

Landowner Specific Narrative Summary
Edward L. Wickert Living Trust, Dated August 4, 2011

To date, ATXI has been unsuccessful in obtaining an easement from the Edward L. Wickert Living Trust, Dated August 4, 2011 (the Trust). Mr. Edward Wickert is the trustee of the Trust, which owns a single parcel totaling approximately 162 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_049_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, the Trust or its counsel on approximately 23 occasions, including 2 phone calls, 4 letters, 5 in-person meeting and 12 emails. Mr. William M. Shay represents the Trust.

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, ingress, egress, 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.

On November 7, 2013, an ATXI representative met with the Trust's attorney, Mr. Shay, and made an initial offer to acquire an easement on the Trust property. This offer was based on an independent appraisal, which used comparable properties in Schuyler and Fulton Counties. Mr. Shay made a counteroffer on December 24, 2013, 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

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Mr. Shay that it could not accept this counteroffer, based on the appraisers' determination that the substitution property was not comparable to the Trust's 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 Trust 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

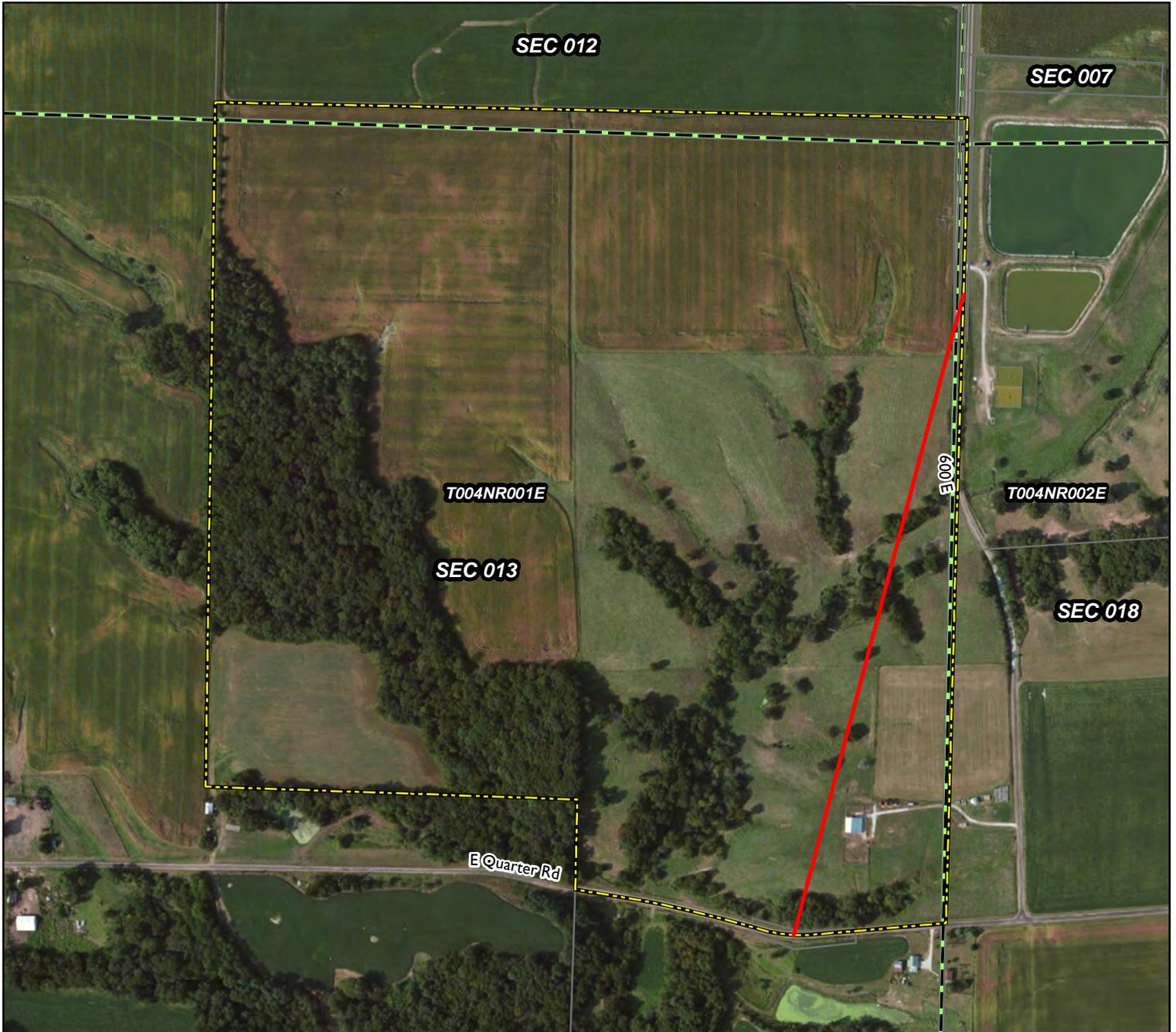
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
2. Initial appointment set for 11/07/13
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
4. Prepare and review 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:

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) Luis Carri Lewis Cain

Fulton County, IL

Fulton, IL

Tax ID: 202213200001



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



WICKERT EDWARD

Tract No.:A_ILRP_MI_FO_049

Date: 5/9/2014

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

EXHIBIT 1

A 7.977 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 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 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID EAST 1/2, FROM WHICH THE NORTHEAST CORNER OF SAID EAST 1/2 BEARS NORTH 01 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 313.87 FEET;

THENCE SOUTH 01 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 650.99 FEET TO A POINT FOR CORNER;

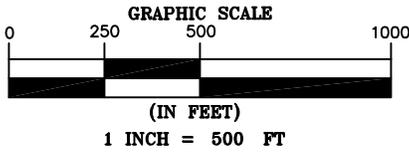
THENCE SOUTH 14 DEGREES 50 MINUTES 18 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,978.60 FEET TO A POINT FOR CORNER IN EAST QUARTER ROAD AND THE COMMON LINE OF SAID TRACT III AND A TRACT OF LAND DESCRIBED IN DEED TO CHAD A. VAUGHN AND SHEILA L. ENGEL, RECORDED IN DOCUMENT NO. 0930823 OF THE DEED RECORDS OF FULTON COUNTY, ILLINOIS;

THENCE SOUTH 86 DEGREES 51 MINUTES 13 SECONDS WEST, ALONG SAID ROAD AND SAID COMMON LINE, A DISTANCE OF 99.11 FEET TO A POINT FOR CORNER;

THENCE NORTH 76 DEGREES 15 MINUTES 22 SECONDS WEST, CONTINUING ALONG SAID ROAD AND SAID COMMON LINE, A DISTANCE OF 55.74 FEET TO A POINT FOR CORNER;

THENCE NORTH 14 DEGREES 50 MINUTES 18 SECONDS EAST, LEAVING SAID ROAD AND SAID COMMON LINE, A DISTANCE OF 2,643.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 347,479 SQUARE FEET OR 7.977 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



SECTION 12
 TOWNSHIP 4N
 RANGE 1E

SECTION 7
 TOWNSHIP 4N
 RANGE 2E

SECTION 13
 TOWNSHIP 4N
 RANGE 1E

SECTION 18
 TOWNSHIP 4N
 RANGE 2E

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

VILLAGE OF IPAVA
 BOOK 963, PAGE 294
 D.R.F.C.I.
 A_ILRP_MI_FO_051
 A_ILRP_MI_FO_052

RONALD E. WYS
 DOCUMENT NO. 0925573
 D.R.F.C.I.

TRACT III
 EDWARD L. WICKERT AND/OR
 PAMELA C. WICKERT, AS TRUSTEES
 OF THE EDWARD L. WICKERT LIVING TRUST
 AND
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 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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N01°31'00"E	313.87
L2	S01°31'00"W	650.99
L3	S14°50'18"W	1978.60
L4	S86°51'13"W	99.11
L5	N76°15'22"W	55.74
L6	N14°50'18"E	2643.75

PROPOSED 150'
 WIDE EASEMENT
 7.977 ACRES
 (347,479 S.F.)

N. PLANT RD.

E QUARTER RD.

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.

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

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 09/19/2013
SCALE: 1"=500'
TRACT ID: A_ILRP_MI_FO_049
DRAWN BY: NAS



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