

Landowner Contact Report

PUBLIC

GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s)	05-17-400-002, 05-20-200-001, 05-20-200-002
Landowner Name(s)	[REDACTED]
ComEd Project ID(s)	P_KA_050, P_KA_051, P_KA_052
Land Agent(s)	Scott Wilson

Primary Contact Information

Legal Representation

[REDACTED]

[REDACTED] – Intermediary, Real Estate Agent, grandson

Tenant Contact Information (if applicable)

None

Discussion Detail

09/14/2015: IE/OE: 9:00AM: Wilson: [REDACTED]: Email with [REDACTED], grandson and real estate intermediary for [REDACTED].

Re: ComEd Easement

SCOTT WILSON

Today at 9:04 AM

To: [REDACTED]

CC: [REDACTED], [REDACTED] Cell

[REDACTED],

I can appreciate your position. But Commonwealth Edison is simply looking for an easement only on the three parcels as explained and pointed out in the restricted report.

Commonwealth Edison is in the business of building power lines and delivering energy to the public. They are mandated by the ICC and the laws of the State of Illinois to build and deliver that energy in the cheapest way possible.

Your offer from Commonwealth Edison includes a premium amount per acre plus an extra 30% market adjustment.

As I explained before, Commonwealth Edison is not in the business of real estate speculation. As a publicly held company they have to base the property values on the here and now. Not what property could potentially be

P_KA_050,051,052 [REDACTED] Family Declaration of Trust [REDACTED] Trustee

KEY TO CONTACT TYPE: IC=INCOMING CALL, OC=OUTGOING CALL, IL=INCOMING LETTER, OL=OUTGOING LETTER, IE=INCOMING EMAIL, OE=OUTGOING EMAIL, F2F=Face to Face Meeting

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worth and its use in the next few years or decades.

As of now, your property is simply farm land and ComEd's offer is well above the current market price.

If you and your family is interested in fairly negotiating based on those three parcels in question, please let me know as soon as possible.

Scott Wilson
Senior Land Services Associate
Atwell LLC
Sent from Yahoo Mail on Android

From: [REDACTED]
Date: Fri, Sep 11, 2015 at 5:17 PM
Subject: Re: ComEd Easement

Scott,

We have received your e-mail from last night. As we have communicated many times in the past, the lasting impact to not only the entire property, but especially the 40 acre parcel that is being severed from the rest of the property by this route is what we are especially concerned about.

We have not chosen to have these towers put on our property, but the damage that they will cause to us being able to fully realize the value of our property (and especially the 40 acre parcel that has now been severed by the route) is something that cannot be ignored.

As you are aware, the property is located on Route 47, with substantial road frontage on Route 47 that will be considered for development in the future. For example, we have previously indicated to you that the 40 acre parcel directly across from our property was sold to Sherman Health Systems for \$ [REDACTED] million for future development. Additionally, we are within proximity to a full interchange at Route 47 and I-90, and located along a major North-South route. The future development potential of this property must be taken into account.

We don't believe ComEd is taking into consideration or understands the significant impact to the value of this property from the pre-tower scenario versus the post-tower scenario that has been forced upon our property.

On behalf of [REDACTED],
[REDACTED]

09/10/2015: OE: 10:00PM: Wilson: [REDACTED]: Email with [REDACTED], grandson and real estate intermediary for [REDACTED]. Communicated ComEd's stance with the [REDACTED]s two previous counter offers. See email below:

Re: ComEd Easement
SCOTT WILSON
[REDACTED] [REDACTED]

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Today at 10:57 PM

To: [REDACTED]

CC: Scott Wilson

[REDACTED],

Commonwealth Edison is also interested in coming to a final resolution and is willing to field any reasonable counter-offers. But, as in previous communications, I have explained that Commonwealth Edison is not in a position to move the line on the perimeter of your forty acre parcel, nor anywhere else due to excessive costs that would be incurred. The ICC determined that the route of the power line will be set as-is on the same three parcels described in the Restricted Report. As explained in prior conversations and correspondence, Commonwealth Edison is paying for an Easement on those three parcels only.

Commonwealth Edison has presented you with a reasonable offer that included a 30% market adjustment and a 20% signing incentive backed by information from a Certified Real Estate appraiser. In both of your counter offers, there was no supporting documentation brought to ComEd to accompany such excessive counter offers. It is Commonwealth Edison's contention that there has been ample time for you to make an informed compensation decision. Thus, the 20% signing incentive that was extended until July 31, 2015, is no longer available for discussion and has been taken off the table.

Based on the excessiveness of the offers and lack of supporting documentation, Commonwealth Edison has determined that your counter proposals will not be entertained at this time.

If you have any other information that you have to present or a more reasonable counter-offer that you would like Commonwealth Edison to consider. Please send to my attention as soon as possible.

Regards,

Scott D. Wilson

Senior Field Services Agent

Atwell Land Services LLC [REDACTED]

09/4/2015: email string 1:00PM: Wilson: [REDACTED]: Emails with [REDACTED], grandson and real estate intermediary for [REDACTED]. Gave ComEd two counter offers with attachments below, see email below:

Re: ComEd Easement

SCOTT WILSON

Sep 4 at 1:04 PM

To: [REDACTED]

CC: Wilson Scott Cell

[REDACTED],

[REDACTED]

[REDACTED]

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Personally, I was hoping to see numbers that were considerably less than what you attached as a starting point for negotiating. ComEd is simply looking to buy an easement on what is now farm land. I will pass on your counter offers on to ComEd for review.

Your first counter offer option includes impact of a fourth [REDACTED] parcel that does not include an easement. ComEd will only pay compensation for parcels that are directly impacted with an Easement on each specific parcel. Any crop damages will have to be approved by ComEd and the land owner will need to provide ComEd with actual documentation to the farmers yields for ComEd's review.

Pertaining to your second counter proposal that includes a re-route. We have already discussed that any possibility of a re-route has been exhausted. The ICC has already ruled that the route will stand as-is. The 2nd counter will not be entertained by ComEd.

The \$ [REDACTED] number included farmer crop damage numbers that has to be reviewed and accepted by ComEd. As mentioned above, get me the farms historical average yield valuations and I will present to ComEd for review.

At this point, since we are so far passed the 20% signing incentive date of 7/31/2015. I highly doubt that the 20% signing incentive number will be in play going forward.

Scott Wilson
Senior Land Services Associate
Atwell LLC
Sent from Yahoo Mail on Android

From: [REDACTED]
Date: Fri, Sep 4, 2015 at 11:51 AM
Subject: Re: ComEd Easement

Scott,

In order to further attempt to come to a reasonable and fair resolution on this matter, you will find attached two (2) different offers from us with regards to the Bartels property.

Offer #1 – the Route Severing the 40 acre parcel

As we have mentioned many times in prior communications, the lasting impact to the 40 acre parcel that is being severed from the remainder of the land area has significant impacts.

While we believe the impact to the remainder of the property is even greater than represented on the attached offers, our goal is to continue negotiating a fair offer in good faith.

Offer #2 – Alternate Route

We will continue to ask ComEd to pursue the alternate route that we have presented; which has the easement

[REDACTED]

[REDACTED]

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route around the perimeter of the 40 acre parcel.

As you can see, we are willing to settle for considerably less if this alternate route is chosen by ComEd.

You have stated in your email on September 1, 2015, that ComEd's last offer was \$ [REDACTED]. To clarify, when we met together on June 23, 2015, you increased the offer to \$ [REDACTED] during that meeting.

We look forward to ComEd's timely and favorable response.

Thank you,

[REDACTED] – On behalf of the [REDACTED] Family
[REDACTED]

Attachment Option One- Severing the fourth 40 acre parcel

Offer on 7.3 acres

9/4/2015

Easement Area 7.3 acres

Easement Value \$ [REDACTED] \$ [REDACTED] per acre

30% Market Adjustment \$ [REDACTED]

\$ [REDACTED]

Incentive 20% \$ [REDACTED]

Crop Damages

Crop Type Price Yield Acres Percentage Total

Any \$ [REDACTED] 215 7.3 100% \$ [REDACTED]

Any \$ [REDACTED] 215 7.3 75% \$ [REDACTED]

Any \$ [REDACTED] 215 7.3 50% \$ [REDACTED]

Any \$ [REDACTED] 215 7.3 25% \$ [REDACTED]

\$ [REDACTED]

Impact to Remainder

Impact 160 acres \$ [REDACTED] \$ [REDACTED] per acre

40 acre parcel \$ [REDACTED] \$ [REDACTED] per acre

\$ [REDACTED]

Total Compensation

Easement Compensation \$ [REDACTED]

Incentives \$ [REDACTED]

Crop Damages \$ [REDACTED] paid upfront

Impact to Remainder \$ [REDACTED]

Administrative Payment \$ [REDACTED]

*Administrative Payment is [REDACTED] per PIN Number

TOTAL \$ [REDACTED]

=====

Attachment Counter proposal Option Two- Reroute

Alternate Route 10.94 acres

9/4/2015

10.94 acres

Easement Value \$ [REDACTED] \$ [REDACTED] 0 per acre

30% Market Adjustment \$ [REDACTED]

[REDACTED] [REDACTED]

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\$ [REDACTED]
Incentives 20% \$ [REDACTED]
Crop Damages
Crop Type Price Yield Acres Percentage Total
Any \$ [REDACTED] 215 10.94 100% \$ [REDACTED]
Any \$ [REDACTED] 215 10.94 75% \$ [REDACTED]
Any \$ [REDACTED] 215 10.94 50% \$ [REDACTED]
Any \$ [REDACTED] 215 10.94 25% \$ [REDACTED]
\$ [REDACTED]
Impact to Remainder
Impact 200 acres \$ [REDACTED] \$ [REDACTED] per acre
Total Compensation
Easement Compensation \$ [REDACTED]
Incentives \$ [REDACTED]
Crop Damages \$ [REDACTED] paid upfront
Impact to Remainder \$ [REDACTED]
Administrative Payment \$ [REDACTED]
*Administrative Payment is [REDACTED] per PIN Number
TOTAL \$ [REDACTED]

On Tue, Sep 1, 2015 at 11:25 AM,
SCOTT WILSON [REDACTED] wrote:
[REDACTED],
Great thanks. I'll pass that on to ComEd.
Scott Wilson
Sent from Yahoo Mail on Android

From [REDACTED]
Date: Tue, Sep 1, 2015 at 11:12 AM
Subject: Re: ComEd Easement
Scott,

We intend to present a counter offer.
We kindly request that all communication goes through me at this time.
Thank you,

[REDACTED]

On Tue, Sep 1, 2015 at 11:05 AM
SCOTT WILSON [REDACTED] wrote:

[REDACTED],

Have you and your family come up with a counter offer figure yet? ComEd's last offer was \$ [REDACTED].
Please let me know as soon as possible so we can work things out.
Also, I didn't hear back from you as to who you had for your counsel.

[REDACTED]

[REDACTED]

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Scott Wilson
Sent from Yahoo Mail on Android

08/28/2015: email string 8:00PM: Wilson: [REDACTED]: Emails with [REDACTED], grandson and real estate intermediary for [REDACTED].

Re: [REDACTED] Proposal

SCOTT WILSON
Aug 28 at 8:11 PM
To [REDACTED]
CC Wilson Scott Cell
[REDACTED],

I asked ComEd about being able to talk to you directly since they thought that you retain counsel. First, they wanted me to ask to see if you had retained counsel that was handling your negotiations. If that is true, please let me know who that is and I'll have our attorneys work through him or her. If you don't have any attorneys on council right now.

Based on our past conversations, Give me a compensation figure that you think ComEd might consider. At this point a large number is out of the question. So please give me something they can get the conversation rolling and I'll let Commonwealth Edison know what your thoughts are.

Thanks,
Scott Wilson
Senior Land Services Associate
Atwell LLC [REDACTED]
Sent from Yahoo Mail on Android

From: [REDACTED]
Date: Fri, Aug 28, 2015 at 2:47 PM
Subject: Re: [REDACTED] Power line Re-route Proposal
Scott,

I wanted to follow up with you. We want to make sure to stay on top of this as we know this is time sensitive. Please advise on ComEd's thoughts.

Thanks
[REDACTED]
Sent from my iPhone

08/24/2015: email string 3:00PM: Wilson: [REDACTED]: Emails with [REDACTED], grandson and real estate intermediary for [REDACTED].

From: [REDACTED]
Date: Mon, Aug 24, 2015 at 1:26 PM

[REDACTED] [REDACTED]

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Subject:Re: [REDACTED] Power line Re-route Proposal

Hi Scott,

We are in receipt of the attached letter from ComEd dated August 19, 2015.

As you know, one of our major concerns is the route's significant impact of severing the 40 acre parcel from the remainder of the property.

The original offer had a very low value number for the impact to the remainder. Are you willing to work with us to come to a resolution on a fair compensation for this?

Please advise if you'd like to talk or meet sometime soon.

Thank you,

[REDACTED]

8/19/2015: OL Post 20% letter mailed to Owners

07/31/2015: email string 3:00PM: Wilson: [REDACTED]: Emails with [REDACTED], grand son and real estate intermediary for [REDACTED]. Informing the [REDACTED] Family of ComEd's response to their proposal.

Re: [REDACTED] Power line Re-route Proposal

SCOTT WILSON

Today at 3:58 PM

To [REDACTED],

[REDACTED]

CCWilson Scott Cell

[REDACTED],

I can appreciate your position and hoped things could have worked out differently. I will pass this on to ComEd.

Scott Wilson

Senior Land Services Associate

Atwell LLC

Sent from Yahoo Mail on Android

Re: [REDACTED] Power line Re-route Proposal

[REDACTED]

Today at 3:41 PM

To SCOTT WILSON CC [REDACTED]

Scott,

It's disappointing to hear from you on the evening of July 30th, when we originally proposed this logical alternate route on June 2nd. We felt we were working towards a negotiation in good faith, only to be forced into a deadline with less than a day's notice.

To document the history of this issue, below is an outline of the timeline:

June 2nd - We had first introduced the idea of the proposed logical alternate route around the perimeter of our property in an email to Scott Wilson.

[REDACTED]

[REDACTED]

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June 23rd - We met with Scott Wilson to discuss our logical suggestion further.

July 1st – Scott Wilson contacted [REDACTED] by phone to say that our proposed route was gaining some positive traction with ComEd.

We then began following up with Scott Wilson on a weekly basis, and finally received an unfavorable response on the evening of July 30th.

Unfortunately, since ComEd is not willing to proceed with our logical proposed alternate route, we have been left with no other choice but to begin formulating a plan to protect our property and its future value. The impact of severing a 40 acre parcel from the remainder of the property is significant.

On behalf of [REDACTED].

[REDACTED]
[REDACTED] -
[REDACTED] Cell
[REDACTED]

On Thu, Jul 30, 2015 at 6:04 PM

SCOTT WILSON [REDACTED] wrote:

[REDACTED],

Below is the response to the re-route that you and your family proposed to Commonwealth Edison.

"Based upon the description that the [REDACTED] provided to ComEd's land agent as to where they would like the line moved within their property boundaries, Commonwealth Edison has determined that such a change would require the installation of additional and different poles and that a preliminary estimate indicates that this alternative would cost hundreds of thousands of dollars more than construction along the ICC approved route. Given that the Public Utilities Act requires ComEd to construct facilities under a "least cost" standard, this is not a viable option."

I understand that this response has come up against the 7/31/2015 signing incentive deadline. But, ComEd is not planning to make any more extensions in reference to the signing bonus.

If your family is interested in accepting the compensation as first presented to you. Then let me know tomorrow and we can have you sign a Compensation Agreement Form that will lock you in at those valuations until we can work out the other paperwork next week.

Please call if you have any questions,

Regards,

Scott D. Wilson

Senior Field Services Agent

Atwell Land Services LLC
[REDACTED]

07/30/2015: email string 6:00PM: Wilson: [REDACTED]: Emails with [REDACTED], grand son and real estate intermediary for [REDACTED] concerning ComEd final response to their line re-route proposal.

[REDACTED] Power line Re-route Proposal

SCOTT WILSON

Today at 6:07 PM

To [REDACTED], [REDACTED], CC Scott Wilson

[REDACTED],

Below is the response to the re-route that you and your family proposed to Commonwealth Edison.

"Based upon the description that the [REDACTED] provided to ComEd's land agent as to where they would like the line

[REDACTED]

[REDACTED]

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moved within their property boundaries, Commonwealth Edison has determined that such a change would require the installation of additional and different poles and that a preliminary estimate indicates that this alternative would cost hundreds of thousands of dollars more than construction along the ICC approved route. Given that the Public Utilities Act requires ComEd to construct facilities under a "least cost" standard, this is not a viable option."

I understand that this response has come up against the 7/31/2015 signing incentive deadline. But, ComEd is not planning to make any more extensions in reference to the signing bonus.

If your family is interested in accepting the compensation as first presented to you. Then let me know tomorrow and we can have you sign a Compensation Agreement Form that will lock you in at those valuations until we can work out the other paperwork next week.

Please call if you have any questions,

Regards,

Scott D. Wilson
Senior Field Services Agent
Atwell Land Services LLC

[REDACTED]

07/22/2015: email string 8:00AM: Wilson: [REDACTED]: Emails with [REDACTED], grand son and real estate intermediary for [REDACTED].

Re: [REDACTED] Farm - Comed Easement People
SCOTT WILSON

Today at 8:36 AM
To [REDACTED]

Hi [REDACTED],

I'll send our email on to my managers to see if we can get an update or a decision. I'll let you know as soon as I get a response either way.

Scott D. Wilson
Senior Field Services Agent
Atwell Land Services LLC

[REDACTED]

Today at 8:20 AM
To SCOTT WILSON
CC [REDACTED]
Hi Scott,

We wanted to follow up on the status of the proposed alternate route around the perimeter of the property.

We had presented this some time ago and have been waiting on an answer. We would fully expect that as we approach the July 31st date, the incentive offer is still applicable (and will be extended) as we have been waiting in good faith for quite some time.

Please advise if there is any update.

Thanks,

[REDACTED]

[REDACTED]

[REDACTED]

PUBLIC

07/13/2015: email string 11:00AM: Wilson: [REDACTED]: Emails with [REDACTED], grand son and real estate intermediary for [REDACTED].

Scott Wilson
Today at 11:07 AM
To [REDACTED]
Hi [REDACTED],

I checked on the status of your proposal on Friday. The engineers are still working on the feasibility of the more. Since the move would involve going from one corner pole to three. Cost will probably be the biggest obstacle. As soon as I hear something I'll let you know.

Regards,
Scott Wilson
Senior Land Service Agent
Atwell LLC
Sent from Yahoo Mail on Android

[REDACTED] Farm - ComEd Easement
[REDACTED]
Today at 10:55 AM
To SCOTT WILSON
Scott,

We hope that today finds you doing well. We wanted to follow up on our encouraging conversation that we had on July 1st, in which you had indicated that the alternate route (around the perimeter of our property) we had suggested was starting to gain some positive traction by the ComEd folks.

Can you please advise us on the final outcome of this decision? Or when we can expect a more formal response?

Thank you for your assistance, and we look forward to receiving a favorable result.

On behalf of [REDACTED].

Thank you,

[REDACTED]
[REDACTED] cell
[REDACTED]

06/26/2015: email string 7:30 AM: Wilson: [REDACTED]: mails with [REDACTED], grand son and real estate intermediary for [REDACTED]. They want ComEd to officially consider moving the line to around to the north and east side of their 4th parcel that borders the Forest Preserve, not currently part of the Easement. So that the 4th parcel is not land-locked by the power line easement for future developmental needs of the area and severely affect the value of the overall property. They have talked to the landowners, Schurings and Muirhead to the south of the property and they have agreed that they also would like the change made. This would take the corner pole off of [REDACTED] property and might minimize Muirheads Easement to a corner pole only. I told [REDACTED] that I would forward the request to ComEd. I told the [REDACTED] family 3-4 times in the last two weeks that the ICC had ruled in the rehearing on April 8th that the line will stay as originally planned. That it wasn't up to ComEd to make requested changes. The 12 landowners in their immediate area had attempted a re-route hearing with the ICC. They had the newspaper articles that saying as much about the ICC rehearing results. I told them that the construction had already started at both ends of the 60 Mile line. Which they know about because [REDACTED] lives close to it in Elgin. As
[REDACTED] [REDACTED]

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██████████ told me the other day, I'm sure they are going to hear about one of the neighbors getting their condemnation letter in the last 10 days. I also reminded them that the 20% signing bonus runs out on July 31st. My narrative hasn't changed with the ██████████ family, I repeated it atleast 4 times in the past three weeks. In emails and in person

Other email: ██████████ wanted to know the dimensions of easement.

██████████
SCOTT WILSON
Jun 26 at 1:20 PM
To ██████████

The easement width is 120 wide. Line going down the center.

Scott Wilson
Sent from Yahoo Mail on Android

Jun 26 at 11:21 AM
To SCOTT WILSON
CC ██████████
Scott,

Here's a few more questions we would like to have answered:
What is the easement width that Comed will need to build the line that was certified?
Where within the easement width will the certified line reside?

Thanks,
██████████
Sent from my iPhone

SCOTT WILSON Today at 7:08 AM
To ██████████
██████████,

I will pass on your request to engineering/ construction. Also, at this time the ICC has approved one circuit and one set of poles for the Grand Prairie Gateway Project.

I will let you know as soon as I hear a response back from ComEd.

Scott Wilson
Senior Land Services Associate
Atwell LLC
Sent from Yahoo Mail on Android

From: ██████████
Date: Thu, Jun 25, 2015 at 9:06 PM
Subject: ██████████ - Route 47

Scott,
██████████ ██████████

PUBLIC

Thank you for meeting with us on Tuesday.

We would kindly appreciate you expressing to ComEd once again the importance of considering our proposed alternate route.

We did have discussions with the property owner to the south, and they are in agreement to only a corner pole on their property.

Just for further clarification, please confirm this project will only consist of 1 set of poles, and not 2 sets of poles?

We look forward to your favorable response.

On behalf of [REDACTED], thank you.

Take care,
[REDACTED]

06/23/2015: F2F 4:30 PM: Wilson: [REDACTED]: Met with [REDACTED], [REDACTED] and [REDACTED] at [REDACTED] house to talk about the Easement. We re-hashed the same questions and answers included in the previous emails. They want ComEd to consider moving the easement to follow the north and east sides of the forth of their parcels on the property. Instead of passing by the parcel on the west. The Easement then landlocks the 40 acre parcel from the rest of the property. Severely affecting the future potential worth of the "40 acre parcel" and the total worth of the property. They contend that this would take the Corner Pole off of Schuring's property to the south (which [REDACTED]s want) and minimize the Easement to a corner pole on Muirhead's property. I told them that the ICC has determined in the 4/8/15 re-hearing where the line must be laid. But, I would still ask for Construction to look at the possibility and give me an official answer. They contend that this could potentially cost them hundreds of thousands of dollars due to potential worth of that corner of land. [REDACTED] is a commercial and residential real estate broker in the area. A hospital, bought land across the street for future development. Illinois Route-47, which they have a lot of frontage on is potentially the next Randall Road west of Chicago. They also have a problem with ComEd's valuation of the Impact on the remainder.

06/20/2015: OC 9:30 AM: Wilson: [REDACTED]: Set apt with [REDACTED] and [REDACTED]. On Tuesday at 4:00pm at Kens house to talk about the Easement.

06/19/2015: OE email 2:30 AM: Wilson: [REDACTED]: Emailed to [REDACTED] and [REDACTED]. Answered second set off questions addressed for ComEd

SCOTT WILSON

Today at 2:24 AM

To: [REDACTED]

CC:Scott Wilson

Suggested Alternate Route

Is your response (on June 16th) Comed's official response to our suggested alternate route?

A: Yes, It was reaffirmed by the ICC rehearing on April 8th, 2015.

Construction Access Easement

Will Comed be requesting a permanent or temporary access easement for construction purposes? If so, what are Comed's thoughts about where this access would be on our property?

A: ComEd is requesting a permanent Easement. As of now, ComEd is only needing to utilize the area of the

[REDACTED] [REDACTED]

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Easement as discussed with [REDACTED] and described in the Restricted Report.

What are Comed's plans for access during the initial soil investigations?

A: Mr. [REDACTED] and I would have to come to an agreement on the best route to take to enter the property for the Soil Boring Tests.

Permanent Access

With the creeks located on both the north and south sides of our property, has Comed given any further thought as to how they will achieve permanent access to the easement area on our property after the project completion?

A: As of now, the Construction Teams plan to utilize mating in the Easement area. Matted bridges will be constructed over the creeks. ComEd's construction plans are to stay within the Easement only. If in the future other access is needed, that will be a separate conversation, and compensation with and by the construction managers.

Additional Poles or another Set of Poles

We would like a more definitive answer to our previous question related to the chances of two (2) sets of poles on our property in the future. Could this occur in the future?

A: It's always a possibility. But, that would require ICC approval first. Remember, there are still room for two more circuits on the first set of poles and it took 40 years to finally build this line.

Crop Damages

Are crop damages figured on all 7.3 acres each time Comed accesses the easement area (or property) and crop damage occurs?

A: I'll explain the crop damage calculations when we meet next week.

How is future crop damage area calculated and at whose discretion is the damage determined?

A: Let's talk about this when we meet next week. So we can be more clear.

We will need the crop damage calculation to be increased to 215 bushel for the yield, at [REDACTED] per bushel.

A: As long as you have documented numbers to back these up, it shouldn't be a problem. ComEd is offering \$[REDACTED]/bushel and 170 bushels/acre.

Pole Placement

How many total poles will there be on our easement area? Is there a drawing that you can send us to show the locations of the poles on our property?

A: Not yet, but where they end up doing the Soil boring tests should give you a good indication as to how many poles and the distance between each pole.

Project Timeline

[REDACTED]

[REDACTED]

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What is the timeline for the actual installation of the infrastructure & poles to begin on this Grand Prairie Gateway Project? Has infrastructure installation began already in other areas along the route? We obviously know there is easement acquisitions, soils exploration, and additional engineering that needs to take place prior to this in our project area.

A: I have heard that construction has started at both ends of the 60 Mile Project line. On average, 30-60 days per parcel. But just like farming, there is always a lot of variables that can change construction plans along the way. They will probably be done during the summer of 2017.

Let me know where and what day you and Mr. [REDACTED] want to meet.

Thanks for your time.
Scott D. Wilson
Senior Field Services Agent
Atwell Land Services LLC
[REDACTED]

06/18/2015: IE email 5:30 PM: Wilson: [REDACTED]: 2nd set of questions Emailed from [REDACTED] and [REDACTED]
[REDACTED].

Jun 18 at 5:23 PM
To SCOTT WILSON
Scott,

Thank you for the response to some of our initial questions. We have some additional comments and questions that are outlined below:

Suggested Alternate Route

Is your response (on June 16th) Comed's official response to our suggested alternate route?

Construction Access Easement

Will Comed be requesting a permanent or temporary access easement for construction purposes? If so, what are Comed's thoughts about where this access would be on our property?

What are Comed's plans for access during the initial soil investigations?

Permanent Access

With the creeks located on both the north and south sides of our property, has Comed given any further thought as to how they will achieve permanent access to the easement area on our property after the project completion?

Additional Poles or Another Set of Poles

We would like a more definitive answer to our previous question related to the chances of two (2) sets of poles on our property in the future. Could this occur in the future?

[REDACTED] [REDACTED]

PUBLIC

Crop Damages

Are crop damages figured on all 7.3 acres each time Comed accesses the easement area (or property) and crop damage occurs?

How is future crop damage area calculated and at whose discretion is the damage determined?

We will need the crop damage calculation to be increased to 215 bushel for the yield, at \$ [REDACTED] per bushel.

Pole Placement

How many total poles will there be on our easement area? Is there a drawing that you can send us to show the locations of the poles on our property?

Project Timeline

What is the timeline for the actual installation of the infrastructure & poles to begin on this Grand Prairie Gateway Project? Has infrastructure installation began already in other areas along the route? We obviously know there is easement acquisitions, soils exploration, and additional engineering that needs to take place prior to this in our project area.

Please kindly respond in writing by Wednesday, June 24th. If you're going to be in town next week, we'd like the opportunity to meet with you and discuss further in person as well.

On behalf of [REDACTED].

Thank you,

[REDACTED]
[REDACTED] cell
[REDACTED]

06/15/2015: OG email 11:30 PM: Wilson: [REDACTED]: Emailed to [REDACTED] and [REDACTED]. Answered questions addressed for ComEd:

-Today at 7:39 AM

To: [REDACTED]

CC: Scott Wilson

[REDACTED],

I will write the ComEd's rebuttal underneath each of your questions in bold.

Suggested Alternate Route: _____

We would like to propose that Comed consider going on the perimeter of this 40 acre parcel. See attached mark-up of this route. The suggested alternate route would be of equal distance to the proposed route, and would alleviate Comed from having to acquire easement rights from two (2) land owners to the south. On April 8, 2015, the ICC had a re-hearing that precipitated from a group of land owners in your area of the "Forest Preserve". The ICC ruled that the Original proposed route will stand as-is and not go through the Muirhead Forest Preserve. In

[REDACTED]

[REDACTED]

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general, because this is a publicly funded project, the ICC has the responsibility to minimize the land owners affected and minimize costs for the good of the public as a whole. In the case of this "line", the ICC minimized the amount of affected land owners by choosing a line that included as much of ComEd owned property as possible along the 60 mile corridor. They minimize costs by keeping as many straight lines as possible. Simply put, the more corners and poles, the higher the cost.

If you do not feel that the suggested alternate route as mentioned above is able to be done, is it a matter of functionality of the lines or the costs of construction of "corner poles"? As mentioned above, the more turns and extra poles that are involved, the higher the cost of the project.

-What is the cost of additional towers needed to make the suggested alternate route change above? This information is not available. It is an over-simplification to give a cost for an additional pole due to the fact that there are too many variables that goes into each situation.

Pole Type:

-Also attached you will find an example picture of some poles near Huntley, IL. Are these they types of poles that are planned to be installed with this project? Since the project is still in the pre-construction phase, all that we know is that poles will be similar to the depiction that ComEd included in the information package.

-We do have the schematic drawing that was contained in our package, but can you please provide specifics related to the dimensions? Height of proposed poles? Width of pole base and foundation area? Based on location, the poles can be 145 to 195 feet high. From what I hear, most of the poles 145 to 165 feet tall. The pole bases will be about 6-8 feet wide. Corner base will be about 10-12 feet wide. On average the arms could be about 12-24 feet out from the pole. The poles can be 700 to 900 feet apart.

-You mentioned the initial intentions are for 1 set of poles to be installed. It appears the lines would then be stacked vertically on those poles. Are there any initial intentions or discussions of installing 2 sets of poles in the future? There is room for three circuits per pole. Each circuit is a set of three wires on each side. The third circuit would go underneath one of the other circuit sets. The line that you would see on top of the poles are the ground wires. As of this date, the ICC has only approved one circuit to be installed.

Administrative Payment:

-On the Compensation Summary provided (dated 4/22/2015) what is the Administrative Payment for? It states \$[REDACTED] per PIN number. We believe 4 parcels are actually involved in the current proposal. For this project, the Easement will be included on the three parcels listed. Not the forth that you mention. [REDACTED] receives a payment of \$[REDACTED] for any administrative costs that may be incurred. \$[REDACTED] for each parcel involved in the Easement. The Easement will not be going across Mr. [REDACTED]'s forth parcel.

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I understand that these are uncomfortable situations for the land owners, but the ICC creates the rules that the Power companies have to abide by. If cost was not a variable in building projects such as these. We would do everything possible to accommodate every private landowners request to help make the situation better. If you have any other questions, please call me back. I would like to get together soon to get the Right of Entry agreement signed so that we can finish the soil boring tests. This would also give you a indication of where the poles might be situated. Also, just as a reminder, the final date for the early signing bonus is approaching on July 31st, 2015. I wouldn't want your Grandfather to miss out on that extra money.

Thanks for your time,
Scott D. Wilson
Senior Field Services Agent
Atwell Land Services LLC
[REDACTED]

05/29/2015: IC 11:30 PM: Wilson: [REDACTED]: [REDACTED] and [REDACTED] called me on conference call. [REDACTED], acting as intermediary, had more questions concerning the infrastructure. He wanted to know the setup of the poles and any structures. I told him that as of now, the ICC has granted ComEd one circuit, which is three lines on one side of the pole arm structure as shown in the paperwork given to [REDACTED]. They are mostly concerned that the easement will divided one 40 acre parcel away from the rest of the three properties that ComEd is compensating him for. [REDACTED] and [REDACTED] think that they have a case for the impact on the remainder being affected in an adverse way. I explained to them that the ICC has already ruled that the line is the one that ComEd must follow. [REDACTED] and [REDACTED] want they line to follow the boundary of his other 40 acre parcel that is not part of the three compensated parcels. [REDACTED] said that this would cut out two of the next landowners on the list, [REDACTED] & [REDACTED]. [REDACTED] said that being in Real Estate he has handled negotiation in these situations before. He had a bunch of other questions, so I told him that it might be better for him to send me an email with his questions and I would pass them on to the different ComEd Departments. He was good with that and once the questions get answered I told him that it might be better to meet face-to-face. [REDACTED] said he would like that and would send me an Email tomorrow, 5/30/15

05/27/2015: IC 2:15 PM: Wilson: [REDACTED]: [REDACTED] called me to set up a conference call meeting for Friday 5/29/15 at 11:30 with [REDACTED] and [REDACTED] (intermediary & grandson in Real Estate) to go over further information about the Easement.

05/13/2015: IC 12:00 noon: Wilson: 847 464-5447: [REDACTED] and [REDACTED] called me. [REDACTED] is a Real Estate Agent / Broker, he said that he has some experience selling farm land property with power lines on them. They had met with their attorney and will be conducting their own appraisal on the impact on the remainder. They will call me on 5/29/15 to set up an appointment with me.

05/13/2015: IC 9:30 PM Wilson: [REDACTED]: [REDACTED] called me to see if we could conference call at noon with his grandson, [REDACTED]

05/12/2015: IC 9:30 PM Wilson [REDACTED]: [REDACTED] returned my call. Let me know that he will be meeting [REDACTED] this week. He said he should know something by Thursday.
[REDACTED] [REDACTED]

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05/11/2015: OC 5:43 PM Wilson: [REDACTED]: called [REDACTED], LVM that I was calling to get an update if he had talked to his attorney or not.

04/28/2015: OC 1:30 PM Wilson: [REDACTED]: called [REDACTED], let him know that I talked with [REDACTED] from Construction concerning future entry in land locked parcel area between the Creeks. Matting will be used to build bridges if necessary to keep all traffic in the Easement area. If any other entry is needed the construction team will contact him personally if I'm not here. [REDACTED] plans on planting corn this week.

04/25/2015: OC 1:30 PM Wilson: [REDACTED]: called [REDACTED], his attorney won't be back in town until 5/5/2015. So we won't start seeing any movement from [REDACTED] until after that. He will not sign ROE until the attorney looks at it. He starts planting this week. His Attorney's name is [REDACTED] from Elgin, IL

04/24/2015: F2F 4:30 PM Wilson: [REDACTED]: Met with [REDACTED]. Finished Property questionnaire. [REDACTED] had a question where we would be coming in from to go over the creek on property. I contacted [REDACTED], [REDACTED] will get back with me on Monday with the Answer.

04/23/2015: F2F 1:30 PM Wilson: [REDACTED]: Met with [REDACTED]. Went over GPG Packet information: tower depictions, maps, appraisal info & comp sales, Compensation summary. Though he is not happy that the lines are on his land, he is happy that at least it's on the back fringe of the property. He was surprised to the amount being paid but wants his attorney to review paperwork anyways. He has two creeks on parcels and wants to know how we will construct over them. Told him I will call construction to find out

11/17/2014: Part 300 letter delivery notification

11/10/2014: OL: Part 300 letter sent

Landowner Contact Report

PUBLIC

GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s) 19-04-100-004
Landowner Name(s) [REDACTED]
ComEd Project ID(s) P_OG_050
Land Agent(s) Jeff Haines

Primary Contact Information

[REDACTED]

Legal Representation

[REDACTED]
(negotiations with [REDACTED])

Tenant Contact Information (if applicable)

Discussion Detail

8/19/2015: OL Post 20% Letter

04/24/2015: F2F 02:30 PM Haines Met with [REDACTED] and [REDACTED], [REDACTED] (neighbor) and [REDACTED] ComEd Eng at the property / farm of [REDACTED]. Briefly chatted and then went inside and met with all of them regarding the reroute suggested plans. [REDACTED] had a draft PPM with the suggested reroute identified. Questions were answered by all as to the reroute. It was approved as to the reroute path by both Trevor and by [REDACTED] and [REDACTED]. This reroute clearly takes the lines as far as possible away from the farm buildings on the [REDACTED] property. Discussion was had about tree clearing in the easement area and both [REDACTED] and [REDACTED]'s do want as much clearing as possible. In addition, both [REDACTED] and [REDACTED] discussed wanting to keep the soil from the pole drillings so that they can use it in other areas of their property. We agreed that ComEd real estate would now need to do updated PPMs and Compensation Summaries and other updated landowner docs for Haines to present to both parties as to their respective properties relating to the reroute.

04/17/2015: OL Post 20% Letter

04/17/2015: OC 05:00 PM Haines [REDACTED] Called and left a voicemail that I had heard from [REDACTED] ComEd and that he had set an appt to meet out in the field at the property with [REDACTED] for next Friday at 02:30 PM. That I hope that he will be able to be there and to please call me to confirm.

04/09/2015: F2F 03:15 PM Haines Met with [REDACTED] and [REDACTED] at their farmhouse. We discussed both tracts and their prior desire to keep both of them together from a negotiation point but that at this time we should move forward on what we are able to move forward on. At this point we talked about the 04/15/2015 payment incentive deadline and this tract. They have had discussions with others in the area and have their own ideas on the property value and the impact on remainder numbers. They feel that the ComEd offer is way too low as to the value and as to the impact on remainder. I asked them to walk me through the numbers that they feel are fair and they did. Basically, they feel the property value is everal thousand

P_OG_050; [REDACTED]

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dollar undervalued (as to the easement area price) and that they feel the real impact on remainder to the rest of the 57 acres is in the approximately [REDACTED] range. They also showed me their crop damage numbers which are approximately [REDACTED] more than the current ComEd offer. At this point, I wanted them to provide me the basis for these calculations. They did not have any documentation, but expressed that they have been told that the power lines will cause an 18% loss in value to the remaining property and that is how the large impact number is calculated. I told them that I have seen no basis for such a number and that no one else has presented such an impact number. They expressed that others will be presenting the same through the other landowners lawyers. I asked them to explain to me why ComEd should purchase an easement over 2.2 acres of their land for a price that is over 4 or 5 times the value of purchasing the land outright at [REDACTED] or so per acre. Their point is that this 18% loss on the rest of the acres is what sales numbers will show from sales with power lines and sales without power lines. I asked if this is sales in Illinois or where. They said sales in Illinois. After much discussion, they are firm in their belief that their numbers are what should be paid. I expressed to them that the ComEd numbers presented in its offer are fair and based upon documentation that has been presented. That the ComEd offer does have the expiration date for the payment incentive of 04/15/2015 and is good through that date. Agreed that they have not provided any documentation of their value numbers to me nor ComEd and that I would followup with them throughout the time between now and 04/15/2015.

04/08/2015: OC 10:30 AM Haines [REDACTED] Called and spoke with [REDACTED]. We agreed that we would meet Thursday 04/09/2015 at 02:00 at his farm house.

04/07/2015: IC 02:00 PM Haines [REDACTED] Call from [REDACTED]. He said he should be available around the farm on Wednesday. I told him I was awaiting information from ComEd and that I would plan to call him in the morning and stop by and see him Wednesday 04/08/2015.

04/07/2015: OC 09:45 AM Haines [REDACTED] Called and left voicemail for [REDACTED] to contact me. Asked if he would be available around the farm today for me to stop by

04/6/2015: IE 04:00 PM Haines Email from [REDACTED]

[REDACTED] <[REDACTED]>

to me

Jeff – I was wondering if the project manager will be coming soon to consider the pole placement on the [REDACTED] land (parcel OG 12-32-400-013)?

Also, can you explain to us the indicated value of the permanent easement on Parcel OG 19-04-100-004. This figure of \$ [REDACTED] is only 58% of the value of the easement area before the PE. It is our understanding that the others in the same field have been given a 75% valuation on the permanent easement.

Thank you.

03/31/2015: OC 12:00 PM Haines [REDACTED] Called [REDACTED], did not leave voicemail.

[REDACTED]

Landowner Contact Report

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GRAND PRAIRIE GATEWAY PROJECT

03/28/2015: OC 01:30 PM Haines [REDACTED] Left voicemail for [REDACTED] that [REDACTED], ComEd, was still awaiting information.

03/19/2015: OC 04:00 PM Haines [REDACTED] Called and talked with [REDACTED]. Told him that I was still awaiting some word back from [REDACTED] at ComEd and that I would be in touch when I knew something. I asked him if he had talked with his neighbor, [REDACTED], this week and he said that he last talked with him before our appt we had last Saturday. We agreed to call each other if we heard something new.

03/17/2015: OC 11:30 AM Haines [REDACTED] left message for [REDACTED] that I was still awaiting info back from [REDACTED] at ComEd and will call him when I have heard something.

03/16/2015: DI 05:15 PM Haines [REDACTED] Dropped in at the farm since I was just down the road from them but no one was around.

03/14/2015: F2F 11:30 AM Haines [REDACTED] Met with [REDACTED] and [REDACTED] at their farm house. [REDACTED] was late getting back from town, but talked with [REDACTED] while waiting. When [REDACTED] was back we discussed the reroute issue on the one property and that he had talked with [REDACTED] (neighbor) and that at this point all are awaiting a meeting at the property with [REDACTED] (ComEd Eng) to discuss options. I said I was supposed to reach back out to [REDACTED] on this Monday and would update them. They also mentioned that they did not receive the extension letter from ComEd on the 050 parcel but had seen the letter sent for the 046 property, but that [REDACTED] names was not on it and instead his deceased father [REDACTED]'s name was on that letter. I told them that I would look into the title issue on Monday to see why the letters were being sent out that way. They stated that [REDACTED]'s dad died in November 2013 and it did take about 9 months to get his estate settled and recorded. I told them I would look into it and get back them Monday.

03/13/2015 OC 04:15 PM Haines [REDACTED] Called and talked with [REDACTED]. He was over at his kids's house watching and playing with his grandchildren. I told him I was sitting in his driveway seeing if he was around the farm. I asked if he was able to print out the EA from [REDACTED]. He said he had not. I told him that I would have a copy for him and that I would be back out in the Ogle County area again Saturday morning. I asked him if he would be around the farm Saturday and he said yes. We agreed that I would stop by late morning Saturday 03/04/2015.

03/11/2015: OC 04:15 PM Haines [REDACTED] Called and left [REDACTED] a voicemail message to verify that he had received his [REDACTED] EA and to also figure out a time to get together.

03/10/2015: OL March Extension of 20% Incentive

03/06/2015: OC 03:30 PM Haines [REDACTED] Called and left [REDACTED] a voicemail to call me for updates.

02/27/2015: OC 03:45 PM Haines [REDACTED] Called and talked with [REDACTED] after talking with [REDACTED], ComEd Eng. That [REDACTED] said that the issue was more involved and would take some time for decision. That he hoped to have something known by mid to end of March. I asked [REDACTED] if he know anything new regarding the [REDACTED] EA and he said that he knew that a couple issues still existed and that he hoped that maybe something would be accomplished by next wed. He said one issue is the CRP issue if a breach of contract takes place and the other issue relates to the additional circuits on the poles. We agreed that if we heard anything we would reach out to each other and that I would call him mid next week if we did not talk before then.

02/24/2015: F2F 03:30 PM Haines [REDACTED]. Met [REDACTED] out in his farm

P_OG_050; [REDACTED]

Landowner Contact Report

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GRAND PRAIRIE GATEWAY PROJECT

machine shop. He was replacing the bearings on a universal joint from his John Deere tractor front end drive. We discussed matters regarding the new replacement parts he had picked up today and needed to get in his 1991 JD tractor. I asked him how many hours he had on it and he said somewhere over 6800, which he said was not too bad for a 20+ year JD. He said he knows of similar JDs with over 10,000 hours. He pulled out the new ROE forms and we completed getting them filled out. We talked about my conversation with [REDACTED] re the route issue and reiterated what I had talked about with him yesterday. I told him that I would be texting [REDACTED] on Friday to followup with him and that I would call [REDACTED] Friday to update him, whether I knew anything new or not. He talked about his neighbor, [REDACTED], that the route would be moved through to his property, that [REDACTED] is an engineer for Catapillar. I told him that [REDACTED] and [REDACTED] had talked and exchanged emails regarding the this. I asked him if he had heard anything new from his attorney re the EA. He just said that he thinks the main issue is the agreement regarding the additional circuits, that he thinks the rest is all coming together. We talked some more about some of his pictures and the old 1952 Farmall tractor over in the corner and his contained in several family pictures. I told him I would talk to him Friday.

02/23/2015: OC 06:40 PM Haines [REDACTED] Called and talked with [REDACTED]. I told him that I had called and spoken with [REDACTED], ComEd Eng, regarding the easement route issue. That Todd had told me that he had received the Engineering Dept review of the easement route change and that he now had the issue with ComEd legal for their review. That [REDACTED] expected to hear from ComEd legal this week and then we could anticipate scheduling a meeting at the property for some time next week. He was glad to hear that the issue was moving forward and that next week he would be in town so setting a meeting would not be a problem. I also asked him if he had the new ROE form and that I would like to stop by Tuesday to pick up the executed document. He said that would be fine and that he would be around the farm in the early morning and then after 03:30 PM in the afternoon. I told him that I would call him in the afternoon to plan to stop by.

02/18/2015: OC 01:30 PM Haines Participation in conference call with ComEd Counsel and [REDACTED] Counsel regarding the EA document and the ROE document. It was agreed that the ROE is approved for use and [REDACTED] will copy and distribute the ROE document to their clients for execution. Discussion was had regarding the ROW EA document and language specifics agreement is still being worked on between Counsel.

02/12/2015: OC 11:45 AM Haines [REDACTED] Called and talked with [REDACTED]. I told him that I was talking with [REDACTED], ComEd Eng, regarding the scheduling of getting out to his property. I told him that [REDACTED] had spoken with [REDACTED]'s neighbor, [REDACTED], just yesterday regarding the route change question onto his family's property. That [REDACTED] had received from [REDACTED] the proposed route across their property via email. That [REDACTED] was having Engineering review the proposed change and that he was expecting some form of result from Engineering by mid next week. That [REDACTED] and I had agreed that it would make better sense to hold off on meeting until that review was accomplished and that at that point we could get [REDACTED], [REDACTED], [REDACTED] and myself together to address the issue. [REDACTED] agreed. He did tell me that [REDACTED] had talked with [REDACTED] yesterday and that [REDACTED] would be in Mexico on business all next week. I told [REDACTED] that I would contact him mid to late next week to set up a convenient time to meet that next week.

02/12/2015: OC 11:30 AM Haines [REDACTED] Called and talked with [REDACTED]. Asked about talking with [REDACTED] to either set up or move the Engineering Appt to Friday as the Engineer's schedule had changed from our calls of yesterday. She thought that would be fine with [REDACTED], but she said to call him and she provided his cell number ([REDACTED]) so that I could just work through [REDACTED] to schedule.

02/11/2015: IC 05:45 PM Haines [REDACTED] Call from [REDACTED]. They received my message and that should be able to work with [REDACTED] to meet Thursday at 3:30 PM. Set it unless they call tonight to tell me it

P_0G_050; [REDACTED]

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is not good. Then confirm in the morning if it is set up with ComEd.

02/11/2015: OC 03:00 PM Haines [REDACTED] left voicemail inquiring about availability of [REDACTED] to meet with ComEd Eng and myself at the property to discuss / view his route location issue. May be able to do it 02/12/2015 if that can work with him.

02/10/2015: F2F 01:30 PM Haines Met and saw [REDACTED] at the meeting with [REDACTED] law office in discussion of the EA. [REDACTED] and [REDACTED] were also present there. Had a thorough discussion of the EA and the ROE. [REDACTED] brought up his main concern over the easement route and his one property. We had a brief discussion with [REDACTED] about getting ComEd Engineering out there to look at and discuss his issue. [REDACTED] and I agreed that I would get this set up and accomplished just as soon as the schedule permitted.

02/09/2015: DI 02:00 PM Haines [REDACTED] No one home.

02/04/2015: OC 10:30 AM Haines [REDACTED] Talked with [REDACTED]. Asked him if he would be around the farm today as I wanted to stop in. He said he has a bad stomach flu that started Monday and he is not well this week. Next week will be better, he wants to get well. I asked him about the correct spelling of his wife's name ([REDACTED]) and also asked about his brother [REDACTED] and what his wife's name is ([REDACTED]). I told him that I hope he feels better and will see him next week.

02/03/2015: OC 01:00 PM Haines [REDACTED] left voicemail to contact me.

01/27/2015: OC 04:00 PM Haines [REDACTED] Call answered by [REDACTED]. Told him I was just following up. He said he still needs to know about the EA location questions.

01/22/2015: OC 04:00 PM Haines [REDACTED] Call answered by Mrs. [REDACTED]. Talked with [REDACTED]. Told him I was still awaiting a reply from ComEd on his request to move easement area. I also informed him to expect the delivery of a letter from ComEd reminding him of the incentive payment deadline that is coming up at the end of January. I said I would contact him next week.

01/15/2015: OC 03:00 PM Haines No voicemail left.

01/10/2015: F2F with [REDACTED] and [REDACTED] (H&W) at their residence. Went over the PPM on both OG 046 and OG 050 with them. Introduced and explained Land Owner documents including: GPG Fact Sheet, Transmission Structure Sketchs, Restrictive Report, Compensation Offer Form, ROW Easement Draft Form. The [REDACTED]'s went into great detail how they want the Easement path pushed as far as possible west and away from the residence located on OG 046. That they have spoken with the neighbor to the west ([REDACTED] at [REDACTED] Farm) and they believe that she is OK with the easement path going onto her property south of the currently owned ComEd land. They want to know if this can be accomplished. I explained that the easement path has already been approved by ICC, but they want ComEd to answer if this can be moved further west and have requested that I submit that question to ComEd.

01/09/2015: OC 10:30 AM Haines [REDACTED] Spoke with Mrs [REDACTED]. She stated that are looking to get the document information relating to this property (OG 046) as they had received the information on another property they own with her husband's brother ([REDACTED] OG 050) from Deb Gilbreath. She stated that she and her husband, [REDACTED] would be the contacts for both properties. I briefly discussed what documents they had received and it was agreed between both of us that I would provide a complete package of Land Owner documents to them on both properties.

P_OG_050; [REDACTED]

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GRAND PRAIRIE GATEWAY PROJECT

01/05/2015: Landowner file transfer from Gilreath to Haines

12/16/2014: OC 6:29 PM Gilreath: no answer, left voice mail

12/15/2015: DI 8:30 AM Gilreath [REDACTED]: Left card with Mrs. [REDACTED]. Requested that Mr. [REDACTED] call.

12/06/2014: F2F 10:40 AM Gilreath: Stopped by [REDACTED] home of [REDACTED]. Mrs. [REDACTED] requested for this to wait until after Christmas. Mr. [REDACTED] met DG in driveway. Gave Mr. [REDACTED] DG's card and explained the reason for the visit. DG and Mr. [REDACTED] talked for over an hour about project. Asked Mr. [REDACTED] to set up an appointment and review the information in the packette. He declined to set up an appointment. Mr. [REDACTED] main concern is the route of the line on this property. He doesn't like location of pole on the corner of the driveway. DG asked Mr. [REDACTED] to set up an appointment and review the information in the packette. He declined to up an appointment at that time. He said he would think about it and may call me Thursday or Friday

12/05/2014: OC 9:37AM Gilreath [REDACTED] Called, left voice mail.

12/02/2014: OC 5:52PM Gilreath [REDACTED] Called, left voice mail.

12/01/2014: OC 10:33AM Gilreath [REDACTED] Called, left voice mail.

11/12/2014: Part 300 letter delivery notification

11/10/2014: OL Part 300 letter sent

P_OG_050; [REDACTED]

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GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s) 12-32-400-016
Landowner Name(s) [REDACTED]
ComEd Project ID(s) P_OG_049
Land Agent(s) Scott Wilson

Primary Contact Information

[REDACTED]

Legal Representation

[REDACTED]

Tenant Contact Information (if applicable)

Discussion Detail

9/16/2015: IE 1:45 PM Wilson: Received email copy of the [REDACTED]'s Counter proposals via attorney [REDACTED] from Rochelle Illinois. [REDACTED] also sent emailed copy. Copy of Pdf letter below:

Re: ComEd Prairie Gateway Project

[REDACTED]
Today at 1:45 PM
To [REDACTED]

Mr. Wilson,

Attached hereto please find copies of the letters prepared by Attorney [REDACTED] and sent to Attorney [REDACTED] on behalf of Ms. [REDACTED] and Mr. [REDACTED] regarding the Com Ed Prairie Gateway Project.

Thank you,
[REDACTED]

[REDACTED]

P_OG_049 [REDACTED]

Landowner Contact Report

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2 Attachments

View all

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091615 Letter to Richard Bernet
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9/15/2015: IC 2:00PM Wilson: Received call back from Attorney [REDACTED] from Rochelle IL, she wanted send me a copy of the [REDACTED]'s counter offer. Gave [REDACTED], Mine and [REDACTED] email and contact information.

9/14/2015: IC 1:20PM Wilson: Received a voicemail from Attorney [REDACTED] from Rochelle IL, she informed me that she will be representing [REDACTED] and the [REDACTED] family. I called back a while later but she was out of the office the rest of today.

8/25/2015: OC 10:30AM: Wilson: [REDACTED] and [REDACTED]: LVM for [REDACTED]. Wanted to let him know that I was calling to get an update of what he planned to do about the easement. Also talked to his cousin [REDACTED]. No movement on their end for their parcels either

8/19/2015: OL Post 20% letter

7/16/2015: OC 5:30PM: Wilson: [REDACTED] and [REDACTED]: LVM for [REDACTED]. Wanted to let him know that I was calling to get an update of what he planned to do about the easement

7/08/2015: OL ERM sent initial offer package on behalf of ComEd. Package included the following items: letter, PPM, Project Fact Sheet, Representative Structure Diagram, Restricted Appraisal Report, Compensation Summary Form, Right of Way Easement Agreement, Right of Entry, and a copy of the Part 300 letter that was mailed to the previous owners as well as a Construction Property Questionnaire.

6/19/2015: OC 4:30PM: Wilson: [REDACTED] and [REDACTED]: LVM for [REDACTED]. Wanted to let him know that I was calling to get an update of what he planned to do about the easement

5/11/2015: OC 6:30PM: Wilson: [REDACTED] and [REDACTED]: LVM for [REDACTED]. Wanted to let him know that I was calling to get an update of what he planned to do about the easement

5/04/2015: OC 5:30PM: Wilson: [REDACTED] and [REDACTED]: called and LVM for [REDACTED]. Wanted to let him know that I was calling to get an update of what he planned to do about the easement.

04/15/2015: OC 8:30 PM Wilson: Spoke with [REDACTED], [REDACTED]'s cousin, he said that he hasn't heard from [REDACTED] in a week. They have been cleaning up family members home/farms that took direct hits from last week's F-4 tornado. [REDACTED] said that they went to the [REDACTED] meeting, but are probably going to retain different council for the compensation. [REDACTED] said that they heard that it's better not to join the class action suit with [REDACTED]. He said that ComEd's impact on the remainder was too low for them. He said that [REDACTED] will not sign anything on the [REDACTED] Trust property either.

P_OG_049 [REDACTED]

Landowner Contact Report

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04/08/2015: OC 2:30 PM Wilson: [REDACTED], Stopped by and LVM for [REDACTED], for [REDACTED] to call me about Easement and 20% signing bonus set to expire on 4/15/15

04/08/2015: OC 2:32 PM Wilson: [REDACTED], Stopped by and, no answer for [REDACTED]

04/06/2015: OC 10:30 AM Wilson: [REDACTED], LVM for [REDACTED], for [REDACTED] to call me about Easement and 20% signing bonus set to expire on 4/15/15

04/06/2015: OC 10:32 AM Wilson: [REDACTED], no answer for [REDACTED]

04/03/2015: OC 11:05 PM Wilson: [REDACTED] cell, Left VM for [REDACTED], to call me concerning the Easement Agreement and the fact that the 20% signing bonus will expire on April 15th, 2015

04/03/2015: OC 11:00 PM Wilson: [REDACTED], no answer for [REDACTED], stopped by no one home.

04/02/2015: OC 9:32 PM Wilson: [REDACTED], no answer for [REDACTED]

04/02/2015: OC 9:30 PM Wilson: [REDACTED] cell, Left VM for [REDACTED], to call me concerning the Easement Agreement and the fact that the 20% signing bonus will expire on April 15th, 2015

03/30/2015: OC 3:46 PM Wilson: [REDACTED] cell, LVM for [REDACTED], asking him to call me concerning the Easement and Right of Entry

03/30/2015: OC 3:45 PM Wilson: [REDACTED], no VM [REDACTED]

03/10/2015: OL March Letter for 20% Extension

03/11/2015: OC 4:15 PM Wilson: 815-222-4775 cell, talked to [REDACTED]:
Finally got a chance to talk to [REDACTED] today. He said that he's in Florida on vacation for two more weeks. [REDACTED] just bought the [REDACTED] parcel that is also in the Easement. I informed [REDACTED] that I would be handling both properties. I asked him if he could help me figure out a way to sign the updated version of the [REDACTED] Right of Entry Agreements. (ROE's). Because, as stipulated in the ROE language, we needed to finish the soil borings by 4/15/15. He said someone was supposed to drop off paperwork to him. But, we, ComEd reps, wanted to wait until he bought the other property. (Wasn't me). He said he's not signing a, (expletive) thing because he wanted to buy the ComEd property adjacent to his small tract. I told him that the land wasn't for sale. He also wants the poles moved so he can get a 60 foot planter around them on his and other family's property. He said, "I'm not signing anything, I'm on, (expletive) vacation, goodbye!" and hung up. I will try to call him back in two weeks to finish our conversation.

03/06/2015: IC 4:45 PM Wilson: [REDACTED] cell, talked to [REDACTED]'s realtor [REDACTED], asking if he could assist me in reaching [REDACTED], he said he would and believes he might be out of town on vacation

03/06/2015: OC 3:45 PM Wilson: [REDACTED] cell, LVM for [REDACTED]'s realtor [REDACTED], asking if he could assist me in reaching [REDACTED]. [REDACTED] is purchasing another parcel in the easement area.

03/06/2015: OC 3:15 PM Wilson: [REDACTED] home, [REDACTED], just rings, then disconnects

03/06/2015: OC 3:15 PM Wilson: [REDACTED] cell, LVM for [REDACTED], asking if he received copy of

P_OG_049 [REDACTED]

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ROE form Ryan Group

03/05/2015: OC 5:15 PM Wilson: [REDACTED] home, [REDACTED], just rings then disconnects

03/05/2015: OC 5:15 PM Wilson: [REDACTED] cell, LVM for [REDACTED], asking if he received copy of ROE form [REDACTED]

03/03/2015: OC 10:15 PM Wilson: [REDACTED] cell, LVM for [REDACTED], asking if he received copy of ROE form [REDACTED]

02/26/2015: OC 6:45 PM Wilson: [REDACTED], [REDACTED], phone kept ringing, no VM

11/13/2014: Part 300 letter delivery notification from previous owners

11/10/2014: OL: Part 300 letter sent to previous owners

[REDACTED]

Landowner Contact Report

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GRAND PRAIRIE GATEWAY PROJECT

PIN Number(s) 05-21-100-010, 05-21-100-006
Landowner Name(s) [REDACTED]
ComEd Project ID(s) P_KA_055, P_KA_056
Land Agent(s) Scott Wilson

Primary Contact Information

Legal Representation

[REDACTED]

[REDACTED]

Tenant Contact Information (if applicable)

Discussion Detail

09/22/2015: OC 9:30 AM Wilson: [REDACTED]: talked to [REDACTED], Told him that I have not heard anything yet with ComEd concerning the language. He appreciates the updates because he is have heart problems and doesn't want to stress about it all day.

09/19/2015: OC 9:00AM Wilson: [REDACTED]: talked to [REDACTED], Told him that I have not heard anything yet with ComEd concerning the language

09/18/2015: OC 4:00PM Wilson: [REDACTED]: talked to [REDACTED], Told him that I have not heard anything yet with ComEd concerning the Easement language

09/16/2015: OC 4:00PM [REDACTED]: Wilson: talked to [REDACTED], Told him that I have not heard anything yet with ComEd concerning the language changes sent yesterday.

09/15/2015: OC 10:00 AM Wilson: [REDACTED]: Spoke with [REDACTED] and received email from his attorney [REDACTED] with language changes. Told [REDACTED] that I would call him tomorrow to discuss ComEd's response to the email.

9/15/2015: IE 3:31 PM Wilson:

[REDACTED]
CC [REDACTED]

Mr. Wilson:

Attached please find a letter from Mr. [REDACTED].

[REDACTED]

Assistant to [REDACTED]

[REDACTED]

P_KA_055 and 056 [REDACTED]

Landowner Contact Report

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GRAND PRAIRIE GATEWAY PROJECT



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2 Attachments

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GPG_FINAL APPROVED_EASEMENT AGREEMENT_111714 (002).rev 09.15.15

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09/14/2015: OC 3:00PM Wilson: Spoke with attorney [REDACTED], he said he will send over the redline changes tomorrow.

09/12/2015: IC 10:00AM Wilson: [REDACTED]: Spoke with [REDACTED], he said he had spoken to his attorney [REDACTED] to quickly finish his review of the Easement language, they are meeting with their attorney on Monday afternoon to go over those edits.

09/09/2015: OC 10:00AM Wilson: Spoke with [REDACTED], he said he had spoken to his attorney [REDACTED] to quickly finish his review of the Easement language. I told him that we should hear back from ComEd concerning the [REDACTED]'s counter offer.

09/08/2015: OC 9:40AM Wilson: Left Voicemail for Attorney [REDACTED], let him know that I emailed him a copy of the easement so he could review it for the [REDACTED].

09/05/2015: F2F 10:00AM Wilson: Met with [REDACTED]. They gave me the counter offer for compensation to give to ComEd. 203 bu/acre and [REDACTED] bu. Adding the [REDACTED] from the original Restricted Report and adding back in the 20% signing incentive amount back into the offer.

08/31/2015: IC 10:00AM Wilson: received voicemail from Attorney [REDACTED], council for [REDACTED]. He requested and I emailed him a copy of the "base" easement contract for his review as requested by [REDACTED].

08/25/2015: OC 10:00AM Wilson: talked to [REDACTED], he said he is good with the compensation that includes his crop values and adding the 20% on the 120' easement. But will have his attorney do a quick check over of the easement language and get back to me. Answered his question concerning the Zero value for the impact on remainder in the updated 120' restricted report. It was due to the fact that the original Report had a small strip of land behind the easement area that was land locked. He had a hard time believing that there was no impact on the remainder of the property that had a power line on it. His

P_KA_055 and 056 [REDACTED]

KEY TO CONTACT TYPE: IC=INCOMING CALL, OC=OUTGOING CALL, IL=INCOMING LETTER, OL=OUTGOING LETTER, IE=INCOMING EMAIL, OE=OUTGOING EMAIL, F2F=FACE TO FACE MEETING, DI= DROP IN