2015.

Following one attempted contact by Atwell, Atwell spoke with [REDACTED] on April 6, 2015. [REDACTED] said he is still waiting the appraisal. Atwell reminded [REDACTED] that the 20% incentive would expire April 15, 2015. [REDACTED] stated that he understood; however, he still felt that he needed to do his due diligence even if it may cost him the 20% incentive.

Following three attempted contacts by Atwell, Atwell spoke with [REDACTED] on April 11, 2015. [REDACTED] stated he would not have the appraisal by April 15, 2015 and that he understands the 20% incentive will terminate on that date. [REDACTED] believes he needs to wait and get the appraisal information to see how it relates to the impact on the remainder to the property and is willing to lose out on the incentive.

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Atwell attempted to reach [REDACTED] on April 14, 2015. On April 17, 2015, ComEd sent the Owner a letter informing the Owner that the 20% incentive is now expired and that its offer of compensation would be less than 20%.

On May 19, 2015, Atwell was provided with an Appraisal Report from [REDACTED], the Owner's attorney. On May 20, 2015, ComEd's counsel, [REDACTED], contacted [REDACTED] via email to request a copy of the Owner's complete appraisal report. As of May 26, 2015, no formal counteroffer has been identified by Owner, nor has ComEd been able to reach an agreement with the Owner for the requested easement.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	19-04-100-005
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_OG_051
Date Summary Prepared	May 27, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owners (“Owners”) 44 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner’s property to construct and operate the Grand Prairie Gateway Project (“Project”). The primary point of contact who Atwell attempted to negotiate with was [REDACTED]. As summarized herein and detailed in the contact log for these Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was accepted by the Owners on November 17, 2014. Following 3 previous attempts at contacting [REDACTED], ComEd was able to meet with [REDACTED] and [REDACTED] and extend its offer of compensation for the requested easement on December 8, 2014. During this meeting, [REDACTED] was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report (“Restricted Report”) specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. [REDACTED] did not agree to sign the Right of Entry Agreement. During this meeting questions regarding [REDACTED] within the land comparable summary in the Restricted Report were communicated to Atwell. ComEd and the Owners agreed to follow up the week of December 15, 2014. The following table summarizes ComEd’s offer of compensation, excluding crop damage.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015.

On December 9, 2014 Atwell confirmed the sale of the parcel in question within the land comparable summary in the Restricted Report was correct.

Atwell continued its attempts at communication and negotiation with [REDACTED] following December 9, 2014 and communicated on January 22, 2015 the impending expiration of the 20% incentive fee (the incentive fee was at that time intended to expire on January 31, 2015 and provided for an additional 20% in compensation above and beyond the appraised easement value identified within the Restricted Report).

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Throughout January, February and into early March 2015, Atwell made 13 attempts to contact [REDACTED], namely to discuss the Compensation Summary Form, Draft Easement Agreement, and Right of Entry Agreement. On March 2, 2015, Atwell met with [REDACTED] to review the Compensation Summary Form and specifically the crop damage dollar amount. [REDACTED] identified that [REDACTED] was having an appraisal performed on their property. He expressed the need [REDACTED]. Atwell told the Owner ComEd [REDACTED] at this time. [REDACTED] provided Atwell the signed updated Right of Entry Agreement [REDACTED] had drafted for him. Atwell agreed to call [REDACTED] later in the week to obtain crop damage figures. On March 5, 2015 Atwell left a voice message with [REDACTED] regarding the crop damage figures.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

Throughout March, and into early April of 2015, Atwell made 10 attempts to continue its communication and negotiation with [REDACTED] to discuss the easement and their pending appraisal. On April 3, 2015 Atwell contacted [REDACTED] to discuss the crop damage figures and to remind him the 20% incentive would expire on April 15, 2015. Atwell and the Owner agreed to follow up the week of April 6, 2015.

Following 4 attempted contacts by Atwell, [REDACTED] and Atwell discussed the negotiation process on April 8, 2015. The Owner communicated that he had the numbers for his crop damage valuations but he identified that there was no need to provide them to ComEd at that time. [REDACTED] identified that [REDACTED] was working on [REDACTED] for Impact on the Remainder and [REDACTED] due to the Project. On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners property (in the amount of \$ [REDACTED]).

On April 17, 2015, ComEd sent [REDACTED], through their attorney, a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less than 20%. As of May 27, 2015, no formal counteroffer has been identified by [REDACTED], nor has ComEd been able to reach an agreement with [REDACTED] for the requested easement.

PUBLIC

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	19-04-100-006
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_OG_052
Date Summary Prepared	May 27, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owners (“Owners”) 30 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner’s property to construct and operate the Grand Prairie Gateway Project (“Project”). As summarized herein and detailed in the contact log for these Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was refused by the Owners; however, the Part 300 letter was presented to the Owners during the meeting on December 8, 2014, further discussed as follows. Following one previous attempt at contacting [REDACTED], ComEd was able to meet with [REDACTED] and extend its offer of compensation for the requested easement on December 8, 2014. During this meeting, [REDACTED] were presented the Part 300 letter. [REDACTED] were also presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report (“Restricted Report”) specific to [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. [REDACTED] did not agree to sign the Right of Entry Agreement. During this meeting questions [REDACTED] within the land comparable summary in the Restricted Report were communicated to Atwell. ComEd and [REDACTED] agreed to follow up the week of December 15, 2014. The following table summarizes ComEd’s offer of compensation, excluding crop damage.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015.

Following two attempts at contact, Atwell communicated with [REDACTED] on January 16, 2015. [REDACTED] stated he would be utilizing [REDACTED] who are requesting changes to the Easement Agreement.

PUBLIC

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Atwell attempted to contact [REDACTED] seven times throughout February 2015. On March 2, 2015, Atwell met with [REDACTED] to review the Compensation Summary Form and specifically the crop damage dollar amount. [REDACTED] identified that [REDACTED] was having an appraisal performed on their property. He expressed the need to have [REDACTED]. Atwell told the Owner [REDACTED] at this time. [REDACTED] provided Atwell the signed updated Right of Entry Agreement [REDACTED] had drafted for him. Atwell agreed to call [REDACTED] later in the week to obtain crop damage figures.

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

Following 8 attempted contacts by Atwell, Atwell met with [REDACTED] on April 8, 2015 to discuss the easement agreement. [REDACTED] communicated that he had the numbers for his crop damage valuations but he identified that there was no need to provide them to ComEd at that time. [REDACTED] identified that [REDACTED] was working on [REDACTED] for Impact on the Remainder and [REDACTED] due to the Project. On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners property (in the amount of \$ [REDACTED]).

On April 17, 2015, ComEd sent [REDACTED], through their attorney, a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less than 20%. As of May 27, 2015, no formal counteroffer has been identified by [REDACTED], nor has ComEd been able to reach an agreement with [REDACTED] for the requested easement.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	19-04-200-002
Landowner Name(s)	██████████
ComEd Project ID(s)	P_OG_053
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owner (“Owner”) 32 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner’s property to construct and operate the Grand Prairie Gateway Project (“Project”). The primary point of contact of whom Atwell has attempted to negotiate an easement with is ██████████, the Owner of the property, until ██████████ retained ██████████. ComEd has since been attempting to negotiate an easement with ██████████ for this property. As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 13, 2014. Following 8 previous attempts at contacting ██████████, ComEd was able to meet with ██████████ and extend its offer of compensation for the requested easement on December 19, 2014. During this meeting, ██████████ were presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report (“Restricted Report”) specific to the ██████████ property, a Compensation Summary Form, a map showing where the proposed easement would be located on the ██████████ property, a Right of Entry Agreement and a Proposed Easement Agreement. ██████████ voiced concern that the Restricted Report did not take into account ██████████. ██████████ inquired as to the height of the arms above ground and the lengths of the arms. ██████████ was willing to start negotiation once the appraisal had been updated. ██████████ did not agree to signing the Right of Entry Agreement allowing ComEd to access the ██████████ property for the purposes of conducting engineering, environmental and land surveys. Atwell and ██████████ agreed to follow up during the week of January 12, 2015. The following table summarizes ComEd’s offer of compensation, excluding crop damages.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ ██████████	\$ ██████████

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015.

Atwell continued its attempts at communication and negotiation with ██████████ following December 19, 2014 and communicated on January 22, 2015 the impending expiration of the 20% incentive fee (the incentive fee was at that time intended to expire on January 31, 2015 and provided for an additional 20% in compensation above and beyond the appraised easement value identified within the Restricted Report).

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Throughout January 2015, Atwell made six attempts to contact [REDACTED]. On January 30, 2015, Atwell met with [REDACTED]. [REDACTED] stated he had hired [REDACTED] to represent him. [REDACTED] communicated that the easement area contained [REDACTED], including [REDACTED]. [REDACTED] expressed concern that there was some [REDACTED] that he did not want removed. Atwell confirmed this area was not within the easement area. [REDACTED] signed the marked up Right of Entry Agreement [REDACTED] had provided him.

Atwell contacted [REDACTED] on February 2, 2015 to address his question regarding the [REDACTED] and his concern regarding the [REDACTED] in the Restricted Report. With regard to the [REDACTED], Atwell communicated to [REDACTED] that ComEd was aware of the [REDACTED]. [REDACTED] proposed easement so the line is not anticipated to conflict with [REDACTED]. As such, while ComEd's appraiser considered the [REDACTED], since no impact to the [REDACTED] is anticipated, no value associated specifically [REDACTED] was identified within the Restricted Report.

Atwell continued its attempts at communication and negotiation with [REDACTED] following February 2, 2015 and on February 24, 2015 [REDACTED] provided Atwell with a signed Right of Entry Agreement (the version negotiated between [REDACTED] and ComEd).

On March 3, 2015, Atwell contacted [REDACTED] in response to a voicemail [REDACTED] had left with Atwell on February 27, 2015. [REDACTED] requested that [REDACTED] as this would provide [REDACTED]. Atwell explained that there are requirements for [REDACTED] and that space on both sides of the lines allow for sway and safety clearance. [REDACTED] was adamant in stating that [REDACTED] and did not understand [REDACTED].

On March 10, 2015, ComEd mailed [REDACTED] a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

Throughout March, and into early April of 2015, Atwell made eight attempts to contact [REDACTED]. On April 17, 2015, ComEd sent [REDACTED], through his attorney, a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less than 20%. On April 10, 2015, ComEd received a counteroffer from [REDACTED] for the requested easement across [REDACTED] property (in the amount of \$ [REDACTED]). As of May 26, 2015, ComEd has not been able to reach an agreement with [REDACTED].

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	19-03-200-002
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_OG_56
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owners ("Owners") 43 times in approximately six months for the purposes of attempting to negotiate in good faith an easement upon or across the Owners' property to construct and operate the Grand Prairie Gateway Project ("Project"). Atwell's primary point of contact for attempted negotiation has been [REDACTED]. As summarized herein and detailed in the contact log for these Owners, despite multiple attempts to contact and/or negotiate with the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was accepted by the Owner on November 13, 2014. Following 10 previous attempts at contacting [REDACTED], ComEd was able to meet with [REDACTED] to extend its offer of compensation for the requested easement on January 21, 2015. During this meeting, [REDACTED] was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Markey Value Appraisal Restricted Report ("Restricted Report") specific to the Owners property, a Compensation Summary Form, a map showing where the proposed easement would be located on the [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. Additionally, [REDACTED] assisted in completing a Property Questionnaire specific to the [REDACTED] property. During this meeting, [REDACTED] did not agree to signing the Right of Entry Agreement allowing ComEd to access the Owners property for the purposes of conducting engineering, environmental and land surveys. [REDACTED] communicated that they attended the [REDACTED] meeting last week and may retain an attorney. The following table summarizes ComEd's offer of compensation, excluding crop damages.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

Atwell continued its attempts at communication and negotiation with [REDACTED] following January 21, 2015. Throughout February and into early March, Atwell made 13 attempts to contact [REDACTED], namely to discuss the Compensation Summary Form, the Right of Entry Agreement and the Proposed Easement Agreement. On March 10, 2015, ComEd mailed the Owners a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On March 17, 2015, Atwell made contact with [REDACTED]. [REDACTED] identified that [REDACTED] would meet with Atwell the following day. On March 18, 2015, Atwell met with [REDACTED] to review ComEd's offer of compensation, including an estimation of crop damage.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

_____ property. In their opinion, this devalued more of the _____ property than just the property upon or across which an easement is being requested. They identified that they believed the _____ undervalued. _____ communicated that they are in the process of having the property appraised. At this meeting, _____ did not sign the Right of Entry Agreement that had been negotiated between ComEd and _____. _____ asked if ComEd _____

Atwell explained that at this time, ComEd is _____ that ComEd consider _____

The _____

_____. Atwell told _____ that they would present the requested adjustment to ComEd.

Throughout March 2015, Atwell continued its attempts at communication and negotiation with the Owners. On March 27, 2015, Atwell met with _____ and obtained a signed a Right of Entry Agreement. _____ communicated that _____ would prefer _____

_____. ComEd's proposed location of the requested easement _____. Atwell communicated that they understood their concern; _____

On March 27, 2015, Atwell spoke with _____ regarding the _____ meeting he attended on March 26, 2015. _____ communicated that an independent appraisal specific to their property had not been completed yet. He reiterated _____, as described in the March 17, 2015 conversation. Atwell identified that _____

_____ stated that _____ would likely be easier to negotiate with if the change was made. _____ stated that _____, they will probably have _____ handle _____ because the power lines will _____. Atwell reminded _____ that the 20% signing bonus would expire on April 15, 2015.

Throughout April 2015, Atwell made eight attempts to contact the Owners. On April 8, 2015, Atwell received a call from _____. The Easement Agreement and 20% signing bonus were discussed. _____ communicated that that _____, they were not planning to sign and will work with _____ for the remainder of the process.

On April 11, 2015, Atwell called _____ to remind him that the 20% signing bonus was expiring that day. _____ stated _____, did not want to sign the Easement Agreement and that they were likely going to retain council other than _____.

On April 17, 2015, ComEd sent the Owners a letter informing them that the 20% incentive is now expired and that its offer of compensation would be less this 20%. On May 4 and May 11, 2015, Atwell attempted to contact _____. As of May 26, 2015, the Owners have not provided ComEd with any independent appraisal report, nor have they communicated orally or in writing a formal counteroffer to ComEd. ComEd has been unable to reach an agreement with the Owners.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	19-03-400-002
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_OG_057
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC ("Atwell"), has attempted to contact or been in contact with the above named property owners ("Owners") 30 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owners' property to construct and operate the Grand Prairie Gateway Project ("Project"). Atwell's primary point of contact for attempted negotiation has been [REDACTED], the [REDACTED]. [REDACTED] is the [REDACTED]. As summarized herein and detailed in the contact log for these Owners, despite multiple attempts to negotiate and numerous additional attempts to contact the Owners, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owners on November 10, 2014. The Part 300 letter was not accepted by the Owners until December 9, 2014. Following nine attempts at contacting [REDACTED], ComEd was able to meet with [REDACTED] and [REDACTED], along with [REDACTED] to extend its offer of compensation for the requested easement on January 13, 2015. During this meeting, [REDACTED] and [REDACTED] were presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Appraisal Report ("Restricted Report") specific to the [REDACTED] property, a Compensation Summary Form, a map showing where the proposed easement would be located on the [REDACTED] property, a Right of Entry Agreement and a Proposed Easement Agreement. During this meeting, [REDACTED] and [REDACTED] did not agree to signing the Right of Entry Agreement allowing ComEd to access the [REDACTED] property for the purposes of conducting engineering, environmental and land surveys as they asked to review the document prior to signing. The following table summarizes ComEd's offer of compensation.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ [REDACTED]	\$ [REDACTED]

ComEd's offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd's offer of compensation also included an additional 20% above the appraised easement value as an "early signing incentive" in the event that the easement was agreed to and executed before January 31, 2015. During the meeting, ComEd and the Owners agreed to follow up during the week of January 21, 2015.

Following an attempt to contact the Owners on January 23, 2015, Atwell was able to reach [REDACTED] on February 6, 2015. Atwell inquired as to whether or not the Owners had had a chance to review the information that had been previously provided. [REDACTED] identified that they had a few major concerns regarding [REDACTED]. He informed Atwell that [REDACTED] would be representing the property for the easement modifications. [REDACTED] communicated during the call that there were [REDACTED]. [REDACTED] noted there was a meeting scheduled for February 10, 2015 between [REDACTED] and ComEd and he would see what comes out of that meeting. Atwell indicated to [REDACTED] that they would follow up with him again following the February 10, 2015 meeting.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

Following the February 10, 2015 meeting between [REDACTED] and ComEd, Atwell attempted to contact the Owners six times. On February 26, 2015 Atwell contacted [REDACTED]. [REDACTED] identified that he had not yet received a copy of the form of Right of Entry Agreement that had been agreed upon between [REDACTED] and ComEd. Atwell offered to email him the Agreement for his signature. Atwell inquired as to whether or not a meeting could be scheduled to further discuss the requested easement. [REDACTED] would not commit to a meeting. He did provide Atwell with the [REDACTED] contact information as he identified that she will be [REDACTED] until the middle of March.

After two attempts at contacting [REDACTED], she called Atwell on February 28, 2015 to advise that [REDACTED] will be back from [REDACTED] on March 3, 2015 and they'd be available to meet with Atwell during the afternoon of March 4, 2015. On March 4, 2015, Atwell contacted the [REDACTED] to schedule a meeting for March 10, 2015 with both the [REDACTED] and [REDACTED] in attendance.

On March 10, 2015, Atwell met with [REDACTED] and [REDACTED]. Atwell received a signed Right of Entry Agreement. During the meeting, Atwell explained ComEd's offer of compensation, including an estimation of compensation for crop damage. [REDACTED] and [REDACTED] expressed during the meeting that [REDACTED] as they have [REDACTED]. Additionally, they identified that they believed [REDACTED] in the easement area. They further expressed dissatisfaction as it pertains to the Restricted Report and its assessment [REDACTED]. Atwell explained that the 30% market adjustment is intended to provide for considerations such as this. [REDACTED] and [REDACTED] indicated to Atwell that they would talk to their own appraiser to see how their appraiser's determination of compensation compares to ComEd's offer of compensation. The Owners indicated that they would contact Atwell after they obtained their own appraisal.

Also on March 10, 2015, ComEd mailed [REDACTED] and [REDACTED] a letter notifying them that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

On March 14, 2015, Atwell contacted [REDACTED] to confirm that he received a copy of the letter extending the 20% incentive expiration to April 15, 2015, as well as the modified form of the Easement Agreement being negotiated between [REDACTED] and ComEd. [REDACTED] indicated that he had received both and that he would review them with [REDACTED].

On April 10, 2015, [REDACTED] provided ComEd with a counteroffer for the requested easement across the Owners property (in the amount of \$ [REDACTED]). On April 15, 2015, ComEd sent [REDACTED] and [REDACTED] a letter informing them that the 20% incentive is now expired and that its offer of compensation would now be less than 20%.

As of May 14, 2015, [REDACTED] and [REDACTED] have not provided a copy of their own appraisal to ComEd. As of May 26, 2015, no formal counteroffer has been identified by Owner, nor has ComEd been able to reach an agreement with the Owner for the requested easement.

PUBLIC

Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	19-02-200-003
Landowner Name(s)	██████████
ComEd Project ID(s)	P_OG_059
Date Summary Prepared	May 26, 2015

Landowner Contact Summary

ComEd, on its own and/or through its authorized agent, Atwell, LLC (“Atwell”), has attempted to contact or been in contact with the above named property owner (“Owner”) 49 times in approximately five months for the purposes of attempting to negotiate in good faith an easement upon or across the Owner’s property to construct and operate the Grand Prairie Gateway Project (“Project”). As summarized herein and detailed in the contact log for this Owner, despite multiple attempts to contact and/or negotiate with the Owner, ComEd has been unable to reach an agreement.

ComEd mailed via Certified Mail the required Part 300 letter to the Owner on November 10, 2014. The Part 300 letter was accepted by the Owner on November 12, 2014. Following 19 attempts at contacting ██████████, ComEd was able to meet with ██████████ and extend its offer of compensation for the requested easement on January 21, 2015. During this meeting, ██████████ was presented with the Project Fact Sheet, diagrams of the intended represented transmission structures for the Project, a Preliminary Market Value Appraisal Restricted Report (“Restricted Report”) specific to the ██████████ property, a Compensation Summary Form, a map showing where the proposed easement would be located on the ██████████ property, a Right of Entry Agreement and a Proposed Easement Agreement. During this meeting, ██████████ identified his displeasure with ██████████. The following table summarizes ComEd’s offer of compensation, excluding crop damage.

Fair Market Value (as identified within the Restricted Report)	Offer of Compensation
\$ ██████████	\$ ██████████

ComEd’s offer of compensation for the requested easement increased the appraised easement value by 30%, providing for a market adjustment. ComEd’s offer of compensation also included an additional 20% above the appraised easement value as an “early signing incentive” in the event that the easement was agreed to and executed before January 31, 2015.

Following two attempts to contact ██████████, on February 7, 2015 Atwell was able to reach ██████████. He identified that he retained ██████████ to represent him. ██████████ communicated that ██████████. He would like ComEd to construct the Project ██████████. Atwell responded that ██████████ is most cost efficient.

Atwell made 12 attempts to contact ██████████ in February and into early March 2015. On March 10, 2015, ComEd mailed ██████████ a letter notifying him that the 20% incentive expiration date was being extended from January 31, 2015 to April 15, 2015. ComEd had voluntarily extended the expiration date of the 20% deadline to April 15, 2015 for all property owners.

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Landowner Contact Summary



GRAND PRAIRIE GATEWAY PROJECT

On March 11, 2015 Atwell was able to reach [REDACTED]. He identified that [REDACTED]. [REDACTED] indicated that he would not sign any paperwork including [REDACTED] Right of Entry Agreement. He expressed that [REDACTED]. [REDACTED] stated that [REDACTED].

Atwell made 11 attempts to contact [REDACTED], though mid-March and into early April 2015. On April 17, 2015, ComEd sent [REDACTED] a letter informing him that the 20% incentive is now expired and that its offer of compensation would be less this 20%. As of May 26, 2015, no formal counteroffer has been identified by [REDACTED], nor has ComEd been able to reach an agreement with [REDACTED] for the requested easement.