

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Derek Kurfman. Mr. Kurfman owns one parcel totaling approximately 79 acres, located along the Quincy to Meredosia project segment, in Pike County. The parcel at issue has been designated internally as ILRP\_QM\_PI\_004 ROW. As summarized on Exhibit 1.1, ATXI has engaged in extensive negotiations with Mr. Kurfman, contacting, or attempting to contact him, on 56 occasions, including 7 phone calls, 27 emails, 11 voicemails, 3 letters, and 8 in-person visits. Despite these negotiations, the parties remain at an impasse regarding the appropriate compensation for the portion of Mr. Kurfman's parcel subject to the transmission line easement.

Negotiations began in September of 2013. ATXI has attempted to address Mr. Kurfman's concerns regarding various issues about easement usage by both the landowner and ATXI, and the parties' liabilities with respect to the easement area. And many of these issues were resolved in a draft Confidential Settlement Agreement, and an amendment to the easement. However, as recently as March 17, 2014, Mr. Kurfman raised four additional issues for additional language changes, again concerning the parties' use of the easement. ATXI may be able to accommodate these new language requests, however, there is no assurance that additional changes will not be requested once these issues have been resolved.

The main impediment to an agreement remains compensation. Consistent with other landowner negotiations, ATXI provided a formal appraisal of Mr. Kurfman's parcel, dated May 13, 2013, offered compensation based on this value of the easement area, and engaged in extensive negotiations regarding Mr. Kurfman's requested language changes and a fair price for the easement area. ATXI's certified appraiser valued the property's best use as Agricultural, and used eleven comparable properties in Adams and Pike Counties as the basis for his appraisal. Mr. Kurfman countered with an offer more than three times ATXI's current offer, which he

calculated based on the compensation he receives because of a voluntary agreement to locate a cellular tower on his property. Even though this calculation is not used in electric transmission easement agreements, and is inconsistent with any other compensation package offered to any landowner, ATXI attempted to amend its offer to address Mr. Kurfman's concerns. In response, on March 26, 2014, Mr. Kurfman hired Mr. Jordon Walker to represent him.

As a result, the parties remain significantly apart with respect to the amount of compensation for the easement. Given this disparity, ATXI and Mr. Kurfman are unlikely to resolve their differences, and therefore eminent domain authority for this landowner is requested.

**ATXI Exhibit 1.4  
Part O**

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_004-ROW	3400609	Gordon G. Kurfman, et al	3048 North 353rd Lane Baylis, Illinois 62314	That certain tract of land, situated in the W1/2 of the SE1/4 of S7, T3S, R4W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Quit Claim Deed dated January 6, 2004 and recorded in Book 582, Page 34, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

**Agent Checklist with Landowner**

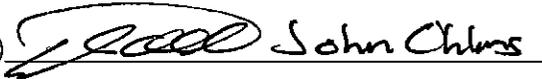
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
2. Initial appointment set for 10/19/2013 (Bobby Hooks)
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
4. Prepare and review Acquisition documents and maps
5. Provide landowner with business card and show Ameren ID badge
6. Ask the landowner they received the 14 day letter: 
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter: no

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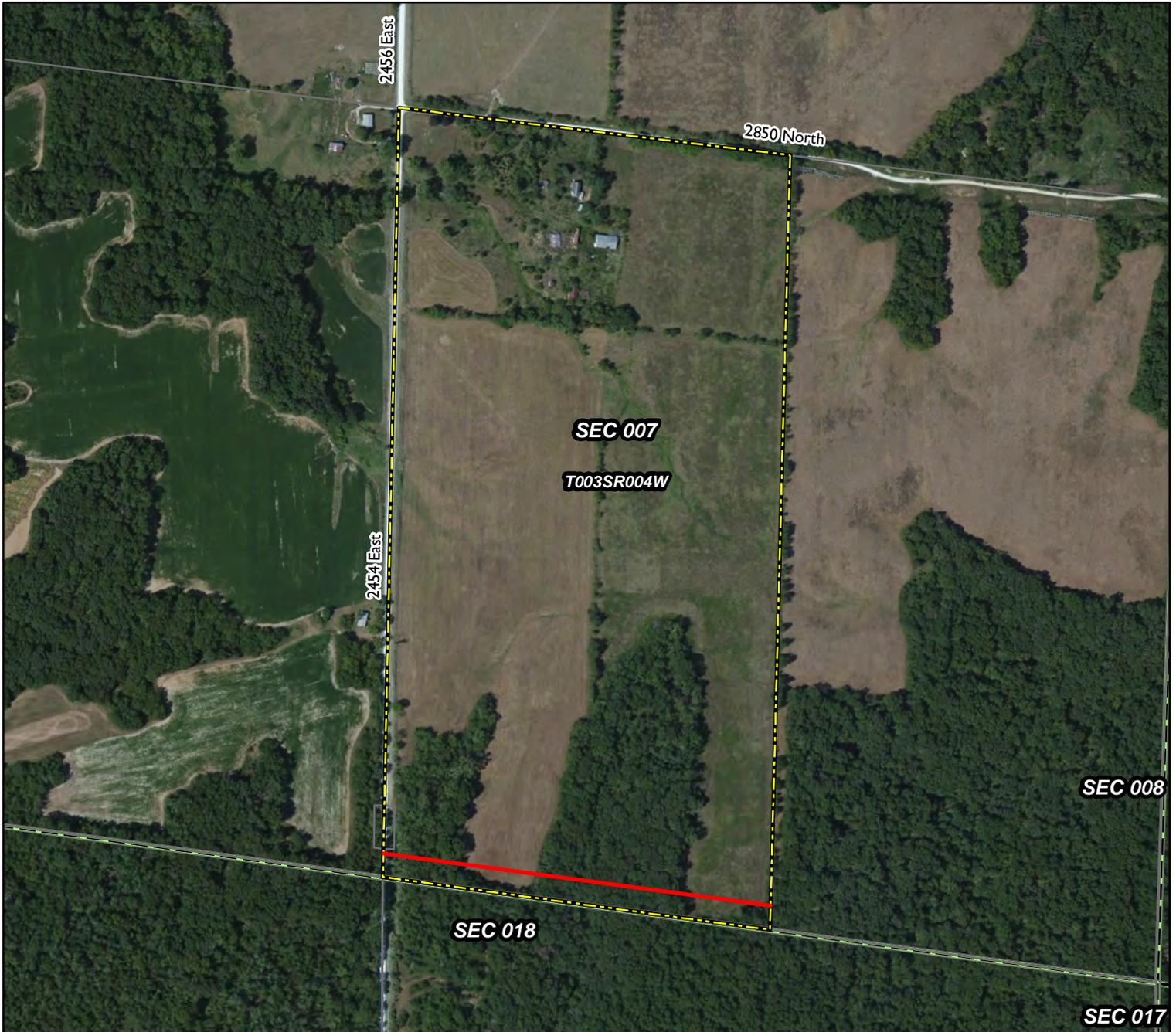


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7. Provide/explain the purpose of the project
8. Discuss routing and how it affects landowner: 
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer
10. Discuss subordination of mortgage, if applicable NA
11. Complete Construction Questionnaire, including name of tenant, if applicable
12. Provide EMF brochure, if requested NA
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable
14. Agent Name (Print and Sign)  John Chlens

# Pike County, IL

Pike, IL

Tax ID: 3400609



## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*

-  Route
-  Adjacent Tracts
-  Tracts
-  Section Boundary

**KURFMAN DEREK E**

Tract No.:ILRP\_QM\_PI\_004



Date: 3/24/2014

EXHIBIT 1

A 4.630 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO DEREK E. KURFMAN, RECORDED IN BOOK 582, PAGE 34 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID WEST 1/2;

**THENCE** NORTH 01 DEGREES 07 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 151.02 FEET TO A POINT FOR CORNER;

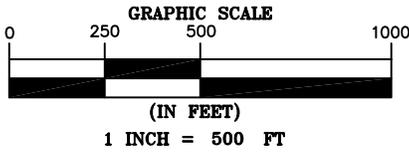
**THENCE** SOUTH 82 DEGREES 13 MINUTES 37 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,232.07 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 82 DEGREES 12 MINUTES 44 SECONDS EAST, A DISTANCE OF 112.97 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WEST 1/2;

**THENCE** SOUTH 01 DEGREES 30 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE, A DISTANCE OF 150.90 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2;

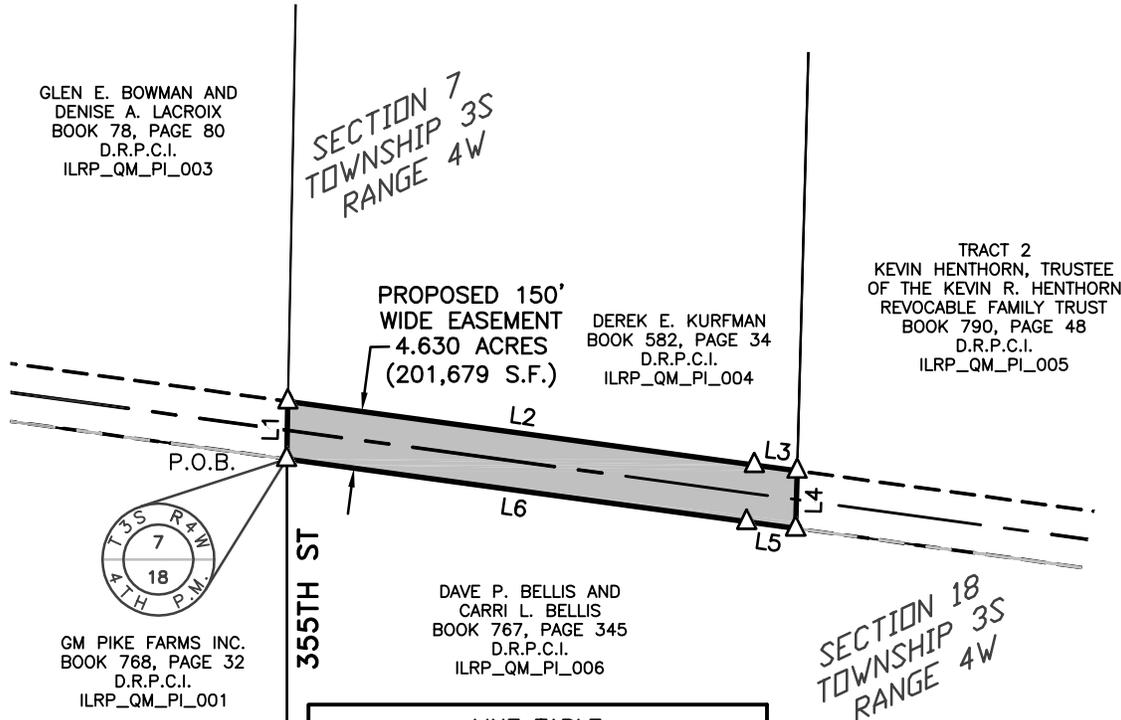
**THENCE** NORTH 82 DEGREES 12 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID WEST 1/2, A DISTANCE OF 129.43 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 82 DEGREES 13 MINUTES 37 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1,214.58 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 201,679 SQUARE FEET OR 4.630 ACRES OF LAND, MORE OR LESS.



**EXHIBIT 1**

**ATXI Exhibit 1.4  
Part O**



**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N01°07'30"E	151.02
L2	S82°13'37"E	1232.07
L3	S82°12'44"E	112.97
L4	S01°30'39"W	150.90
L5	N82°12'44"W	129.43
L6	N82°13'37"W	1214.58

**LEGEND**

- D.R.P.C.I. DEED RECORDS  
PIKE COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING  
△ CALCULATED POINT
- SECTION LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)
- — — PROPOSED EASEMENT CENTERLINE
- — — — PROPOSED EASEMENT

**NOTES:**

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

**SHEET 02 OF 02**

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/18/2013
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_004
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT  
150' TRANSMISSION LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS