

Landowner-Specific Narrative Summary
David Renton

To date, ATXI has been unsuccessful in obtaining an easement from Mr. David Renton. Mr. Renton owns a single parcel of approximately 560 acres, located along the Macon County portion of the Pana to Mt. Zion segment of the Project. The parcel at issue has been designated internally as A_ILRP_PZ_MA_429_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact Mr. Renton or his representatives¹ about acquiring an easement on approximately 24 occasions. These include 7 emails, 3 letters, 12 phone calls and 2 voicemails.

Mr. Renton, by and through counsel, has also raised some concerns with respect to easement language and other associated issues, which ATXI feels we have addressed in a manner that is or will be agreeable to both parties.

Mr. Renton has raised no issues with respect to per acre valuation, but has voiced concerns about crop damage calculations and, as a result, the parties are working on adjusting corn-related damages. Mr. Renton has not submitted or communicated an intention to submit a counteroffer, independent appraisal or list of comparable sales.

Mr. Renton's original concerns were related primarily to routing. Representatives of Mr. Renton inquired whether the line could run diagonally across the tract, as opposed to turning 90 in the southeast corner of the same. The landowner has since abandoned this request.

Although the parties have made progress in the course of negotiations, ATXI has yet to receive executed easement documentation. Given the pace of negotiations, ATXI questions whether it will be able to reach a resolution of this matter in the time frame supportive of this line segment's in-service date. ATXI therefore, requests eminent domain authority over this parcel. ATXI deferred this parcel from the Macon County filing (Docket 14-0522) in order to

¹ Originally, ATXI dealt with Jim Schroeder and Bruce Huber of Hickory Point Bank. More recently, attorney Jerry Stocks has been negotiating on behalf of the landowner.

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afford the landowners additional time, but has not received the executed documents in the interim.

Agent Checklist with Landowner

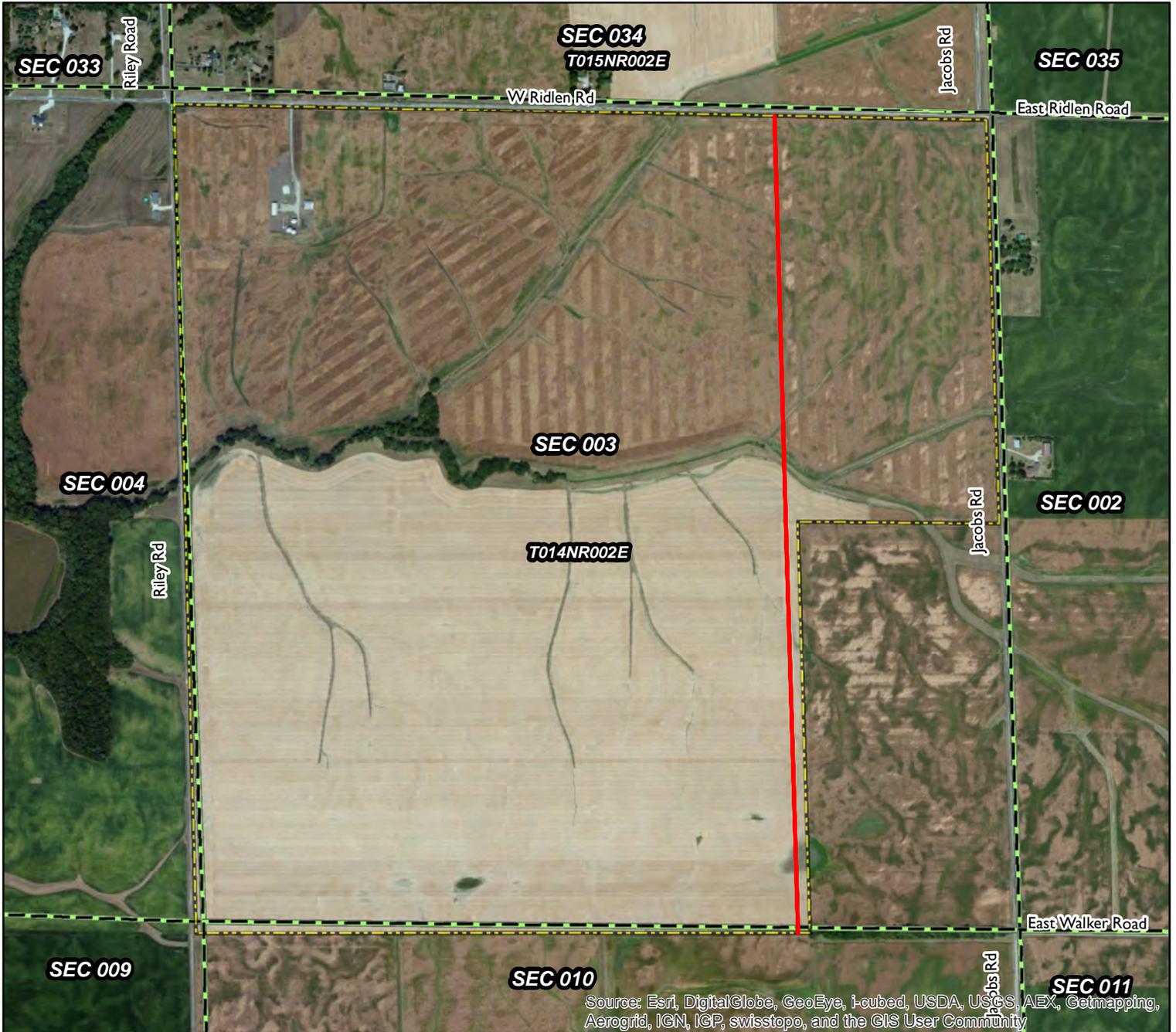
- 1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
- 2. Initial appointment set for 05/21/14
- 3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
- 4. Prepare and review Acquisition documents and maps
- 5. Provide landowner with business card and show Ameren ID badge
- mailed out business card
- 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:
no questions

- 7. Provide/explain the purpose of the project
provided documents in mail out
- 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
- initial offer sent via mail out
- 14. Agent Name (Print and Sign) Alan Sullivan
Alan Sullivan

Macon County, IL

Macon County, Illinois

Tax ID: 20-03-100-001



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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
- Tracts
- Section Boundary
- Adjacent Tracts



David Renton

Tract No.: A_ILRP_PZ_MA_429

Date: 7/25/2014

EXHIBIT 1

AN 18.408 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID M. RENTON, RECORDED IN BOOK 2106, PAGE 360 AND BOOK 2434, PAGE 790 OF THE DEED RECORDS OF MACON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID EAST 1/2, FROM WHICH THE NORTHEAST CORNER OF SAID EAST 1/2 BEARS SOUTH 87 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 1,321.60 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,337.36 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 3,004.68 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 14 MINUTES 43 SECONDS EAST, A DISTANCE OF 2.08 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID EAST 1/2;

THENCE NORTH 88 DEGREES 47 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.06 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 31 MINUTES 07 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 3,002.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 2,340.91 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.71 FEET TO A POINT FOR CORNER IN SAID NORTH LINE;

THENCE SOUTH 87 DEGREES 41 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.18 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 801,836 SQUARE FEET OR 18.408 ACRES OF LAND, MORE OR LESS.

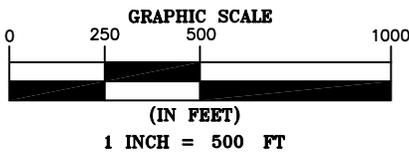
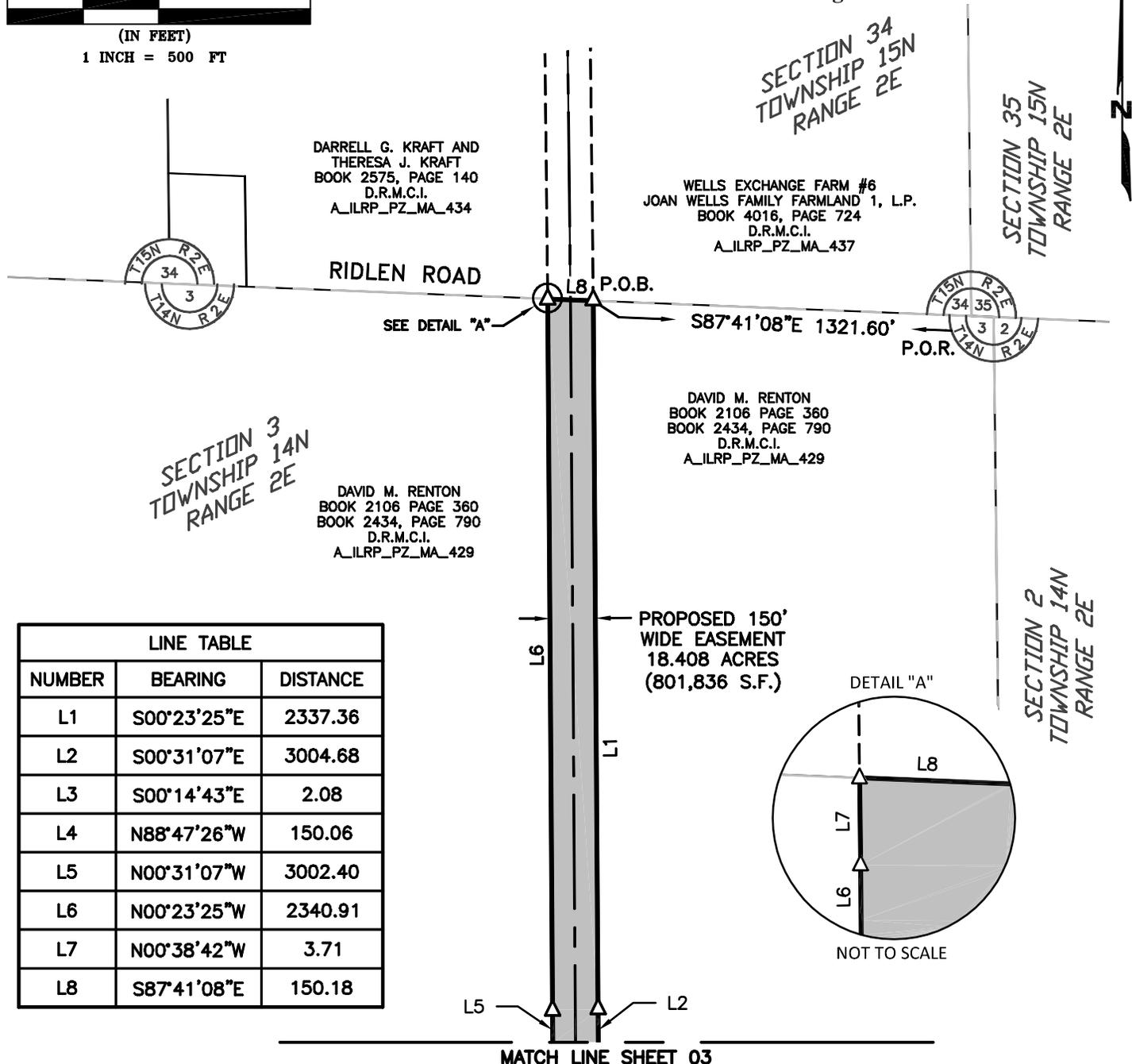


EXHIBIT 1



SECTION 3
TOWNSHIP 14N
RANGE 2E

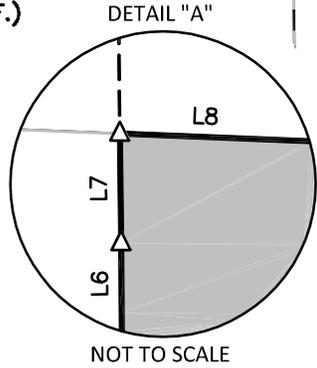
SECTION 34
TOWNSHIP 15N
RANGE 2E

SECTION 35
TOWNSHIP 15N
RANGE 2E

SECTION 2
TOWNSHIP 14N
RANGE 2E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°23'25"E	2337.36
L2	S00°31'07"E	3004.68
L3	S00°14'43"E	2.08
L4	N88°47'26"W	150.06
L5	N00°31'07"W	3002.40
L6	N00°23'25"W	2340.91
L7	N00°38'42"W	3.71
L8	S87°41'08"E	150.18

PROPOSED 150'
WIDE EASEMENT
18.408 ACRES
(801,836 S.F.)



MATCH LINE SHEET 03

LEGEND

- D.R.M.C.I. DEED RECORDS
MACON 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.
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 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/08/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_PZ_MA_429
DRAWN BY: JDD



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
PANA TO MT. ZION
SECTION 3, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
MACON COUNTY, ILLINOIS

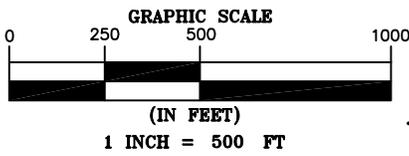


EXHIBIT 1

MATCH LINE SHEET 02

DAVID M. RENTON
BOOK 2106 PAGE 360
BOOK 2434 PAGE 790
D.R.M.C.I.
A_ILRP_PZ_MA_429

DAVID M. RENTON
BOOK 2106 PAGE 360
BOOK 2434 PAGE 790
D.R.M.C.I.
A_ILRP_PZ_MA_429

TRACT I
NEAL E. STOMBAUGH AND
IRMA K. STOMBAUGH,
TRUSTEES OF THE NES AND IKS TRUST
BOOK 4194, PAGE 384
D.R.M.C.I.
A_ILRP_PZ_MA_433

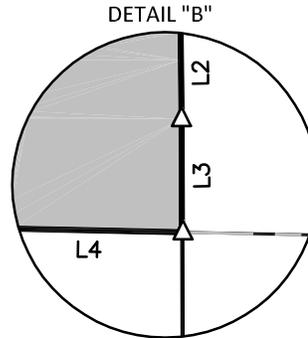


SECTION 2
TOWNSHIP 14N
RANGE 2E

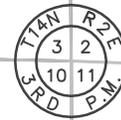
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DOROTHY RUTH BERRY,
TRUSTEE OF THE
DOROTHY RUTH BERRY LIVING TRUST
BOOK 2551, PAGE 665
BOOK 2551, PAGE 667
D.R.M.C.I.
A_ILRP_PZ_MA_432



JMB REAL PROPERTIES LLC
SERIES NO. 4
BOOK 4345, PAGE 820
D.R.M.C.I.
A_ILRP_PZ_MA_431

SEE DETAIL "B"

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LEGEND

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SHEET 03 OF 03

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