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April 19, 2006

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Mr. Guy M. Cahill  
Controller and Treasurer  
Peoria School District No. 150  
3202 N. Wisconsin Avenue  
Peoria, IL 61603

RE: Freedom of Information  
District Real Estate Broker  
Our File No. 8000.7401

Dear Guy:

You asked me to advise you as to the past history and contract arrangements with the District's real estate broker, Ms. Dinah Mannlein.

This relationship began in 1988, when I was asked by an in-coming Superintendent for a recommendation for a real estate broker to help him relocate to Peoria. Of the several names I gave him, Ms. Mannlein was chosen. Shortly after that time, the District needed the services of a real estate professional to help acquire several properties for the District and Dr. Strand and I recommended Ms. Mannlein to the Board of Education. Either the Superintendent or I sent her a letter retaining her on behalf of the District, she was to be paid a commission of five (5%) percent based upon the purchase price of any properties, which were part of a project, or, if there were isolated properties put on the market by their owner for sale, she was to receive the standard buyer's side commission of 3.5%, which is paid by the seller.

In addition to assisting in all phases of property purchases, the realtor provides appraisal services, budget estimates, real estate tax and assessment information. There have been a number of projects dating back to the acquisition of a number of properties for the Tyng School expansion, Whittier School and Glen Oak School site expansions, Lincoln School site acquisition, Columbia Terrace purchases, Central High School—North Street purchases, with the last activity being the Lindbergh lot purchase on North Sheridan, all of which have been handled under the foregoing agreement.

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*Founded in 1883 as  
Worthington & Page*  
RICHARD J. KAVANAGH  
(1894-1963)  
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The realtor works directly with me, as attorney for the District. They take directions from me and make reports to me. In turn, I keep the administration advised as to the status of the project.

The current purchases of properties on North Prospect and East Frye Streets at Glen Oak Park are under the same agreement.

Originally Ms. Mannlein was a ReMax realtor, which continued until 2003, when she joined the Kepple Team as a Coldwell Banker realtor. This year Linda Kepple acquired the local Keller Williams franchise and Ms. Mannlein is now the general broker for that office. Also, in the Keller Williams office, John and Jan Ritz are working on the current Glen Oak Park area acquisitions.

If you have any questions, please call me.

Very truly yours,

KAVANAGH, SCULLY, SUDOW,  
WHITE & FREDERICK, P.C.

David J. Walvoord

DJW:jmm