Ameren's supplemental offer

Ameren - Illinois Rivers Project
CALCULATION WORKSHEET

Date 11/5/2013

Tract Number(s): ILRP_RQ_AD_074

Landowner Name: Ann Henrietta Keller Trust

Permanent Easement 150 ft

Footage

3.18 (acres) X $[redacted] per acre @ 90% = [redacted]

Total Easement Compensation [redacted]

75% Option Payment [redacted]

Balance Due - prior to one year from the option date [redacted]

** 3 EARLY SIGNING BONUS PAYMENTS if signed by 12-31-2013

1) 10% Early Signing Bonus, 2) Crop Damages, 3) Associated Non-Crop Damage Compensation for Deep Ripping & Compaction, Fertilizer/Lime, Rutting and Re-Seeding as needed

1)

10% Early Easement Signing Bonus	%	Total
Easement Signing Bonus if Signed prior to 12-31-2013	10%	[redacted]

2)

Crop Damages	Price	Yield	Year	Acres	Total	
Corn (bushel)	[redacted]	[redacted]	1st Year	3.18	[redacted]	100%
Soybeans (bushel)	[redacted]	[redacted]	2nd Year	3.18	[redacted]	80%
Corn (bushel)	[redacted]	[redacted]	3rd Year	3.18	[redacted]	60%
Soybeans (bushel)	[redacted]	[redacted]	4th Year	3.18	[redacted]	40%
Corn (bushel)	[redacted]	[redacted]	5th Year	3.18	[redacted]	20%

3)

Non-Crop Damages ($350 per acre)	Acres	Total
Construction anticipated damages, include but are not limited to: Deep Ripping & Compaction, Fertilizer/Lime, Rutting & ReSeeding	3.18	$1,113.00

Total Signing Bonus Option Dollars	*$10,955.63*
75% Payment Due at Signing Option	$8,216.72
Balance Due Prior to One Year From the Option Date	$2,738.91

*** If Option is not signed prior to December 31st, 2013, damages for crops and other associated damages will be paid on actual damages.*

TOTAL EASEMENT COMPENSATION	[redacted]
EARLY SIGNING BONUS (If signed prior to 12-31-13)	$10,955.63
TOTAL COMPENSATION IF SIGNED PRIOR TO 12-31-13	$36,713.63 ✓
75% Option Payment Due at Signing Option	$27,535.22
Total Balance Due Prior to One Year From the Option Date	$9,178.41

AGENT: [signature] DATE: 11-8-13

LANDOWNER: 14-029 DATE:

Keller

Keller

Date 5/13/14 JD