

**Landowner Specific Narrative Summary  
Grace Fribley Trust**

To date, ATXI has been unsuccessful in obtaining an easement from the Grace Fribley Trust. Mr. Ben Fribley states that he is trustee of the Trust, which owns one parcel totaling approximately 209 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. The property at issue has been designated internally as A\_ILRP\_PZ\_CH\_125\_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact, Mr. Fribley on approximately 20 occasions, including 4 in-person meetings, 4 letters, 4 phone calls and 8 voicemails.

A CLS land agent initiated contact with Mr. Fribley in early May 2014, and met with Mr. Fribley at his home on the property. Mr. Fribley told the land agent that he wanted everything in writing, and the agent provided a package containing the initial offer, a calculation worksheet, damage release forms, survey questionnaires and other documentation sent out that week. The land agent attempted to follow up with Mr. Fribley and finally spoke to him in early July when Mr. Fribley stated that he was unhappy that the line had been placed on his property, but made no specific comments regarding compensation, pole placement, or other issues. In early August, in response to the land agent's calls informing Mr. Fribley that ATXI would be performing surveys on the property, Mr. Fribley called the land agent to inform him that he would be denying survey permission and consulting an attorney. After multiple attempts to reach Mr. Fribley, the parties met on October 9<sup>th</sup>. During this meeting Mr. Fribley stated that he had no use for Ameren and does not want them on his property. After multiple voicemails and visits to Mr. Fribley's residence, ATXI was able to reach Mr. Fribley on December 13<sup>th</sup> when he told the land agent he did not want to talk with him.

Despite extensive efforts to negotiate with Mr. Fribley, he has refused to engage in any substantive discussions regarding the easement. As a result, the parties have not been able to

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advance negotiations, and a voluntary agreement in the time frame supportive of this line segment's in-service date is not expected.

**Christian County, IL**

Christian County, Illinois

Tax ID: 01-20-24-100-002-00



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



**Grace Fribley Trust**

Tract No.: A\_ILRP\_PZ\_CH\_125

Date: 7/25/2014

Agent Checklist with Landowner

- 1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BB
- 2. Initial appointment set for mail out May 8<sup>th</sup>, 2014 BB
- 3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BB
- 4. Prepare and review Acquisition documents and maps BB
- 5. Provide landowner with business card and show Ameren ID badge BB
- 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:

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- 7. Provide/explain the purpose of the project □
- 8. Discuss routing and how it affects landowner: BB
  - 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 BB
- 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 BB
- 14. Agent Name (Print and Sign) Bill Blackmore □  

Bill Blackmore

EXHIBIT "A"

A 7.607 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO GRACE FRIBLEY TRUST, RECORDED IN DOCUMENT NO. 2002R05451 OF THE DEED RECORDS CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND IN DEED TO BEN FRIBLEY, SUCCESSOR TRUSTEE AS REFERENCED IN DOCUMENT NO. 2012R04415, D.R.C.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY) AT A SOUTHWESTERLY INTERIOR ELL CORNER OF SAID GRACE FRIBLEY TRACT, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1019947.42, E:783700.61;

**THENCE** NORTHERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTH 87 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 5.45 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 04 MINUTES 40 SECONDS EAST, A DISTANCE OF 2,192.50 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 51 SECONDS, A RADIUS OF 43,336.67 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 44 MINUTES 44 SECONDS EAST, 502.37 FEET;

NORTHERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 502.37 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 24 MINUTES 49 SECONDS EAST, A DISTANCE OF 506.70 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 16 MINUTES 04 SECONDS EAST, A DISTANCE OF 624.30 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE COMMON LINE OF SAID GRACE FRIBLEY TRACT AND A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2005R06179, D.R.C.C.I. AND DESCRIBED AS PARCEL I IN DEED TO JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2011R04610, D.R.C.C.I. AND DESCRIBED AS TRACT 1 IN LAST WILL AND TESTAMENT TO JAMES L. FRIBLEY, AS TO A LIFE ESTATE AND REMAINDER INTEREST TO JAMES W. FRIBLEY, RECORDED IN CAUSE NO. 07-P-19 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND DESCRIBED AS TRACT 2 IN DEED TO JAMES W. FRIBLEY, RECORDED IN DOCUMENT NO. 2013R02690, D.R.C.C.I.;

**THENCE** NORTH 82 DEGREES 34 MINUTES 45 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 25.34 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 78 DEGREES 26 MINUTES 18 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 59.47 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP FOUND AT THE NORTHEAST CORNER OF SAID WEST 1/2 BEARS NORTH 63 DEGREES 55 MINUTES 40 SECONDS EAST, A DISTANCE OF 2,694.72 FEET;

**THENCE** SOUTH 00 DEGREES 45 MINUTES 54 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 1,111.35 FEET TO A POINT FOR CORNER;

EXHIBIT "A"

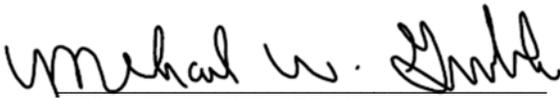
**THENCE** SOUTH 01 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 2,670.60 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID GRACE FRIBLEY TRACT AND A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2005R06179, D.R.C.C.I. AND DESCRIBED AS PARCEL II IN DEED JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2011R04610, D.R.C.C.I. AND DESCRIBED AS TRACT 2 IN LAST WILL AND TESTAMENT TO JAMES L. FRIBLEY, AS TO A LIFE ESTATE AND REMAINDER INTEREST TO JAMES W. FRIBLEY, RECORDED IN CAUSE NO. 07-P-19, C.R.C.C.I. AND DESCRIBED AS TRACT 1 IN DEED TO JAMES W. FRIBLEY, RECORDED IN DOCUMENT NO. 2013R02690, D.R.C.C.I.;

**THENCE** SOUTH 56 DEGREES 16 MINUTES 06 SECONDS WEST, ALONG THE COMMON LINE OF SAID GRACE FRIBLEY TRACT AND SAID TRACT II, A DISTANCE OF 55.33 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 47 DEGREES 14 MINUTES 23 SECONDS WEST, CONTINUING ALONG THE COMMON LINE OF SAID GRACE FRIBLEY TRACT AND SAID TRACT II, A DISTANCE OF 68.85 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE COMMON LINE OF SAID GRACE FRIBLEY TRACT AND SAID TRACT II AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

**THENCE** NORTH 03 DEGREES 18 MINUTES 29 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.79 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 331,372 SQUARE FEET OR 7.607 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), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

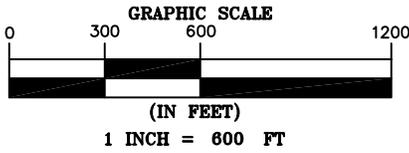


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 10/24/2014

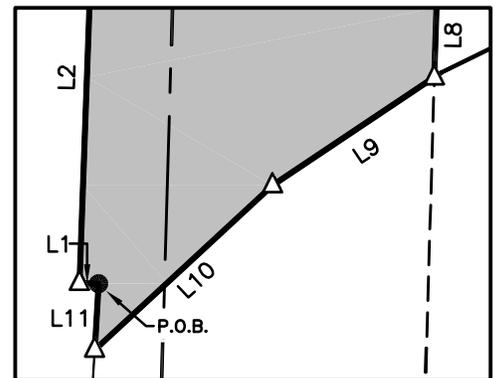
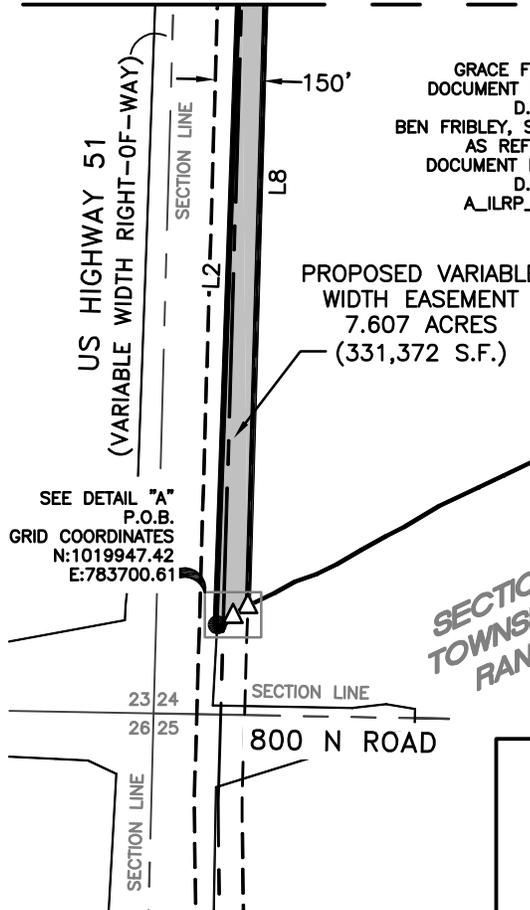


EXHIBIT "A"



MATCH LINE SHEET 04

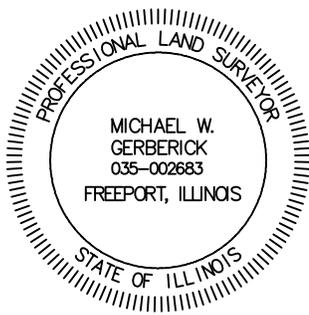
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N87°55'20"W	5.45'
L2	N02°04'40"E	2192.50'
L3	N01°24'49"E	506.70'
L4	N00°16'04"E	624.30'
L5	N82°34'45"E	25.34'
L6	N78°26'18"E	59.47'
L7	S00°45'54"W	1111.35'
L8	S01°40'13"W	2670.60'
L9	S56°16'06"W	55.33'
L10	S47°14'23"W	68.85'
L11	N03°18'29"E	18.79'



CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°39'51"	43336.67'	502.37'	N01°44'44"E	502.37'

LEGEND

- C.R.C.C.I. COURT RECORDS CHRISTIAN COUNTY, ILLINOIS
- D.R.C.C.I. DEED RECORDS CHRISTIAN COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- 2 | 1 TYPICAL SECTION CORNER
- 11 | 12
- SECTION LINE
- ==== SUBJECT PROPERTY LINE
- ==== PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
 PROFESSIONAL LAND SURVEYOR  
 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.

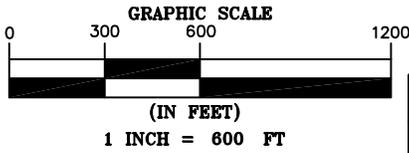
SHEET 03 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/24/2014
SCALE: 1"=600'
TRACT ID: A_ILRP_PZ_CH_125
DRAWN BY: LCA

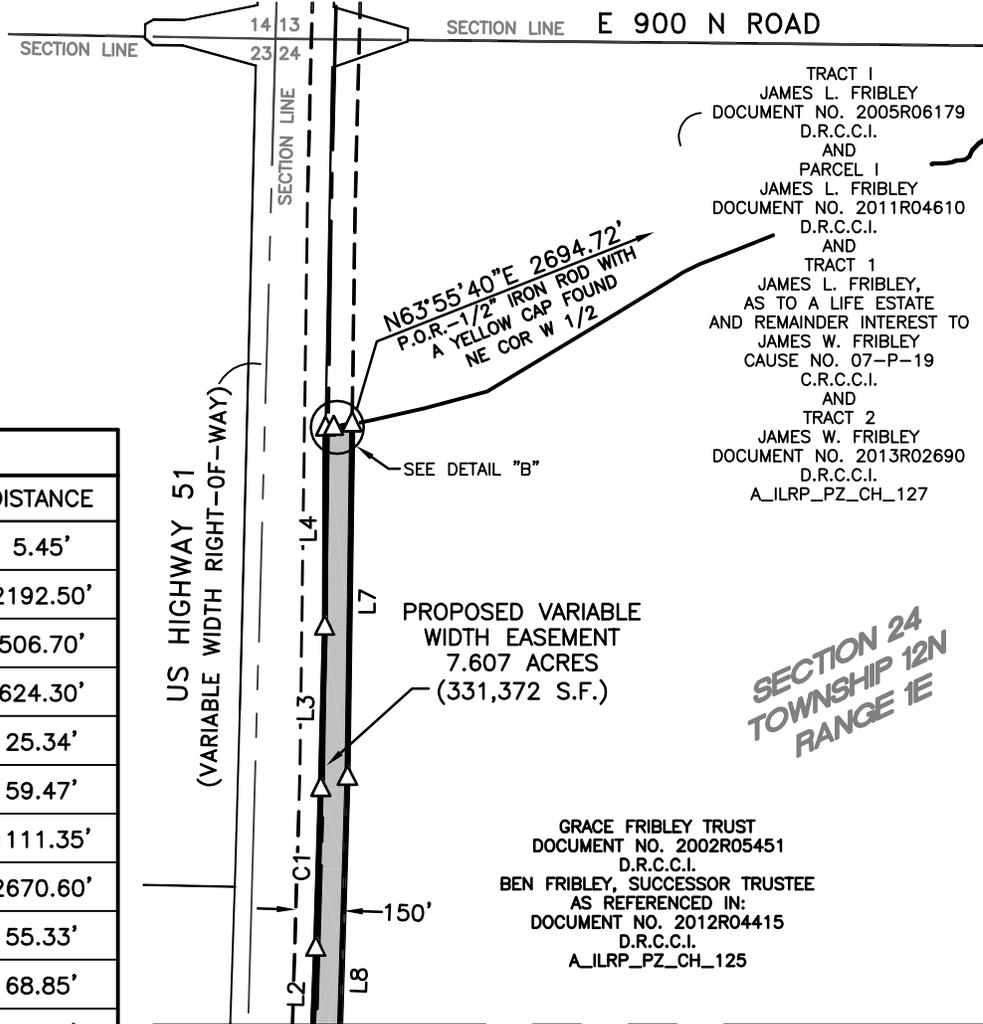
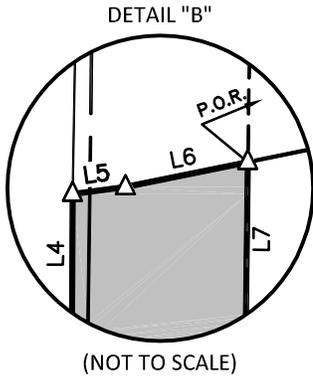


150' TRANSMISSION LINE EASEMENT  
 PANA TO MT. ZION  
 SECTION 24, TOWNSHIP 12 NORTH, RANGE 1 EAST  
 OF THE 3RD PRINCIPAL MERIDIAN  
 CHRISTIAN COUNTY, ILLINOIS

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TRACT 1  
 JAMES L. FRIBLEY  
 DOCUMENT NO. 2005R06179  
 D.R.C.C.I.  
 AND  
 PARCEL 1  
 JAMES L. FRIBLEY  
 DOCUMENT NO. 2011R04610  
 D.R.C.C.I.  
 AND  
 TRACT 1  
 JAMES L. FRIBLEY,  
 AS TO A LIFE ESTATE  
 AND REMAINDER INTEREST TO  
 JAMES W. FRIBLEY  
 CAUSE NO. 07-P-19  
 C.R.C.C.I.  
 AND  
 TRACT 2  
 JAMES W. FRIBLEY  
 DOCUMENT NO. 2013R02690  
 D.R.C.C.I.  
 A\_ILRP\_PZ\_CH\_127

LINE TABLE		
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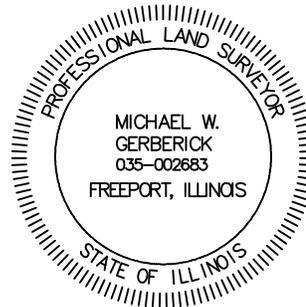
SECTION 24  
 TOWNSHIP 12N  
 RANGE 1E

GRACE FRIBLEY TRUST  
 DOCUMENT NO. 2002R05451  
 D.R.C.C.I.  
 BEN FRIBLEY, SUCCESSOR TRUSTEE  
 AS REFERENCED IN:  
 DOCUMENT NO. 2012R04415  
 D.R.C.C.I.  
 A\_ILRP\_PZ\_CH\_125

MATCH LINE SHEET 03

LEGEND

- C.R.C.C.I. COURT RECORDS CHRISTIAN COUNTY, ILLINOIS
- D.R.C.C.I. DEED RECORDS CHRISTIAN COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- $\frac{2}{11} | \frac{1}{12}$  TYPICAL SECTION CORNER
- SECTION LINE
- ==== SUBJECT PROPERTY LINE
- ==== PROPERTY LINE
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SHEET 04 OF 04

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150' TRANSMISSION  
 LINE EASEMENT  
 PANA TO MT. ZION  
 SECTION 24, TOWNSHIP 12 NORTH, RANGE 1 EAST  
 OF THE 3RD PRINCIPAL MERIDIAN  
 CHRISTIAN COUNTY, ILLINOIS