

Landowner Specific Narrative Summary
Chad and Sheila Vaughn

To date, ATXI has been unsuccessful in obtaining an easement from Chad and Sheila Vaughn. The Vaughns own a single parcel totaling approximately 16 acres along the Meredosia to Ipava segment of the project in Fulton County, Illinois. The property at issue has been designated internally as ILRP_MI_FO_047_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, the Vaughns or their counsel on approximately 27 occasions, including 1 phone call, 4 voicemails, 5 in-person meetings, 5 letters and 12 emails. Mr. William M. Shay represents these landowners.

An ATXI representative met with Sheila Vaughn in June 2013, and received her permission to survey the property. Between late September and mid-December 2013, ATXI representatives attempted to contact the Vaughns on at least 15 occasions, but received no response to voicemails or information left at the Vaughns' home. ATXI mailed an initial offer packet to the Vaughns on December 15, 2013. This offer was based on an independent appraisal, which used comparable properties in Schuyler and Fulton Counties. Shortly thereafter, ATXI learned that the Vaughns are represented by Mr. Shay.

ATXI has engaged in negotiations with Mr. Shay on behalf of all his clients located along the Meredosia to Ipava segment and is in the process of negotiating a confidential settlement agreement to address his clients' concerns with respect to usage of land adjacent to the easement, egress/ingress, centerline and interference with irrigation equipment. Such negotiations began in December of 2013 and are on-going. And while the parties have not reached final agreement with respect to these contested land usage terms, the parties anticipate reaching a compromise on land usage in the near future. The parties are further apart in assessing the appropriate amount of compensation for each of his client's easements.

Landowner Specific Narrative Summary
Chad and Sheila Vaughn

On December 24, 2013, Mr. Shay made a counteroffer, which was based on a per-acre price that was more than double that used in ATXI's initial offer. Mr. Shay based this counteroffer on his position that a nearby purchase of land for a substation should be taken into account in determining the per-acre price for all his clients' property. On January 10, 2014, ATXI informed Mr. Shay that it could not accept this counteroffer, based on the appraisers' determination that the substation property was not comparable to the Vaughns' property. Land agents have repeatedly requested that Mr. Shay provide an appraisal or other supporting documentation: on February 19, 2014, for comparable sales or appraisals, on March 18, 2014, for sales appraisals, on April 2, 2014, asking whether an appraiser has been hired, and again on April 29, 2014, requesting an appraisal or sales data. Despite these multiple requests, Mr. Shay has yet to provide an appraisal or any other sales of comparable properties.

The remaining outstanding issues necessitating eminent domain concern the amount of compensation for each of Mr. Shay's clients' easements, including the easement on the Vaughn property, and the terms of the confidential settlement agreement. Given this disparity with respect to compensation, and that a timely agreement is unlikely to occur, eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

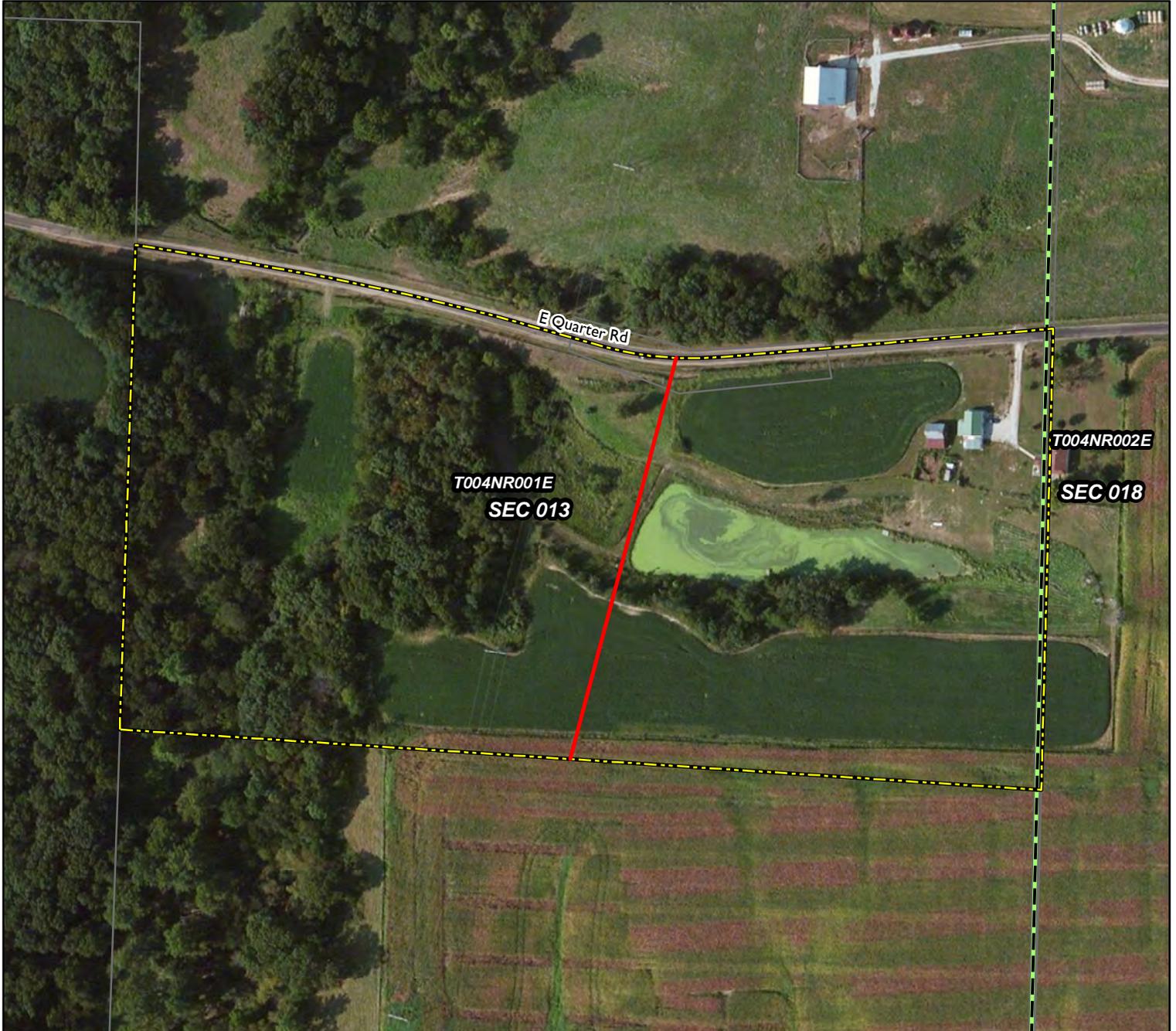
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
2. Initial appointment set for 12/15/13
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
4. Prepare and review 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:
Offered sent by mail owners were very difficult to contact.

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
11. Complete Construction Questionnaire, including name of tenant, if applicable
12. Provide EMF brochure, if requested
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) Lewis Cain Lewis Cain

Fulton County, IL

Fulton, IL

Tax ID: 202213400002



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



MIBBS JACK

Tract No.:A_ILRP_MI_FO_047

Date: 5/9/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPA VA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 1.922 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CHAD A. VAUGHN AND SHEILA L. ENGEL, RECORDED IN DOCUMENT NO. 0930823 OF THE DEED RECORDS OF FULTON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN EAST QUARTER ROAD AND THE COMMON LINE OF SAID VAUGHN TRACT AND A TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO EDWARD L. WICKERT AND/OR PAMELA C. WICKERT, AS TRUSTEES OF THE EDWARD L. WICKERT LIVING TRUST AND PAMELA C. WICKERT AND/OR EDWARD L. WICKERT, AS TRUSTEES OF THE PAMELA C. WICKERT LIVING TRUST, RECORDED IN DOCUMENT NO. 1142704 OF THE DEED RECORDS OF FULTON COUNTY, ILLINOIS, FROM WHICH THE NORTHEAST CORNER OF SAID NORTH 1/2 BEARS NORTH 71 DEGREES 27 MINUTES 07 SECONDS EAST, A DISTANCE OF 485.36 FEET;

THENCE SOUTH 14 DEGREES 50 MINUTES 18 SECONDS WEST, LEAVING SAID ROAD AND SAID COMMON LINE, A DISTANCE OF 561.78 FEET TO A POINT FOR CORNER IN THE COMMON OCCUPIED LINE OF SAID VAUGHN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO ELDON J. BAKER AND BARBARA BAKER AS CO-TRUSTEES OF THE ELDON J. AND BARBARA BAKER FAMILY TRUST, RECORDED IN DOCUMENT NO. 1143428 OF THE DEED RECORDS OF FULTON COUNTY, ILLINOIS;

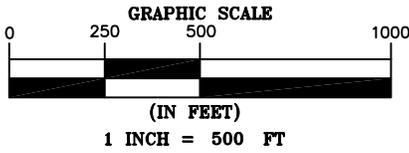
THENCE NORTH 88 DEGREES 14 MINUTES 27 SECONDS WEST, ALONG THE COMMON OCCUPIED LINE OF SAID VAUGHN TRACT AND SAID BAKER TRACT, A DISTANCE OF 153.99 FEET TO A POINT FOR CORNER;

THENCE NORTH 14 DEGREES 50 MINUTES 18 SECONDS EAST, LEAVING THE COMMON OCCUPIED LINE OF SAID VAUGHN TRACT AND SAID BAKER TRACT, A DISTANCE OF 564.97 FEET TO A POINT FOR CORNER IN SAID ROAD AND THE COMMON LINE OF SAID VAUGHN TRACT AND SAID TRACT III;

THENCE SOUTH 76 DEGREES 15 MINUTES 22 SECONDS EAST, ALONG SAID ROAD AND THE COMMON LINE OF SAID VAUGHN TRACT AND SAID TRACT III, A DISTANCE OF 55.74 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 51 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID ROAD AND THE COMMON LINE OF SAID VAUGHN TRACT AND SAID TRACT III, A DISTANCE OF 99.11 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 83,704 SQUARE FEET OR 1.922 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1

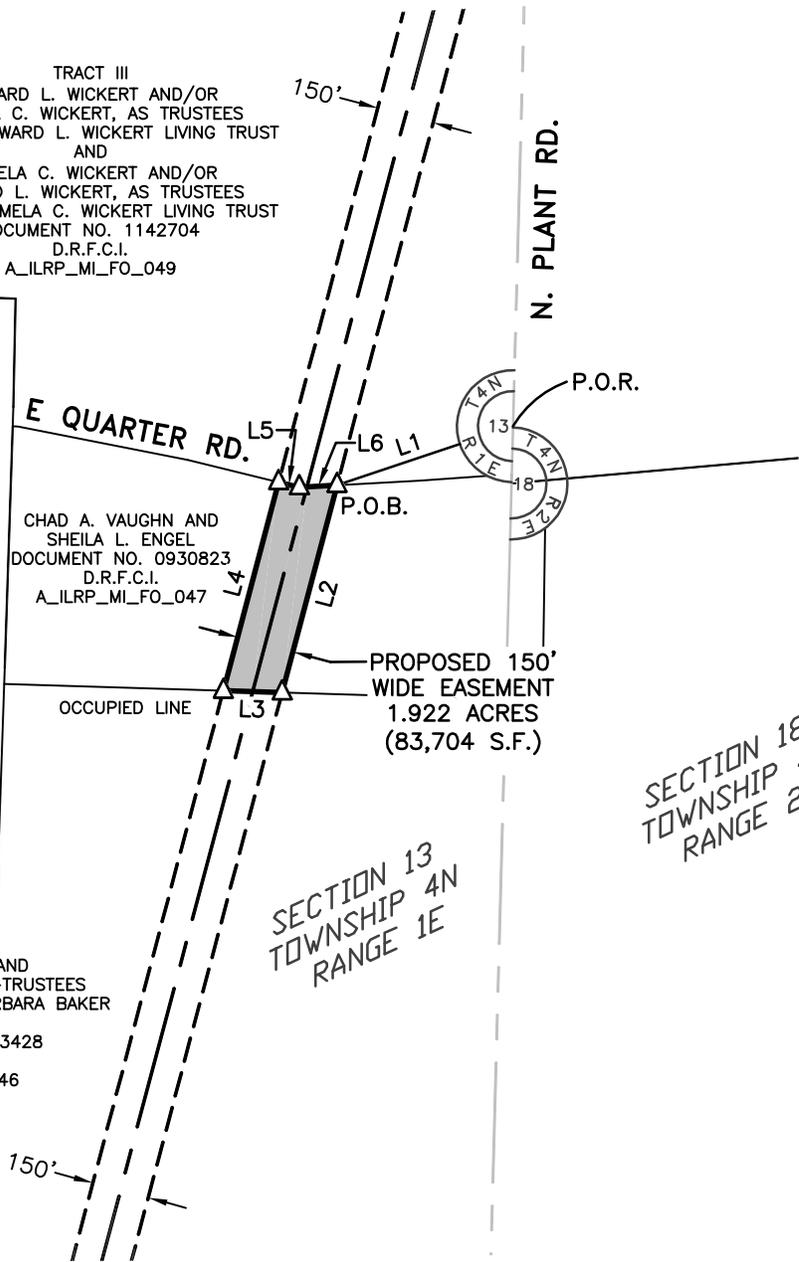


TRACT III
 EDWARD L. WICKERT AND/OR
 PAMELA C. WICKERT, AS TRUSTEES
 OF THE EDWARD L. WICKERT LIVING TRUST
 AND
 PAMELA C. WICKERT AND/OR
 EDWARD L. WICKERT, AS TRUSTEES
 OF THE PAMELA C. WICKERT LIVING TRUST
 DOCUMENT NO. 1142704
 D.R.F.C.I.
 A_ILRP_MI_FO_049

CHAD A. VAUGHN AND
 SHEILA L. ENGEL
 DOCUMENT NO. 0930823
 D.R.F.C.I.
 A_ILRP_MI_FO_047

ELDON J. BAKER AND
 BARBARA BAKER AS CO-TRUSTEES
 OF THE ELDON J. AND BARBARA BAKER
 FAMILY TRUST
 DOCUMENT NO. 1143428
 D.R.F.C.I.
 A_ILRP_MI_FO_046

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N71°27'07"E	485.36
L2	S14°50'18"W	561.78
L3	N88°14'27"W	153.99
L4	N14°50'18"E	564.97
L5	S76°15'22"E	55.74
L6	N86°51'13"E	99.11



LEGEND

- D.R.F.C.I. DEED RECORDS
FULTON COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- △ 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: 08/14/2013
SCALE: 1"=500'
TRACT ID: A_ILRP_MI_FO_047
DRAWN BY: EEV



PURCHASE OPTION EXHIBIT
 150' TRANSMISSION LINE EASEMENT
 MERDOSIA TO IPAVA
 SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 EAST
 OF THE 4TH PRINCIPAL MERIDIAN
 FULTON COUNTY, ILLINOIS