STATE OF ILLINOIS
ILLINOIS COMMERCE COMMISSION

AMEREN TRANSMISSION COMPANY OF ILLINOIS	)	
	)	
Petition for a Certificate of Public Convenience and Necessity, pursuant to Section 8-406.1 of the Illinois Public Utilities Act, and an Order pursuant to Section 8-503 of the Public Utilities Act, to Construct, Operate and Maintain a New High Voltage Electric Service Line and Related Facilities in the Counties of Adams, Brown, Cass, Champaign, M/S CLTF, Clark, Coles, Edgar, Fulton, Macon, Montgomery, Morgan, Moultrie, Pike, Sangamon, Schuyler, Scott and Shelby, Illinois.	)	Docket No. 12-0598

DIRECT TESTIMONY OF KENNETH L. SKOLNIK
ON BEHALF OF GAN PROPERTIES LLC

Kenneth L. Skolnik, being duly sworn upon oath, states as follows:

1. My name is Kenneth L. Skolnik. I serve as the Manager of Gan Properties LLC ("Gan Properties"). In this capacity, I have access to documents belonging to Gan Properties. The statements made in this Affidavit are based upon my personal knowledge and the Gan Properties records I have under my custody, control, and supervision. If called upon to testify in this matter, I would competently testify to the facts and matters set forth herein.

2. In 2008, Gan Properties purchased approximately 147 acres from Larry and Jacqueline Chaney, in Section 32 of Pickaway Township, Shelby County, Illinois. *See* 2008 Warranty Deed, attached hereto as Exhibit A.

3. In 2010, Gan Properties purchased an additional 12.60 acres, including a house and a number of other structures, from Larry and Jacqueline Chaney in Section 32 of Pickaway Township, Shelby County, Illinois. The 12.60 acres adjoins the property Gan Properties purchased from Mr. and Mrs. Chaney in 2008, and completes a regularly shaped, square quarter-section. *See* 2010 Warranty Deed, attached hereto as Exhibit B.

4. Gan Properties' quarter section is located in the center of the southern half-section of Section 32 of Pickaway Township, Shelby County, Illinois and is depicted in the attached 2012 Plat Map of Pickaway Township. Exhibit C.

5. Matt Burgner actively farms Gan Properties' quarter-section. Mr. Burgner has farmed the quarter-section for 4 years.

6. Fred Davis currently resides in the house located on Gan Properties' quarter-section.

7. The Pana to Mt. Zion segment of ATXI's Proposed Alternate Route for the Illinois Rivers Project runs directly through the center of Gan Properties' quarter-section. *See* ATXI Verified Petition Exhibit A, Part 4 of 5 (Exhibit D-1); Illinois River Project, Map of Proposed Routes, Shelby County, available at: http://www.ilriverstransmission.com/linkclick.aspx?fileticket=PWxP%2bN5ZhIE%3d&tabid=1751 (last accessed March 29, 2013) (Exhibit D-2); and Section of Map of Proposed Routes through Shelby County depicting Pickaway Township (Exhibit D-3).

8. Gan Properties objects to the segment of ATXI's Proposed Alternate Route that runs through the center of its quarter-section. Gan Properties did not receive notice of the Project until the second half of January, 2013 pursuant to the attached Notice. Exhibit E. Even then, the January 2013 Notice does not clearly state that the Project will impact Gan Properties, let alone decimate it, as would be the case if AXTI's Proposed Alternate Route were adopted.

9. AXTI's Proposed Alternate Route through the center of Gan Properties' quarter-section would destroy its utility. In place of an uninterrupted, contiguous, compact quarter-section of highly productive Illinois farmland, Gan Properties would be left with two

disconnected parcels of real estate bisected by a 150 foot easement, high voltage transmission lines, and the construction of numerous steel poles with large concrete foundations.

10. The bisection of the quarter-section with the transmission poles, including foundations and transmission lines, and the 150 foot easement, would disrupt Gan Properties' farming operation, currently run by Matt Burgner, and destroy the value of Gan Properties' quarter-section.

11. The route of the transmission lines directly alongside the house on Gan Properties' quarter-section would destroy the use and enjoyment of the home. The location of the transmission lines would make the home more difficult to rent out to others for the same reasons, raising the likelihood that the property would not have anyone residing on the premises.

12. Gan Properties is not directly impacted by ATXI's Proposed Primary Route. However, Gan Properties is severely impacted by the Pana to Mt. Zion segment of ATXI's Proposed Alternate Route. Gan Properties objects to the portion of the segment of ATXI's Proposed Alternate Route that runs through the middle of its quarter-section located in the southern half section of Section 32 of Pickaway Township, Shelby County. In furtherance of this objection Gan Properties proposes the following alternate route. Commencing where the ATXI Proposed Alternate Route approaches the southern line of Section 32 of Pickaway Township, the transmission line should, instead of continuing north, turn east ninety degrees at 2100 N. Shelby County Road and continue east along 2100 N. Shelby County Road to 1400 E. Shelby County Road, which is the eastern section line of Section 32 of Pickaway Township. The transmission lines should then turn ninety degrees north running along 1400 E. Shelby County Road to 2200 N. Shelby County Road, which is the northern section line of Section 32 of Pickaway Township, then turn west ninety degrees and continue along 2200 N. Shelby County

Road to the point where it meets ATXI's Proposed Alternate Route running north of Section 32 of Pickaway Township ("Gan Properties' Proposed Alternate Route"). Gan Properties' Proposed Alternate Route is highlighted in pink on the maps attached hereto as Exhibits F-1, F-2, and F-3.

13. Gan Properties' Proposed Alternate Route takes advantage of existing roads and better comports with the criteria relied upon by ATXI in siting its Proposed Routes. It utilizes existing section and field lines and would be less disruptive and damaging than ATXI's Proposed Alternate Route because it would track existing roads and existing local power lines. Gan Properties' Proposed Alternate Route would not similarly decimate the value of uninterrupted farmland by bisecting it as ATXI's Proposed Alternate Route would.

14. The names and addresses of landowners affected by Gan Properties' Proposed Alternate Route are identified on Exhibit G. The impact of Gan Properties' Proposed Alternate Route on these affected landowners would be less detrimental than the ATXI Proposed Alternate Route because it runs along existing roads and section lines.

15. Gan Properties' objection to ATXI's Project is not limited to its specific objections to the segment of ATXI's Proposed Alternate Route that runs through its property. Gan Properties objects to the entire segment of ATXI's Proposed Alternate Route between Pana and Mt. Zion, and in addition objects to the entire Project as the costs of the Project, specifically in the form of the tremendous damage to valuable, unique, irreplaceable Illinois farmland, far outweigh the nebulous, speculative, and unsupported benefits contained in ATXI's Verified Petition.

Further Affiant Sayeth Not.

Kenneth L. Skolnik
Manager, Gan Properties LLC
1000 W. North Avenue
Chicago, IL 60642

BRUCE BACHMAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 24, 2015

Subscribed and sworn to before me
this 29TH day of March, 2013.

Notary Public

VERIFICATION

John A. Simon, being duly sworn, verifies that he is a practicing attorney in the firm of Drinker Biddle & Reath LLP and one of the attorneys for Gan Properties LLC, and that the foregoing Affidavit of Kenneth L. Skolnik is the duly executed and notarized affidavit of Kenneth L. Skolnik, Manager of Gan Properties LLC.

John A. Simon
Drinker Biddle & Reath LLP
191 N. Wacker Drive, Ste. 3700
Chicago, IL 60606
(312) 569-1392
john.simon@dbr.com

Subscribed and sworn to before me
this 29th day of March, 2013.

Notary Public

Official Seal
Patricia E Torbert
Notary Public State of Illinois
My Commission Expires 02/27/2016

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