

APPENDIX A

DOCKET 14-0380 EXCEPTIONS OF AMEREN ILLINOIS COMPANY

The following are the Exceptions of Ameren Transmission Company of Illinois (ATXI or Company) to the Administrative Law Judges' Proposed Order (ALJPO) issued in this proceeding on June 13, 2014. The Exceptions are discussed in the accompanying Brief on Exceptions. Appropriate replacement language for the ALJPO related to each such Exception is set forth herein in blackline format.

ATXI also proposes for inclusion in Appendix B to the Commission's Final Order the pages following the exceptions language, which include legal descriptions and Purchase Option Exhibits for the properties owned by members of the Stock Family.

For the reasons stated in ATXI's Brief on Exceptions, the Company asks that the ALJPO and its Appendices be revised to incorporate the replacement language and related documents contained in this Appendix.

EXHIBIT 1

A 13.651 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, CASS COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO GLEN E. STOCK AND IVA M. STOCK, HUSBAND AND WIFE, RECORDED IN BOOK 137, PAGE 426 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

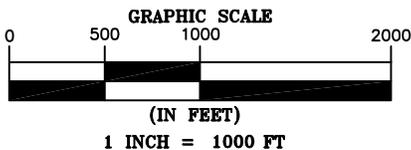
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID WEST 1/2, FROM WHICH THE SOUTHWEST CORNER OF SAID WEST 1/2 BEARS NORTH 89 DEGREES 12 MINUTES 15 SECONDS WEST, A DISTANCE OF 834.79 FEET;

THENCE NORTH 01 DEGREES 03 MINUTES 30 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 3,963.98 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;

THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.06 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 03 MINUTES 30 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 3,964.55 FEET TO A POINT FOR CORNER IN SAID SOUTH LINE;

THENCE NORTH 89 DEGREES 12 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.08 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 594,640 SQUARE FEET OR 13.651 ACRES OF LAND, MORE OR LESS.



SECTION 6
TOWNSHIP 17N
RANGE 12W

SECTION 5
TOWNSHIP 17N
RANGE 12W

SECTION 7
TOWNSHIP 17N
RANGE 12W

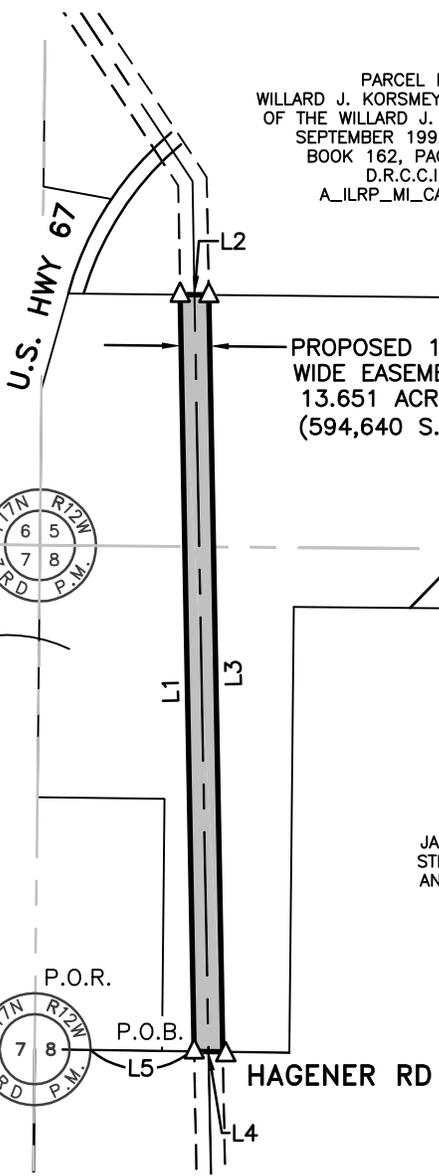
SECTION 8
TOWNSHIP 17N
RANGE 12W

PARCEL D
WILLARD J. KORSMEYER, TRUSTEE
OF THE WILLARD J. KORSMEYER
SEPTEMBER 1992 TRUST
BOOK 162, PAGE 613
D.R.C.C.I.
A_ILRP_MI_CA_030

GLEN E. STOCK
AND IVA M. STOCK,
HUSBAND AND WIFE
BOOK 137, PAGE 426
D.R.C.C.I.
A_ILRP_MI_CA_026
A_ILRP_MI_CA_028
A_ILRP_MI_CA_029

GLEN E. STOCK
AND IVA M. STOCK,
HUSBAND AND WIFE
BOOK 137, PAGE 426
D.R.C.C.I.
A_ILRP_MI_CA_026
A_ILRP_MI_CA_028
A_ILRP_MI_CA_029

TRACT II
JAMES K. ROLF AND PENNY J. ROLF,
STEVEN K. ROLF AND CATHY L. ROLF,
AND BRIAN D. ROLF AND TRACI ROLF
BOOK 192, PAGE 223
D.R.C.C.I.
A_ILRP_MI_CA_023
A_ILRP_MI_CA_024
A_ILRP_MI_CA_025
A_ILRP_MI_CA_027



PROPOSED 150'
WIDE EASEMENT
13.651 ACRES
(594,640 S.F.)



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N01°03'30"W	3963.98
L2	S89°25'24"E	150.06
L3	S01°03'30"E	3964.55
L4	N89°12'15"W	150.08
L5	N89°12'15"W	834.79

LEGEND

- D.R.C.C.I. DEED RECORDS
CASS 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:

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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: 02/25/2014
SCALE: 1" = 1000'
TRACT ID: A_ILRP_MI_CA_026
DRAWN BY: JDD



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MERDOSIA TO IPAVA
SECTIONS 5 AND 8, TOWNSHIP 17 NORTH,
RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN
CASS COUNTY, ILLINOIS

EXHIBIT 1

TRACT 1

A 6.978 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, CASS COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT IIA IN DEED TO AARON D. STOCK AND JANELLE A. STOCK, HIS WIFE AND JONATHAN E. STOCK AND REBECCA L. STOCK, HIS WIFE, RECORDED IN BOOK 171, PAGE 421 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4;

THENCE SOUTH 88 DEGREES 43 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,329.38 FEET TO A POINT FOR CORNER;

THENCE SOUTH 27 DEGREES 47 MINUTES 08 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 446.30 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT IIA AND A TRACT OF LAND DESCRIBED IN DEED TO RALPH A. WANKEL AND BERTHA A. WANKEL, HUSBAND AND WIFE, RECORDED IN BOOK 154, PAGE 622 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS;

THENCE SOUTH 23 DEGREES 01 MINUTES 33 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 182.20 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 13 MINUTES 39 SECONDS, A RADIUS OF 156.77 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 35 MINUTES 59 SECONDS WEST, 11.56 FEET;

THENCE SOUTHERLY, ALONG SAID COMMON LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 11.57 FEET TO A POINT FOR CORNER;

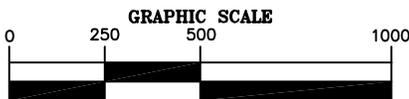
THENCE NORTH 27 DEGREES 47 MINUTES 08 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 480.70 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 1,241.13 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 277.73 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT IIA AND A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO JEFFREY D. WARDEN AND LISA KAY WARDEN, HUSBAND AND WIFE, RECORDED IN BOOK 171, PAGE 643 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS;

THENCE NORTH 01 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE COMMON LINE OF SAID TRACT IIA AND SAID TRACT II, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID EAST 1/2;

THENCE SOUTH 88 DEGREES 43 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 277.73 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 303,945 SQUARE FEET OR 6.978 ACRES OF LAND, MORE OR LESS.

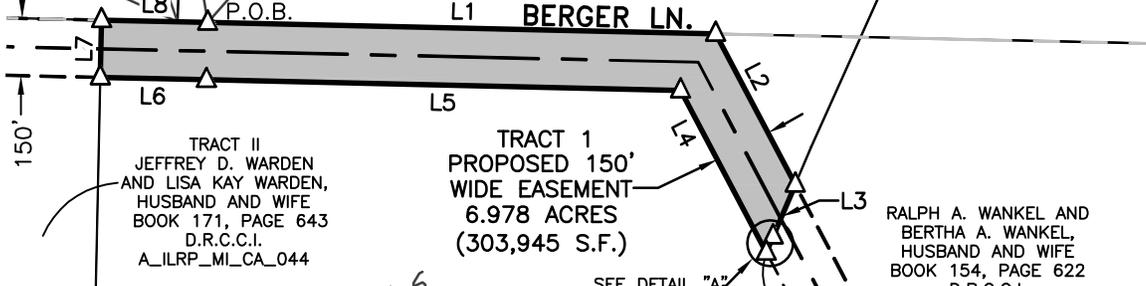


(IN FEET)
1 INCH = 500 FT

WANKEL BROS, LLC.
DOCUMENT NO. 164605
D.R.C.C.I.
A_ILRP_MI_CA_039

WANKEL BROS, LLC.
DOCUMENT NO. 164605
D.R.C.C.I.
A_ILRP_MI_CA_037
A_ILRP_MI_CA_038

SECTION 31
TOWNSHIP 18N
RANGE 12W



TRACT II
JEFFREY D. WARDEN
AND LISA KAY WARDEN,
HUSBAND AND WIFE
BOOK 171, PAGE 643
D.R.C.C.I.
A_ILRP_MI_CA_044

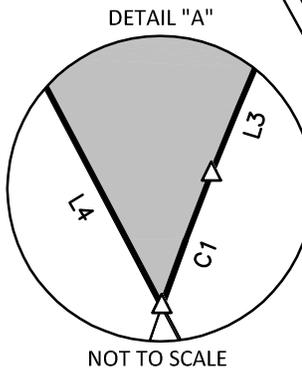
TRACT 1
PROPOSED 150'
WIDE EASEMENT
6.978 ACRES
(303,945 S.F.)

RALPH A. WANKEL AND
BERTHA A. WANKEL,
HUSBAND AND WIFE
BOOK 154, PAGE 622
D.R.C.C.I.
A_ILRP_MI_CA_035

SECTION 6
TOWNSHIP 17N
RANGE 12W

TRACT IIA
AARON D. STOCK AND
JANELLE A. STOCK, HIS WIFE
AND
JONATHAN E. STOCK
AND REBECCA L. STOCK, HIS WIFE
BOOK 171, PAGE 421
D.R.C.C.I.
A_ILRP_MI_CA_036
A_ILRP_MI_CA_043

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°43'34"E	1329.38
L2	S27°47'08"E	446.30
L3	S23°01'33"W	182.20
L4	N27°47'08"W	480.70
L5	N88°43'34"W	1241.13
L6	N88°43'39"W	277.73
L7	N01°16'24"E	150.00
L8	S88°43'39"E	277.73



NOT TO SCALE

Curve Table					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°13'39"	156.77	11.57	S21°35'59"W	11.56

LEGEND

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

NOTES:

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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 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/10/2013
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_CA_036
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MERDOSIA TO IPAVA
SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CASS COUNTY, ILLINOIS

EXHIBIT 1

TRACT 2

A 1.112 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, CASS COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO AARON D. STOCK, JANELLE A. STOCK, JONATHAN E. STOCK AND REBECCA STOCK, RECORDED IN BOOK 196, PAGE 587 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

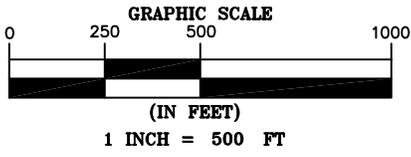
BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2;

THENCE SOUTH 01 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 43 MINUTES 39 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 325.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 03 DEGREES 33 MINUTES 14 SECONDS EAST, A DISTANCE OF 150.12 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID WEST 1/2;

THENCE SOUTH 88 DEGREES 43 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 320.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 48,455 SQUARE FEET OR 1.112 ACRES OF LAND, MORE OR LESS.



SECTION 36
TOWNSHIP 18N
RANGE 13W

SECTION 31
TOWNSHIP 18N
RANGE 12W

PARCEL 2
MARK W. WANKEL, TRUSTEE OF THE
MARK W. WANKEL TRUST
BOOK 181, PAGE 484
D.R.C.C.I.
A_ILRP_MI_CA_047

PARCEL 2
MARK W. WANKEL, TRUSTEE OF THE
MARK W. WANKEL TRUST
BOOK 181, PAGE 484
D.R.C.C.I.
A_ILRP_MI_CA_048

WANKEL BROS., LLC.
DOCUMENT NO. 164605
D.R.C.C.I.
A_ILRP_MI_CA_039

BERGER LN.



SECTION 1
TOWNSHIP 17N
RANGE 13W

AARON D. STOCK,
JANELLE A. STOCK,
JONATHAN E. STOCK
AND REBECCA STOCK
BOOK 196, PAGE 587
D.R.C.C.I.
A_ILRP_MI_CA_046

TRACT 2
PROPOSED 150'
WIDE EASEMENT
1.112 ACRES
(48,455 S.F.)

TRACT II
JEFFREY D. WARDEN
AND LISA KAY WARDEN,
HUSBAND AND WIFE
BOOK 171, PAGE 643
D.R.C.C.I.
A_ILRP_MI_CA_044

AARON D. STOCK, JANELLE A. STOCK,
JONATHAN E. STOCK AND REBECCA STOCK
BOOK 196, PAGE 587
D.R.C.C.I.
A_ILRP_MI_CA_045

SECTION 6
TOWNSHIP 17N
RANGE 12W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L9	S01°44'53"W	150.01
L10	N88°43'39"W	325.40
L11	N03°33'14"E	150.12
L12	S88°43'39"E	320.67

BEARDSTOWN DRAIN RD.

LEGEND

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

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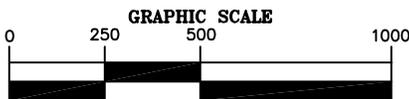
STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/10/2013
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_CA_036
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CASS COUNTY, ILLINOIS
A_ILRP_MI_CA_036_POE_R2.DWG



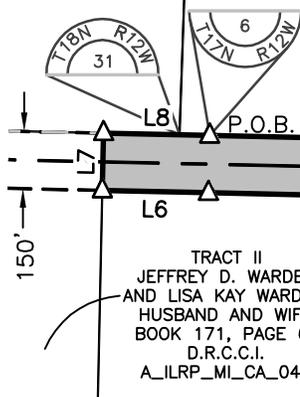
(IN FEET)

1 INCH = 500 FT

WANKEL BROS, LLC.
DOCUMENT NO. 164605
D.R.C.C.I.
A_ILRP_MI_CA_039

WANKEL BROS, LLC.
DOCUMENT NO. 164605
D.R.C.C.I.
A_ILRP_MI_CA_037
A_ILRP_MI_CA_038

SECTION 31
TOWNSHIP 18N
RANGE 12W



TRACT II
JEFFREY D. WARDEN
AND LISA KAY WARDEN,
HUSBAND AND WIFE
BOOK 171, PAGE 643
D.R.C.C.I.
A_ILRP_MI_CA_044

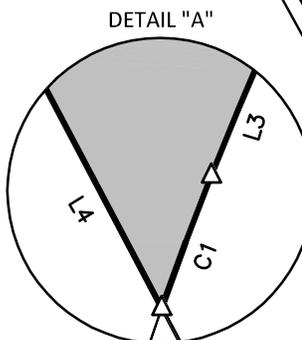
TRACT 1
PROPOSED 150'
WIDE EASEMENT
6.978 ACRES
(303,945 S.F.)

RALPH A. WANKEL AND
BERTHA A. WANKEL,
HUSBAND AND WIFE
BOOK 154, PAGE 622
D.R.C.C.I.
A_ILRP_MI_CA_035

SECTION 6
TOWNSHIP 17N
RANGE 12W

TRACT IIA
AARON D. STOCK AND
JANELLE A. STOCK, HIS WIFE
AND
JONATHAN E. STOCK
AND REBECCA L. STOCK, HIS WIFE
BOOK 171, PAGE 421
D.R.C.C.I.
A_ILRP_MI_CA_036
A_ILRP_MI_CA_043

SEE DETAIL "A"



NOT TO SCALE

LINE TABLE		
NUMBER	BEARING	DISTANCE
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L2	S27°47'08"E	446.30
L3	S23°01'33"W	182.20
L4	N27°47'08"W	480.70
L5	N88°43'34"W	1241.13
L6	N88°43'39"W	277.73
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Curve Table					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
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LEGEND

- D.R.C.C.I. DEED RECORDS
CASS COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- △ CALCULATED POINT
- SECTION LINE (APPROXIMATE)
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SHEET 02 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/10/2013
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_CA_036
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MERDOSIA TO IPAVA
SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CASS COUNTY, ILLINOIS

Exception 1: ALJPO Section V “Commission Conclusion” (ALJPO, pp. 17-18).

In evaluating the reasonableness of ATXI's efforts to acquire easements along the Meredosia-Ipava segment of the IRP, the Commission is presented with a threshold question that it has not previously seen. The Stock Family argues that ATXI's appraisals must be conducted in compliance with the REAL Act. ~~On its face, the REAL Act applies to the appraisals prepared by AWS.~~ The REAL Act also requires that even trainee appraisers hold a license before engaging in appraisals regulated by the REAL Act. ATXI acknowledges that four individuals that ~~made significant contributions contributed~~ to the appraisals are not licensed under the REAL Act. However, ATXI explains that the work those four performed is not the type that requires a license. The Commission accepts this explanation. The Commission also notes that Although the Appraisals of the Stock Family's North Farm and South Farm were signed by Illinois licensed appraisers, in apparent compliance with the REAL Act and the Uniform Standards of Professional Appraisal Practice. More importantly, however, any questions regarding the propriety of the methods used by the appraisers relate more to questions of the value of the property at issue. Therefore, as we recognized in a recent case, to the extent that there are any flaws in the appraisals, such concerns are within the purview of a circuit court, not the Commission. ~~the significant contributions by the four unlicensed individuals appear to have been provided in violation of the REAL Act, thereby invalidating the Appraisals of the North Farm and South Farm. While it is not clear whether ATXI knew that the four individuals are not in compliance with the REAL Act, Since there is no evidence that the participation of these individuals impacted the substantive conclusions of the appraisal on which ATXI's offers to the Stock Family were based, and given the extensive other evidence of ATXI's reasonable attempts to acquire the Stock's property,~~ the Commission is compelled to conclude that ~~in the absence of valid appraisals for the three Stock Family parcels ATXI did not acted~~ reasonably in its negotiations with the Stock Family. ~~The Commission notes that had the statutory deadline provided sufficient time for responsive briefs, ATXI and Staff would have had an opportunity to respond to the arguments concerning the REAL Act and a different outcome may have resulted.~~

The owners of the remaining 25 Unsigned Properties at issue in this docket have not intervened to object to ATXI's request for eminent domain authority over their property. ~~Nor does the record contain the appraisals conducted for each of the remaining 25 Unsigned Properties. That being the case, it is not known whether the appraisals were prepared in compliance with the REAL Act. In the absence of any information in the record regarding such, t~~ The Commission finds reasonable ATXI's efforts relating to the 25 Unsigned Properties for which no objections have been raised. Accordingly, ATXI should receive authority under Section 8-509 of the Act to acquire easements via eminent domain on ~~those 25 each of the 28~~ Unsigned Properties. While it does not believe continued negotiations for Unsigned Properties will be of further use, the Commission nevertheless encourages the parties to come to negotiated agreements because doing so is likely to be preferable to participating in proceedings before a circuit court.

As for the number of ATXI agents contacting landowners, the Commission shares Staff's concerns. ATXI witnesses Trelz and Sloan discuss this issue in their written rebuttal testimony and indicate that ways to limit the number of different agents contacting landowners are still being considered. The Commission expects ATXI to give serious attention to this issue and address it in ATXI's prepared direct testimony in its next IRP filing under Section 8-509.

In addition, ATXI requests confidential treatment for certain information filed in this proceeding and in particular for information pertaining to terms of negotiations conducted with landowners. The Commission finds that confidential treatment should be granted to this information under the terms set forth in the Terms Governing Protection of Confidential Information issued on May 27, 2014 and subsequent rulings, for a period of two years from the entry of this Order.