



The Compass

Winner of the Newsletter of the Year Award, 2004

Chapter
12
50+ years

2009-10 CHAPTER 12 OFFICERS

PRESIDENT
ALICE JOHNSON
Coates Field Service
28100 Torch Parkway
Warrenville, IL 60555
630.836.7821
Fax 630.836-3585
alice.johnson@bp.com

PRESIDENT ELECT
ANDY VIOLA
BP Pipelines (North America) Inc.
28100 Torch Parkway
Warrenville, IL 60555
630.836.5057
Fax 630.836.3585
andy.viola@bp.com

VICE-PRESIDENT
DEBRA LEETZOW
AT&T
106 E. 2nd Street
222 W. Jackson Street, Floor 2
Woodstock, IL 60098
815.337.4389
Fax: 815.337.4238
dl3968@att.com

SECRETARY
WILLIAM N. McINTYRE
Ameren Services/Ameren IP
8420 N. University Street
Peoria, IL 61615
309.693.4825
Fax: 314.641.2418
wmcintyre@ameren.com

TREASURER
SUSAN K. MURST
Acquisition Services, Inc.
2352 N. 3450th Road
Marseilles, IL 61341
815.878.9724
Fax 815.496.9564
susanmurst@acquisitionsserv.com

CHAPTER 12 WEBSITE
www.irwachapter12.org

President's Message

Greetings everyone, I am happy to report we have had a great quarter which includes adding nine new members. I want to thank everyone who sent in a contact list of possible new members and of course those that helped make the recruiting calls. New membership remains one of our top priorities so please continue to send us contact information for those individuals you think would benefit from becoming an IRWA member. You can send the information to me at Alice.Johnson@bp.com or to Teresa



Dismukes our Membership Chair at Teresa.Dismukes@ComEd.com, we will do the rest.

Attracting new members is vital to a successful and progressive Chapter but our number one priority remains our existing members. With that in mind it is my pleasure as your Queen, I mean President, to proclaim November Personal Development month. I encourage you to make a commitment to an IRWA Designation. During the month of November, the Chapter will pay the Candidacy Declaration Application fee for any member who has completed half of the required course work for their Certificate or SR/WA. We are in the process of completing a course work audit for each Chapter member so check your email over the next few weeks to see if you qualify for this offer. Additionally, John Pribich our PDC Chair will be giving a Candidacy Declaration Application workshop and presenting the ABC's of the credentialing process at our next meeting on November 12th. I can't imagine a more important career step. Please take a moment to consider this commitment to you and take advantage of the Chapter's offer.

By now you should have received your renewal notices. For those of you who may find it difficult to get your dues payment in by the December 31st deadline, International is providing a payment option. Please contact Bonnie Gray at gray@irwaonline.org. Providing her with your credit card information will allow her to process half of yours dues payment on December 31, 2009 and the other half on July 1, 2010. Please note this offer is only intended for those members who are affected by the current economic conditions.

Well without further ado I encourage you to look inside for the old, the new and the upcoming. Don't forget to send us potential new member information and remember... Declare, Declare, Declare.

Alice Johnson
President

Inside this Edition:

President's Message 1 A Day in the Life of a Right-of-Way Agent 2 Valuation News 2
Meet the New Members 3 Chapter 12 Golf Outing 4 Golf Outing Sponsors 5
Treasurer's Report 5 Utility Relocation-MoDOT 6 More Valuation News 6
New Railroad Legislation 6 Professional Development 7 Calendar of Events 8

A Day in the Life of a Right-of-Way Agent

Before we can talk about what a day in the life of a Right-of-Way Agent consists of, we must first define what it is we do. Well, that depends...it depends on what "hat" we're wearing that day. Some days it feels like we have more hats than Imelda Marcos has shoes. We wear, of course, the Right-of-Way expert hat...this is used most often as most of the general public has no idea what we do, so they refer to the Right-of-Way "expert". We wear an appraiser's hat, since we're constantly asked "What's that little strip of land worth?", or "How much crop damage was done?" We wear an engineer's hat when we read and interpret right-of-way plans, like on a condemnation project. A friend of mine thought condemnation was a large group of people in support of safe sex. I tried to explain that it was con-DEM-nation, not...oh well, he wouldn't understand...Hooked on Phonics must not have worked for him! Anyway, where was I? Oh yeah...hats. We wear an attorney's hat, a landscaper's hat, a DOT hat, a public relations hat, a surveyor's hat, a negotiators hat...you get the point...we wear hats!

We also work with words that most people don't even know exist. Words like eminent domain, blanket easements, successors and assigns, indemnification, and my favorite, the legal description...the NW1/4 of the SW1/2 of the E1/2. Legal descriptions talk in terms of POB (Point of Beginning). Most people think the POB is the Garden of Eden, after all; that is where it all began, didn't it? We need to know directions such as Northerly and Southerly. Heck, ask anyone south of the Mason-Dixon line what "southerly" is, and they'll tell you "Saying Yes Ma'am and no Ma'am and eating cheese grits for breakfast...now that's Southerly".

We work with distances such as rods, chains and furlongs. We need to understand that "Principal Meridian" is NOT the name of the person in charge at the local elementary school. We know that you can't go to your local doctor or pharmacy and ask for an "Easement by Prescription". We also know that a "Dominant and Servient Tenements" isn't a couple of weirdo's with a fetish, living in your rental property. We know that "Squatters Rights" isn't something given to the first person in the bathroom this morning (although my wife would beg to differ).

I guess the moral of my (hopefully) humorous story is...Don't play leapfrog with a unicorn! No, wait...that's not it. My point is that we don't have a "typical" day. In fact, our days redefine the word "atypical". Our goals for the day depend on the hat we're wearing. We reserve the right to change that hat at any given moment as the need presents itself. We are in a unique profession that most people don't even know exists, and if they did, would rather someone else do it. So, today, like every other day, I will wear my "hats" with pride and tackle the challenges ahead.

Tom Burns

Valuation News

210-2011 Edition of USPAP: The Appraisal Foundation announced that the new edition of the Uniform Standards of Professional Appraisal Practice (USPAP) was released on October 1, 2009 and will be in force as of January 1, 2010. This is the generally accepted standard for the appraisal profession and establishes the minimum requirements for licensed and certified appraisers in Illinois. As with the prior edition, the new publication will also include section on Advisory Opinions from the ASB and Frequently Asked Questions. The motivation for changes by the Appraisal Standards Board is its mission statement: to promote and maintain a high level of public trust in the appraisal profession. The new edition will have some significant changes that are intended to improve the clarity of the Ethics Rule, the Competency Rule, and Standard 3 (Appraisal Review, Development and Reporting).

A change in the disclosure requirements in the Conduct section of the Ethics Rule now requires an appraiser, prior to accepting the assignment, to disclose to the client and in the report certification: "any services regarding the subject property performed by the appraiser within the prior three years as an appraiser or in any other capacity." This requirement is intended to allow a client to determine if there are any potential conflicts of interest prior to engaging an appraiser.

There has also been some clarification to the Jurisdictional Exception Rule. This rule has been misapplied by both appraisers and users of appraisal services believing that the Rule was applicable when it did not apply. A jurisdictional exception can only be used if a law or regulation prevents an appraiser from complying with a USPAP requirement. There is further explanation as to disclosure of the reason for the jurisdictional exception.

Appraisers need to learn about all of the changes in USPAP before the rules become effective on January 1, 2009.

Meet the New Members

Kim Howard has been a Real Estate Specialist with Commonwealth Edison Company/Exelon since May 2007. Kim's tasks have included farm and commercial land leasing of the right of way and company sites for agricultural, parking, signs, recreational and roadway uses. Kim started her career in real estate at a very early age working in the family business of property management then went on to Real Estate Broker, Owner, Investor and Property Manager.

Kim is a graduate of DeVry University with a Bachelors of Science in Technical Management and is looking to complete her MBA at Keller Graduate School of Management in 2010. She resides in South Suburban area of Chicago along with her devoted husband and has five great children (four currently in college). Kim loves reading and traveling with family in her free time.

Chris Cleveland started with Alliance Pipeline in July 2001 as a Senior Land Agent and currently serves as their Corridor and Community Representative. Chris' responsibilities include Right-of-Way monitoring, maintenance, restoration and damage prevention. In addition, he addresses the concerns of landowners, tenants, local residents and officials. His scope also includes working with emergency responders, emergency management officials and local officials to help prepare them for pipeline emergency response.

Chris has a Business Degree from Wartburg College in Waverly, Iowa. He has worked in Telecommunications and Marketing prior to Right-of-Way. Chris enjoys playing soccer, hiking and traveling during his free time.

Lora Reader is a Real Estate Specialist currently employed with ComEd. Lora has worked at ComEd for about 16 years in various positions but spent most of her years in Customer Service, then as a representative to large commercial/industrial customers and now in the Real Estate & Facilities Department.

Most of her free time is spent on the sidelines watching her boys play baseball, soccer or basketball. She spends a lot of time with extended family and enjoys bike riding, working out, music and going to the movies.

George H. Skulavik is Vice President of Ridgeline Consultants, LLC. He began his career with ComEd in 1969 as an engineering assistant in the Transmission Engineering Department. In 1973 he transferred to the ComEd Survey Department. He obtained his professional land surveying license in 1980 and continued working at ComEd until 2001, when the Survey Department was dissolved. George then began his private sector career as owner of a private land survey company. In 2007 Ridgeline Consultants was formed as a professional land surveying and engineering company.

George and his wife, Linda, were married in 1968 and have lived in Lisle for the past 38 years. They have four children and six grandchildren. George enjoys playing the guitar in a blues band in his free time.

Carla Dennis works for Commonwealth Edison Company as a Real Estate Specialist – Southwest Region. Prior to this Carla had worked as Project Architect for Kennedy Associates, Inc. and Project Architect/ Manager for Team Four Architects, Inc.

Carla has a BA in Architecture from the University of California at Berkeley and has over 14 years experience as a Project Architect and Project Manager. She has both designed and managed the construction process for many new buildings including correctional facilities, schools and libraries. Carla has been married to Raymond for 13 years. They have three children. In her free time she loves to read, draw and go see movies on opening night but mostly she enjoys spending time with her family.

Chapter 12 also welcomes new members **Randall Neff** of Neff Valuation Group, **Douglas W. Targett** of Commonwealth Edison Company, **Todd J. Hiles** of Wheatland Title Guaranty and **Maribeth Ralph** of Hanson Professional Services, Inc. Please be sure to look for them at our next chapter meeting!



Judson R. Scott
Registered Consulting Arborist

Consultant to the Professionals!

- Tree Appraisals
- Conflict Resolution involving Trees
- Premise Liability Audits
- Expert Witness Services
- Forensic Analysis involving Trees

Vine & Branch, Inc.
4721 East 146th Street
Carmel, IN 46033
(317) 846-3778
Treeconsultant@aol.com

Chapter 12 Annual Golf Outing

Chapter 12 held its Annual Golf Outing on August 20th at the Pontiac Elks Club. The day started out a little chilly and some dark clouds were swirling about. It rained for several days prior to, and even a couple times on the way to the Outing. However, true to form, the clouds gave way, the thermometer rose, and it turned out to be another fabulous day in Pontiac.

We had a very good turn out for the Outing again this year in spite of cutbacks and tight economical times. There were 52 golfers and a couple additional members and friends who attended the awards ceremony and steak dinner.

The Outing continues to be a great success and loads of fun for everyone - primarily as a result of the strong sponsorship provided by Members of Chapter 12 and the companies who employ them. Please take time to review the article within this edition of the Compass that list the sponsor companies and the individuals who represented those companies.

Our winners at the Outing also deserve special recognition: the ComEd Team of Bob Jones, Teresa Dismukes and Tom O'Malley took first place with a blazing 7-under par score of 65 in the scramble. A second Team, John Ammons, Mark Mathewson, Greg Busey and Chuck Southcomb also shot 7-under but lost the honors as the result of a scorecard playoff. The fourth team member for Team ComEd, John Pribich, was under the weather and could not attend. This might be the secret to their success! In total there were 7 teams who turned in sub-par rounds.

Winners on the various prize holes were Dave Ruffalo - Closest to Pin from Across the Creek on #1, Ron Sullivan - Closest to the Pin on #4, Greg Busey – Longest Putt on #5, Greg Busey (someone is golfing more than working) - Closest to the Pin on #13, Matt Bruck (347 yards it said on the marker) – Longest Drive on #15, and, John Ammons – Longest Putt on #18. Great job to you all!!

Last, but not least, I wanted to extend a special thanks to Carol Vaughn and Gloria Wagner for all their help with the registration, taking pictures, awards and for doing an excellent job keeping everyone well hydrated by shuttling extra fluids between the beverage cart and some of our more needy participants.

In closing, I'd like to let you all know that you don't have to play golf regularly, or for that matter, at all, in order to participate. The scramble format makes it possible for anyone and everyone to participate, and even if you still don't like the idea of playing golf, we'd be thrilled to see you at the dinner 2010 and tell you all about the one that almost went in the hole.

Dave Sommerfeld & Tom Burns
Chapter 12 Golf Outing Committee Co-Chairs

**Check out the website
for more photos from
the golf outing!**



Winning team of Tom O'Malley, Teresa Dismukes and Bob Jones with Dave Sommerfeld



Chuck Southcomb and Mark Mathewson check in with Carol Vaughn and Gloria Wagner

2009 IRWA Chapter 12 Golf Outing Sponsors

WHEATLAND TITLE GUARANTY COMPANY

John Ammons

BP PIPELINES (NORTH AMERICA) INC.

Dave Sommerfeld

ROBIN A. UPCHURCH AND ASSOCIATES

Robin Upchurch

COATES FIELD SERVICES

Joe Coates

ENGLOBAL LAND AND REGULATORY

David Sinclair

NICOR GAS

Dave Ruffalo

COMCAST CABLE COMMUNICATIONS, INC.

Bob Schulter

NORTHERN BORDER PIPELINE COMPANY

Tim Fehr

TREASURER'S REPORT

Sue Murst, Treasurer

2009 Third Quarter Report

(As of 09/30/2009)

Income	\$ 6,153.69
Expenses	<u>1,936.67</u>
Net Gain	\$ 4,217.02
Current Cash Balance	\$ 6,075.49



Wheatland

Title Guaranty

105 W. Veterans Parkway
Yorkville, IL 60560
630.892.2323
www.wheatlandtitle.com

Do you know what the single biggest headache that faces Road Authorities today is?

UTILITY RELOCATION!!

Of course, it is a pretty big headache for Utility Companies too. Utility Companies do not want to relocate. In their opinion the final plans for road way improvements always come in too late for them to respond. They are sent pre-final plans, but they never feel good about relocating until they receive final plans. Additionally, the right of ways are always packed with other utilities which often does not allow room for their facilities to be relocated and as we all know acquiring private property easements takes time.

Road Authorities have a system and they think the Utilities just need to follow. They send out pre-final plans to give the utilities plenty of notice. Shoot, they allow the utilities to install in road right of way what more do they want? Oh, and the utilities are always sending some easement at the ninth hour claiming the relocation is reimbursable. There is no money for that! Budgets are tight and Road Authorities don't have the money. If they have to pay for the relocation now the project might have to be cancelled. These projects are for the public good!

So what has been done so far about this problem? Well, Road Authorities have done what they can to better identify the Utilities in conflict with their project. Utility meetings have been set up to let folks know about upcoming projects. Strict laws have been set up telling Utility Companies how long they have to relocate. While this has helped it has not eliminated the problem. This conflict is such a big problem for small cities and county highway departments that during my time working for a local Utility Company I have been asked on different occasions if there was any way for the Utilities and the Road Authority to better work together so these relocation problems could be avoided.

With this problem in mind, in 2008 I had the privilege of attending a Utility Relocation course put on by the Missouri Department of Transportation (MoDOT). This course was meant to introduce Utility Companies to the MoDOT utility relocation process, but what I found was a tool that could help address a lot of issues experienced by both Road

Authorities and Utility Companies in Illinois. MoDOT was experiencing the same problem we have in Illinois regarding utility relocations negatively affecting road projects. To address this issue they partnered with some of the Utility Companies to develop a relocation program that worked for both sides.

MoDOT has graciously agreed to come to Illinois in March and do a presentation for Chapter 12 on their Utility Relocation Program covering such items as how it got put together, details on how their program works and how it has worked so far. This presentation will be set up in a special event format much the same way that the Mock Condemnation Trial was. This will be a great opportunity to evaluate best practices used elsewhere and how we might be able to utilize some of the same principles in Illinois.

More information regarding the MoDOT Presentation (exact date time, etc.) will be sent out in the coming weeks, but for now you can just do what I am..... block out the whole month of March on your calendars, it's worth it!

Brad Krabel, SR/WA

More Valuation News

Number of Licensed Appraisers Declines:

September 30, 2009 was the deadline for Illinois appraisers to renew their licenses. As expected, a number of appraisers chose not to renew their license. What was not expected was the large number of non-renewals. The following figures were released by the licensing division. The State sent out 5,999 renewal notices. To date, only 3,597 have been returned. This is a drop of 40%. The biggest loss was at the Associate level; only 26.9% of the 1,296 renewals sent were returned. For Certified Residential Appraisers 68.8% of 3,364 renewals were returned. For Certified General Appraisers 69.8% of 1,339 renewals were returned.

Neil Steffens. MAI. SRA

New Legislation affecting Utilities

The "Crossing of Railroad Right-of-Way Act" was enacted by P.A. 96-595 and became effective August 18, 2009. It creates a new provision in the Utilities Section of the Illinois Revised Statutes and can be found in Section 220 ILCS 70/1 et seq. The Act specifically applies to any construction, operation, and repair, maintenance of a facility over, under, or across a Rail Right-of-Way by a utility when the Right-of-Way is owned by a Land Management Company (hereinafter referred to as "LMC") and is not a registered rail carrier.

For more information go to **In The News** on the Chapter 12 website – www.irwchapter12.org.

Professional Development

As you know, the purpose of the Education and Professional Development Program is to provide effective services and an unparalleled education program to the right of way professionals and the public; and to achieve the objectives and purpose of the IRWA. A series of courses has been designed to provide the tools and resources for continuing professional development and to recognize right of way practitioners who attain the Senior Member, International Right of Way Association (SR/WA) and individual discipline Certification.

In Illinois Chapter 12, there is Professional Development Committee (PDC). The committee consists of three members, each of whom were elected or appointed for a three-year term. The Chairperson of the PDC must have attained the designation of Senior Member, International Right of Way Association and the other members of the PDC, if not designated as Senior Member, should be an SR/WA Candidate or possess an IRWA Discipline Certification whenever possible.

As one sets out and begins exploration of the SR/WA Designation, or Right of Way Certification, a great deal of time should be devoted to familiarizing oneself with the numerous changes and upgrades that have taken place with both the SR/WA and Certification Programs in the IRWA. The best place to begin such a quest for knowledge is at the IRWA web site (irwaonline.org). There, one will find a detailed Program Guide and Application for SR/WA Designation and Right of Way Certification. Although there is an abundance of information to digest and understand, both booklets do a fine job at providing a clear pathway for one to walk down in pursuit of ones goal.

After carefully reviewing the Program Guide and Application and deciding that the SR/WA is something that one would like to move forward on, the following course of action takes place towards attainment of the goal:

- Be a member in good standing with the IRWA and have at least 5 years experience in one of the disciplines
- Obtain an application form and declare Candidacy to IRWA HQ's
- Complete experience, coursework and exam requirements
- Complete application and submit with payment to Chapter PDC Chair
- PDC Chair will review and if approved, forward to IRWA HQ's
- IRWA HQ's sends notification of receipt/approval of application

On a similar token, if after carefully reviewing the Program Guide and Application and deciding that one of the disciplines in Right of Way Certification may be something that one would like to move forward on, the following course of action unfolds towards attainment of the goal:

- The applicant must be an IRWA member in good standing, have a minimum of 2 years of relevant experience within the last 5 years
- Obtain an application form and declare Candidacy to IRWA HQ's
- Complete experience, coursework and exam requirements
- Complete application and submit with payment to Chapter PDC Chair
- PDC Chair will review and if approved, forward to IRWA HQ's
- IRWA HQ's sends notification of receipt/approval of application

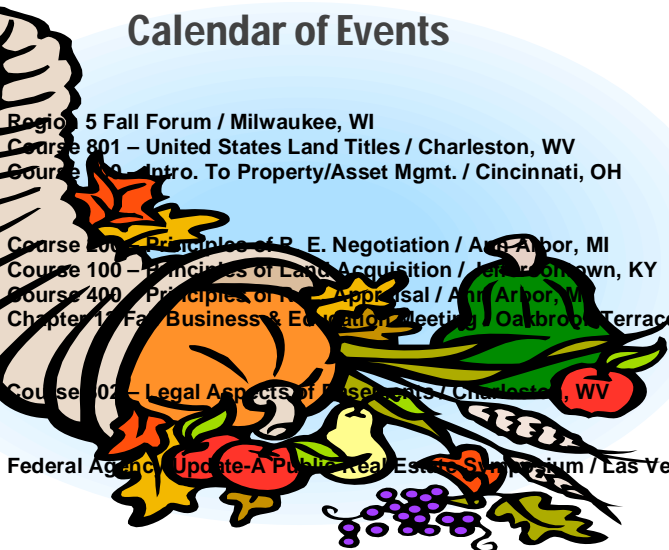
Please know that one can contact the undersigned at (630) 437-2212, or via email at john.pribich@comed.com, for any further clarification that may be required. In addition, the Credentialing Staff at IRWA Headquarters is there to answer any questions that one may have on the Designation, or Certification Program. They can be reached at (310) 538-0233, Extension's 123 or 138, or online at education@irwaonline.org.

In closing, as your recently elected Professional Development Chair for our great Chapter, I must also apologize. Having spent a great deal of time in recent years resuscitating the now vibrant Educational Program of Chapter 12, as well as serving in every officer position possible, I am guilty of not staying as abreast of the numerous changes that have taken place in the area of SR/WA and Certification as I should have. However, at the same time anyone who knows me knows that I can be counted on to deliver and I plan to do my best to assist in delivering our membership to the professional destination desired. Anything less on my part is unacceptable.

John Pribich, SR/WA

Calendar of Events

- October**
- 16-17 Region 5 Fall Forum / Milwaukee, WI
- 27 Course 801 – United States Land Titles / Charleston, WV
- 28 Course 809 – Intro. To Property/Asset Mgmt. / Cincinnati, OH
- November**
- 2 Course 200 – Principles of R. E. Negotiation / Ann Arbor, MI
- 3 Course 100 – Principles of Land Acquisition / Jefferson, KY
- 4 Course 400 – Principles of Real Estate Appraisal / Ann Arbor, MI
- 12 Chapter 12 Fall Business & Education Meeting / Oakbrook Terrace, IL
- December**
- 10 Course 902 – Legal Aspects of Eminent Domain / Charleston, WV
- January**
- 26-28 Federal Agency Update-A Public Real Estate Symposium / Las Vegas



ADVERTISERS

STOP!

Advertising Opportunities Available!

Place your business card in this newsletter for \$35 per issue or \$100 for four issues.

Contact Lisa Krenz at 630.836.3463 or via email at Lisa.Krenz@bp.com.

October 2009

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2009

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2009

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2010

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

IRWA CHAPTER 12
 c/o BP PIPELINES, NA
 28100 TORCH PARKWAY
 SUITE 600
 WARRENVILLE, IL 60555

