

Landowner-Specific Narrative Summary
Betty Jeanne Jones and Darrold D. Jones

To date, ATXI has been unsuccessful in obtaining an easement from Mr. and Mrs. Darrold and Betty Jones. The Joneses own a single parcel totaling approximately 80 acres, located along the Pana to Mt. Zion segment of the Project in Macon County, Illinois. The parcel has been designated internally as A_ILRP_PZ_MA_442_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact the Joneses or their attorney, to acquire an easement on approximately 21 occasions, including 2 emails, 3 in-person meetings, 2 letters, 12 phone calls and 2 voicemails. The Joneses are represented by Britt and Rex Brown, and have negotiated in coordination with Robert and Debra Hoewing.¹

In meetings and phone calls in May 2014, the Joneses raised concerns about line routing, the scope of the Agricultural Impact Mitigation Agreement (AIMA), drainage tile, construction practices, and crop damages. They have not raised concerns related to land valuation or produced an independent appraisal, although in a recent meeting they expressed an intention to provide a formal counteroffer. To date, no such counteroffer has been received.

On May 21st, the land agent sent the Joneses a map depicting the planned pole locations and asked whether the Joneses had any additional issues to resolve. Mrs. Jones responded that she would not be negotiating further until a new AIMA had been reached, even though the agent informed Mrs. Jones that the existing AIMA for this Project would not be replaced or superseded. The land agent made repeated attempts to contact the Joneses' attorney during June and July 2014, which went without response. The land agent was not able to contact the Joneses' attorney until August 1st.

¹ The Hoewings own the parcel designated A_ILRP_PZ_MA_441-ROW, which abuts the Joneses' property. Mr. Hoewing is the brother of Mrs. Jones.

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With respect to line routing, the Joneses have expressed an opinion that a portion² of the line should be located one-half mile south of its current location, based upon their belief that routing along that corridor would affect fewer homes. The Joneses presented the land agent with a visual representation of the routes they prefer in a meeting on August 15, 2014. These routes were not presented to the Commission in the underlying CPCN proceeding. ATXI responded to the Joneses, and explained its concerns about their route requests, which include the scope of the re-route, the resultant delays, and the additional cost.

With respect to easement language, the Joneses have expressed concerns about potential expansion of the use of the easement. In response, ATXI representatives have attempted to explain that the easement is limited to siting of this Project only, consistent with the terms of the easement and the AIMA. Although the Joneses have implied that they have concerns about the current AIMA, indicating a desire to wait until a new AIMA is executed, they have not articulated any specific concerns with the current AIMA and ATXI has no plans to revise or amend the AIMA related this Project.

With respect to land and crop damages, the Joneses appear to be concerned about soil compaction, impacts to drainage tile, construction practices, and removal of the structures if the transmission line is abandoned. Mr. Jones has also expressed concerns about crop damage-related yields, and has provided bin receipts in an attempt to substantiate yield estimates. ATXI has explained its intent to compensate landowners for initial compaction on a per-acre basis, and its belief that the line will not be abandoned. ATXI has suggested that these concerns may be appropriately addressed in a Confidential Settlement Agreement and has distributed a draft of such an agreement to the Joneses' counsel for review.

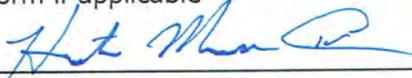
² The Joneses presented two potential options, one of which deviates from the approved route for approximately five miles, while the other deviates from the approved route for approximately three miles.

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Until recently, ATXI has had a very difficult time reaching the Joneses' attorney. Given the pace of negotiations and the unresolved issues identified above, it does not appear that voluntary negotiations will conclude successfully in a timeframe supporting the segments in-service dates. Therefore, ATXI requests eminent domain authority for this property.

Agent Checklist with Landowner

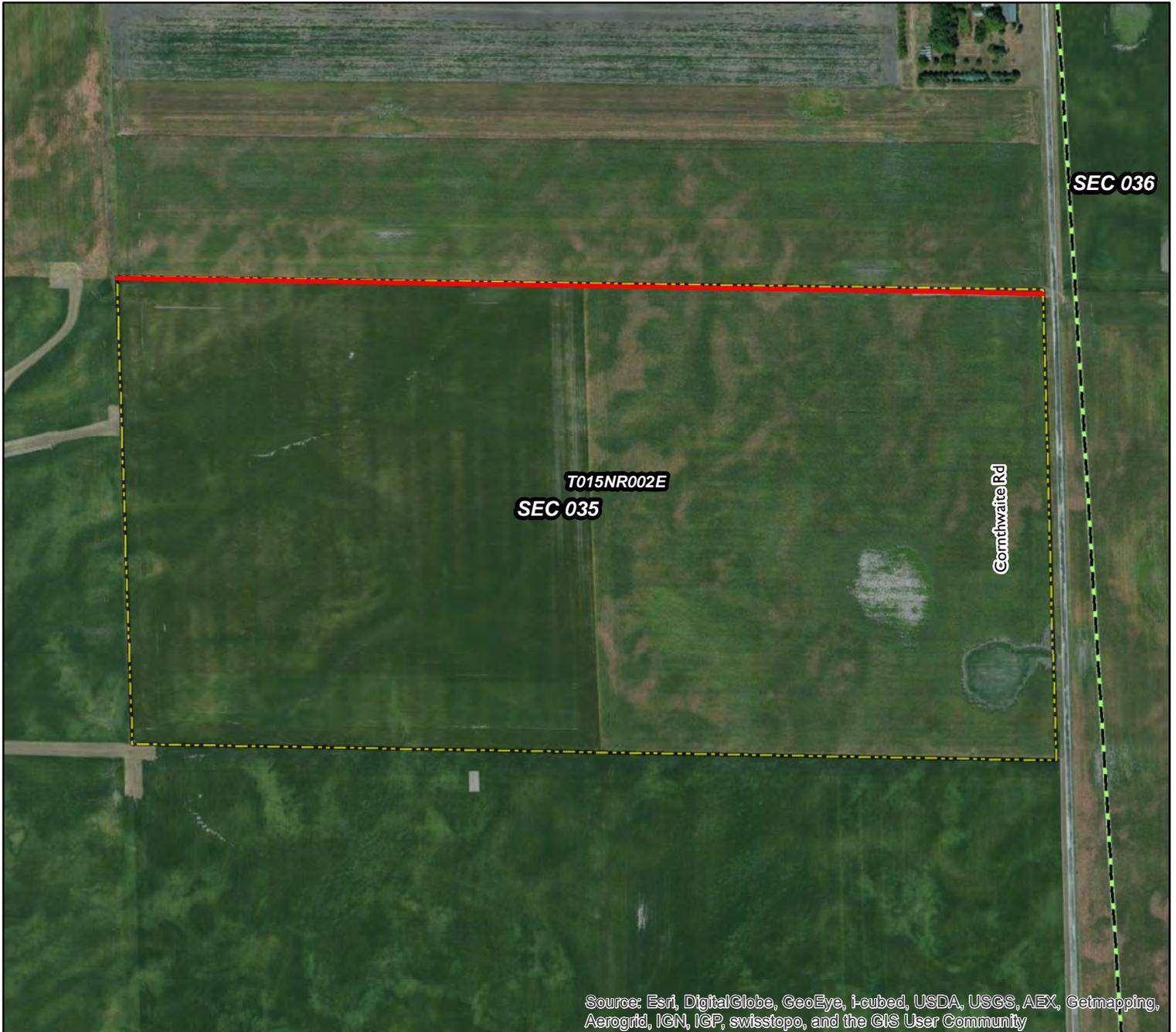
- 1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
- 2. Initial appointment set for 5/01/2014
- 3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
- 4. Prepare 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) 
Houston Munson IV

Macon County, IL

Macon County, Illinois

Tax ID: 16-35-400-003



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



Derrold D. Jones

Tract No.:A_ILRP_PZ_MA_442

Date: 7/25/2014

EXHIBIT 1

A 4.800 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO BETTY JEANNE JONES AND DERROLD D. JONES, WIFE AND HUSBAND, RECORDED IN BOOK 4256, PAGE 663 OF THE DEED RECORDS OF MACON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE SOUTH 00 DEGREES 36 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 82.76 FEET TO A POINT FOR CORNER;

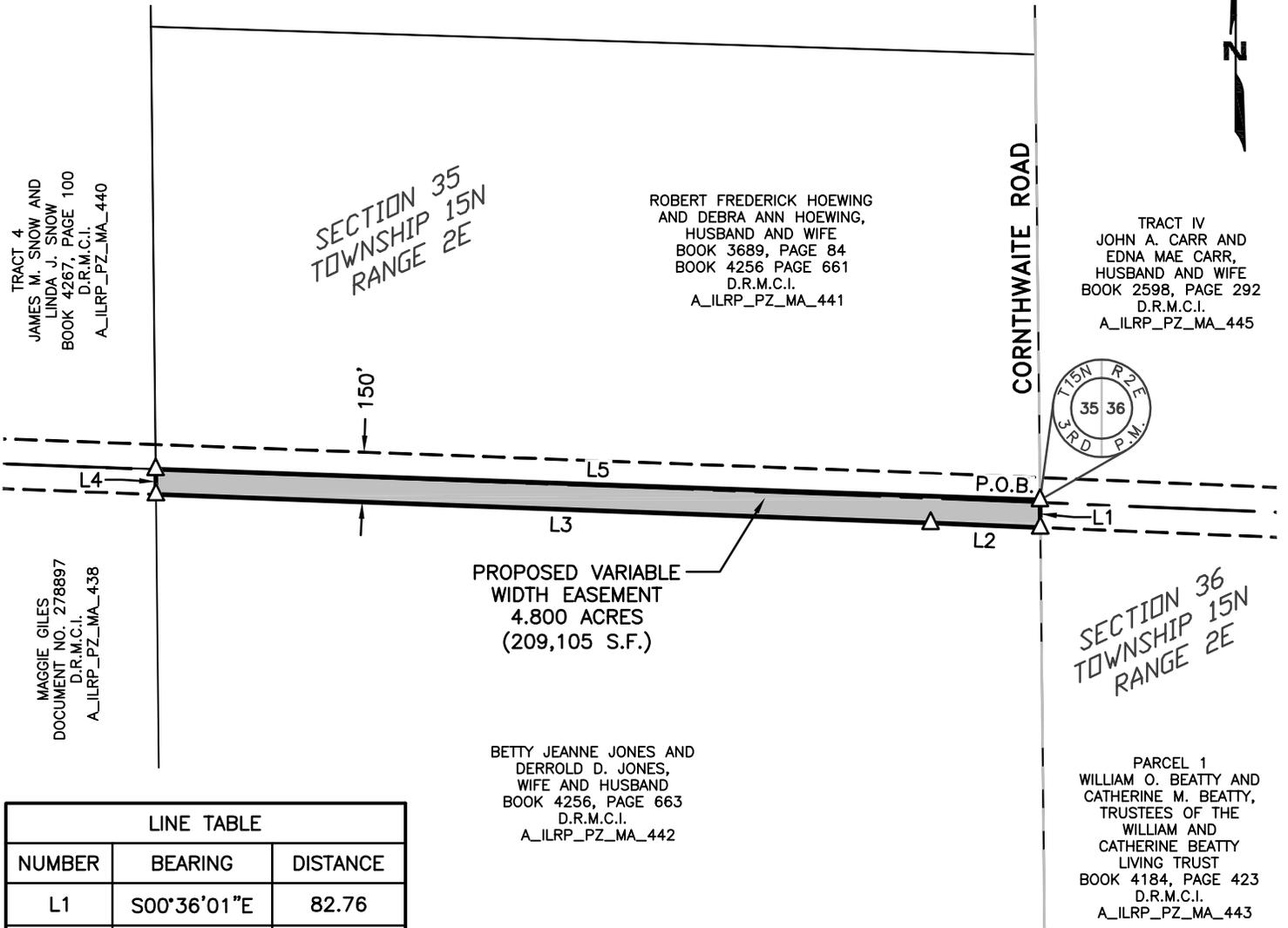
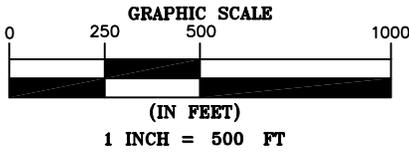
THENCE NORTH 87 DEGREES 37 MINUTES 48 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 329.61 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF 2,328.01 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

THENCE NORTH 00 DEGREES 36 MINUTES 40 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 76.06 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2;

THENCE SOUTH 87 DEGREES 59 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 2,657.32 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 209,105 SQUARE FEET OR 4.800 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°36'01"E	82.76
L2	N87°37'48"W	329.61
L3	N87°53'01"W	2328.01
L4	N00°36'40"W	76.06
L5	S87°59'48"E	2657.32

LEGEND

- D.R.M.C.I. DEED RECORDS
MACON 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.
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 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: 06/26/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_PZ_MA_442
DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
PANA TO MT. ZION
SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
MACON COUNTY, ILLINOIS