

Landowner-Specific Narrative Summary
Roger Liehr

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Roger Liehr. Mr. Liehr owns three parcels of land totaling approximately 250 acres along the Quincy to Meredosia segment of the project in Pike County, Illinois. The parcels at issue have been designated internally as ILRP_QM_PI_060-ROW. Mr. Liehr is represented by Mr. Edward McNamara of McNamara & Evans.

In Docket 14-0291, ATXI attempted to obtain eminent domain authority over Mr. Liehr's property. Although the Commission did not find that ATXI acted unreasonably, it did recommend that negotiations should continue between the parties.¹ The Commission reasoned that because Mr. Liehr purchased the subject property after negotiations had begun with the previous owner, some confusion may have ensued. ATXI has continued negotiations with Mr. Liehr, and since the Commission's decision in Docket 14-0291, ATXI has contacted, or attempted to contact, Mr. Liehr's counsel on approximately 10 occasions, including 2 phone calls, 1 letter, 6 emails, and 1 in-person visit. These contacts are in addition to the direct contact between the parties prior to the filing of Docket 14-0291, and contacts between ATXI's counsel and Mr. Liehr's counsel during the course of that proceeding. Although Mr. McNamara represented the Liehrs in Docket 14-0291, only on June 11, 2014, did ATXI receive notice that Mr. McNamara was representing Mr. Liehr in the easement negotiations.

On April 25, 2014, Mr. Liehr submitted testimony in Docket 14-0291, which stated that ATXI did not provide him an appraisal, and he was therefore not able to engage in informed negotiations. On that same date, ATXI emailed Mr. McNamara the appraisal for his parcel. Although negotiations have continued, the parties have not

¹ Docket 14-0291, Order (May 20, 2014).

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reached agreement on a number of issues with respect to the easement terms and the confidential settlement agreement, including abandonment, hunting lease, ingress/egress and pole placement.

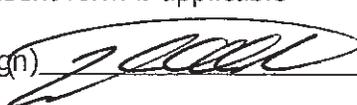
Mr. McNamara raised these issues at a meeting on June 27, 2014, and ATXI immediately responded on June 28, 2014. Approximately one month later, on July 25, 2014, Mr. McNamara responded that he was seeking clarification of a number of items, and ATXI again promptly responded on July 28, 2014. At that time, Mr. McNamara explained that he would discuss these issues with his clients and would respond after he returned from vacation on August 13, 2014. On August 15th, Mr. McNamara contacted the agent asking for a meeting the week of August 25th. The agent said she was available the week prior or during the week of August 25th. Mr. McNamara responded on August 20th that they would like to meet August 27th, and the agent agreed.

As for compensation issues, based on the meeting with Mr. McNamara on June 27, 2014, ATXI understands that Mr. Liehr may be seeking additional compensation for damage to the remainder of his property, outside the easement area. However, Mr. Liehr has not provided any documentation supportive of such a claim or any formal counteroffer.

ATXI will continue to negotiate with Mr. Liehr, however, given the pace and extended nature of the negotiations, and the unresolved issues identified above, it does not appear that voluntary negotiations will conclude successfully in a timeframe supporting the segment's 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 1/23/2014
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: No

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 NA
11. Complete Construction Questionnaire, including name of tenant, if applicable
12. Provide EMF brochure, if requested NA
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)  John Ohlms

Pike County, IL

SE1/4 of the SE1/4 of S9; N1/2 of the NE1/4 and the SE1/4 of the NE1/4 of Section 16, Township 3 S, Range 3 W, Pike County, Illinois

Tax ID: 3301613, 33-016-12, 33-008-13



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
- Adjacent Tracts
- Section Boundary



Roger L. Liehr Sr.

Tract No.: ILRP_QM_PI_060

Date: 9/19/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
QUINCY TO MEREDOSIA
345 KV TRANSMISSION LINE

ILRP_QM_PI_060
SAM Job No. 32359
Page 1 of 2

EXHIBIT "A"

A 2.165 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER L. LIEHR AND RUTH ANNE LIEHR, RECORDED IN BOOK 837, PAGE 268 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1145830.78, E:2132680.64;

THENCE SOUTH 89 DEGREES 40 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1,184.17 FEET TO A POINT FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 40 MINUTES 29 SECONDS, A RADIUS OF 2,779.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 53 MINUTES 30 SECONDS EAST, 81.25 FEET, FROM WHICH A 5/8" IRON ROD WITH A YELLOW CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 89 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,509.74 FEET;

THENCE SOUTHERLY, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 81.25 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,201.91 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHWEST 1/4;

THENCE NORTH 00 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 78.68 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 94,312 SQUARE FEET OR 2.165 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

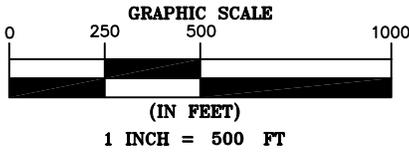


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/03/2014



EXHIBIT "A"



CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°40'29"	2779.98'	81.25'	S11°53'30"E	81.25'

N

TRACT 1
JOHN R. BRIM AND
MARIAN L. BRIM
BOOK 828, PAGE 93
D.R.P.C.I.
ILRP_QM_PI_055

ELAINE S. CHAPMAN,
TRUSTEE OF THE
ELAINE S. CHAPMAN
TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_059

ROGER L. LIEHR AND
RUTH ANNE LIEHR
BOOK 837, PAGE 268
D.R.P.C.I.
ILRP_QM_PI_061

PROPOSED VARIABLE
WIDTH EASEMENT
2.165 ACRES
(94,312 S.F.)

P.O.B.
GRID COORDINATES
N:1145830.78
E:2132680.64

S89°40'18"E 1509.74'

SECTION LINE

P.O.R.

9 10
16 15

SECTION LINE
RD 3300 E

150'
ELAINE S. CHAPMAN,
TRUSTEE OF THE
ELAINE S. CHAPMAN
TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_057

ROGER L. LIEHR AND
RUTH ANNE LIEHR
BOOK 837, PAGE 268
D.R.P.C.I.
ILRP_QM_PI_060

ROGER L. LIEHR AND
RUTH ANNE LIEHR
BOOK 837, PAGE 268
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ILRP_QM_PI_061

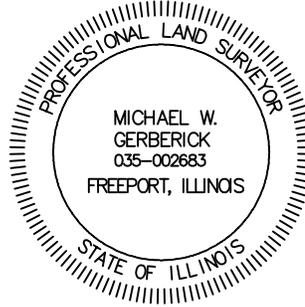
S.H. 107
(VARIABLE WIDTH R.O.W.)

SECTION 16
TOWNSHIP 3S
RANGE 3W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°40'18"E	1184.17'
L2	N89°38'12"W	1201.91'
L3	N00°43'30"E	78.68'

LEGEND

- D.R.P.C.I. DEED RECORDS PIKE COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- 60D NAIL FOUND
- 5/8" IRON ROD WITH A YELLOW CAP FOUND
- CALCULATED POINT
- TYPICAL SECTION CORNER
- SECTION LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



Michael W. Gerberick

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NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/03/2014
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_060
DRAWN BY: JDD



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
QUINCY TO MEREDOSIA
345 KV TRANSMISSION LINE

ILRP_QM_PI_061
SAM Job No. 32359
Page 1 of 4

EXHIBIT "A"

A 4.649 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER L. LIEHR AND RUTH ANN LIEHR, RECORDED IN BOOK 837, PAGE 268 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A YELLOW CAP FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1145815.34, E:2135374.40;

THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 79.38 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 46 MINUTES 59 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 368.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 975.89 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 23 SECONDS, A RADIUS OF 2,925.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 16 MINUTES 35 SECONDS WEST, 81.16 FEET;

THENCE NORTHERLY, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTHERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 81.16 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 15.36 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 41 SECONDS, A RADIUS OF 2,940.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 03 MINUTES 46 SECONDS WEST, 5.71 FEET;

NORTHERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 5.71 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 64.92 FEET TO A POINT FOR CORNER, FROM WHICH A 60D NAIL FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 16 BEARS SOUTH 87 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 1,348.71 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 12 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 978.07 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 46 MINUTES 59 SECONDS EAST, A DISTANCE OF 368.71 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

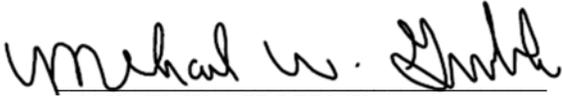
AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
QUINCY TO MEREDOSIA
345 KV TRANSMISSION LINE

ILRP_QM_PI_061
SAM Job No. 32359
Page 2 of 4

EXHIBIT "A"

THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 70.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 202,496 SQUARE FEET OR 4.649 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

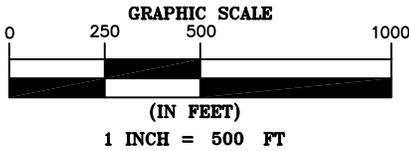


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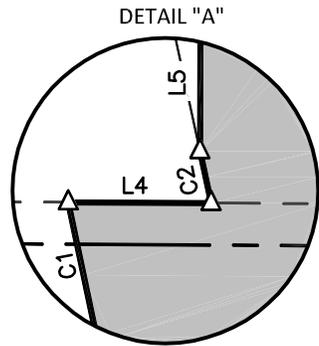
DATE: 06/03/2014



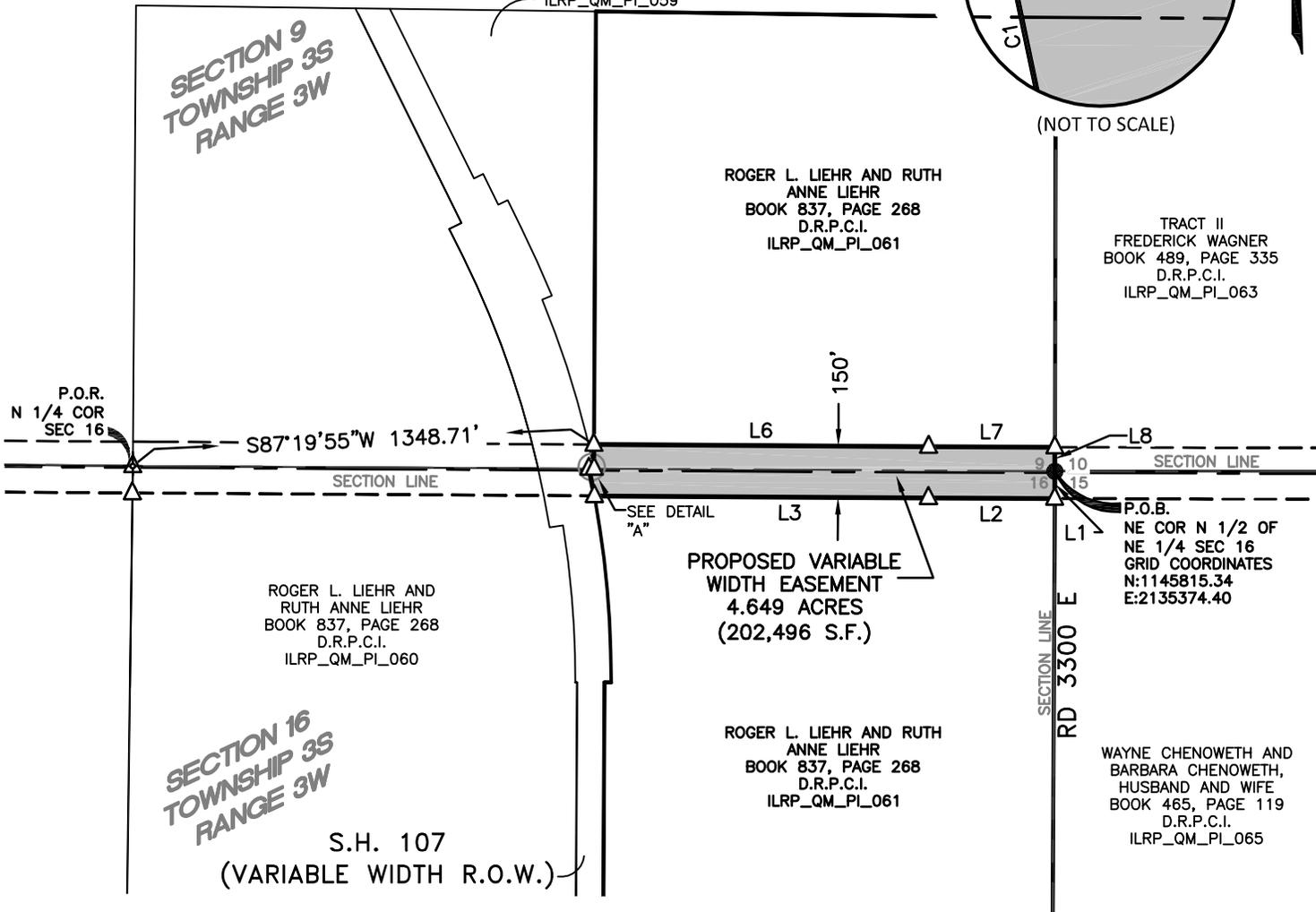
EXHIBIT "A"



ELAINE S. CHAPMAN,
TRUSTEE OF THE
ELAINE S. CHAPMAN
TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
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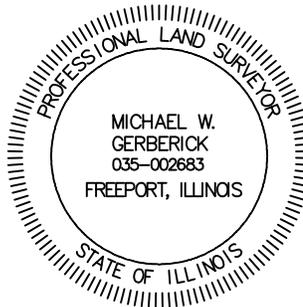


(NOT TO SCALE)



LEGEND

- D.R.P.C.I. DEED RECORDS
- P.O.B. PIKE COUNTY, ILLINOIS
- P.O.R. POINT OF BEGINNING
- ▲ 60D NAIL FOUND
- 5/8" IRON ROD WITH A YELLOW CAP FOUND
- △ CALCULATED POINT
- 2 | 1 TYPICAL SECTION CORNER
- 11 | 12
- SECTION LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- - - PROPOSED EASEMENT CENTERLINE
- - - PROPOSED EASEMENT



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2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/03/2014
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_061
DRAWN BY: JDD



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MERDOSIA
SECTIONS 9 AND 16, TOWNSHIP 3 SOUTH,
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

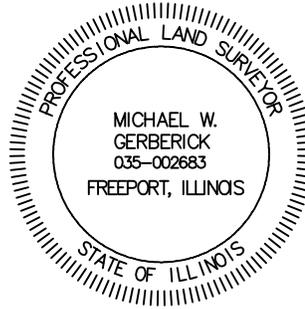
EXHIBIT "A"



CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°35'23"	2925.00'	81.16'	N11°16'35"W	81.16'
C2	0°06'41"	2940.00'	5.71'	N12°03'46"W	5.71'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°17'18"W	79.38'
L2	N89°46'59"W	368.93'
L3	N89°38'12"W	975.89'
L4	S89°40'18"E	15.36'
L5	N00°15'18"E	64.92'
L6	S89°38'12"E	978.07'
L7	S89°46'59"E	368.71'
L8	S00°06'59"W	70.62'

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SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
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150' TRANSMISSION
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 PIKE COUNTY, ILLINOIS