

**Landowner-Specific Narrative Summary**  
**Irene Morrison Self Declaration Trust Dated October 13, 1971; James and Chelli Branyan**

To date, ATXI has been unsuccessful in obtaining an easement from the Irene Morrison Self Declaration Trust Dated October 13, 1971 (the Morrison Trust). The Morrison Trust owns four contiguous parcels, totaling approximately 161 acres located along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. The parcels at issue have been designated internally as A\_ILRP\_PZ\_CH\_163\_ROW, A\_ILRP\_PZ\_CH\_164\_ROW, A\_ILRP\_PZ\_CH\_167\_ROW, and A\_ILRP\_PZ\_CH\_168\_ROW. Mr. James Branyan is the successor trustee of the Morrison Trust, and owns additional property with his wife, Chelli Branyan. The Branyans' additional (non-trust affiliated) property totals approximately 33 acres, and is also located along the Christian County portion of the Pana to Mt. Zion Project segment of the Project. This tract has been designated internally as A\_ILRP\_PZ\_CH\_157\_ROW. ATXI is negotiating with Mr. Branyan for Morrison Trust and Branyan parcels together. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact Mr. Branyan, to acquire an easement on approximately 35 occasions, including 17 in-person meetings, 4 letters, 3 phone calls and 11 voicemails.

An ATXI representative first met with Mr. Branyan on May 21<sup>st</sup>, and presented him with information about the Project, including a parcel-specific map, option exhibit, calculation worksheet and survey consent form. Mr. Branyan expressed a desire to have the materials reviewed by an attorney and stated that he would contact ATXI thereafter. Having not heard from Mr. Branyan or receiving a letter of representation from an attorney, ATXI left Mr. Branyan several subsequent voicemails. On August 5<sup>th</sup>, an ATXI agent stopped by Mr. Branyan's home and spoke briefly with his wife. Mrs. Branyan indicated that she was not sure about the status of any attorney contact or review, and phoned her husband, who indicated that he was not close enough to meet. Following that encounter, the ATXI representative attempted

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one additional in-person contact, which was unsuccessful, and left several additional voicemails messages for Mr. Branyan.

Finally, on September 9<sup>th</sup>, an ATXI land agent met with Mr. Branyan at the home of a neighbor. Mr. Branyan indicated that he was still trying to decide whether to hire an attorney. Mr. Branyan also indicated that he did not agree with ATXI's price per acre or its crop yield estimates. The ATXI representative committed to work with Mr. Branyan to address those concerns and Mr. Branyan committed to provide additional information in the way of crop yields and sales comp information. The land agent again met with Mr. Branyan twice during the week of September 15<sup>th</sup>. On both occasions, Mr. Branyan indicated that he had not had the opportunity to compile the crop yield or comparable sales information, although during the second of the meetings, Mr. Branyan represented to ATXI that his comparables would reflect prices per acre 3-4 times those currently being offered. ATXI made approximately eight additional attempts to obtain this information from Mr. Branyan over the next two months. Finally, on November 20<sup>th</sup>, Mr. Branyan provided crop yields. After reviewing those yields, ATXI increased its compensation offer on November 20<sup>th</sup>, and on December 5<sup>th</sup> agreed to increase the per acreage price, although not to the level of Mr. Branyan's counteroffer. After several attempts to contact Mr. Branyan, ATXI's representative met with him on December 16<sup>th</sup>, where he requested easement language regarding drainage tile, but declined to discuss compensation. Since the mid-December meeting, ATXI has attempted to contact Mr. Branyan and provide him with a confidential settlement agreement to address his concerns and to obtain a letter of representation from his attorney. However, Mr. Branyan has not responded.

Given the pace of negotiations and, the disparity between the parties evaluation of reasonable compensation for the easement, a voluntary agreement in the time frame supportive

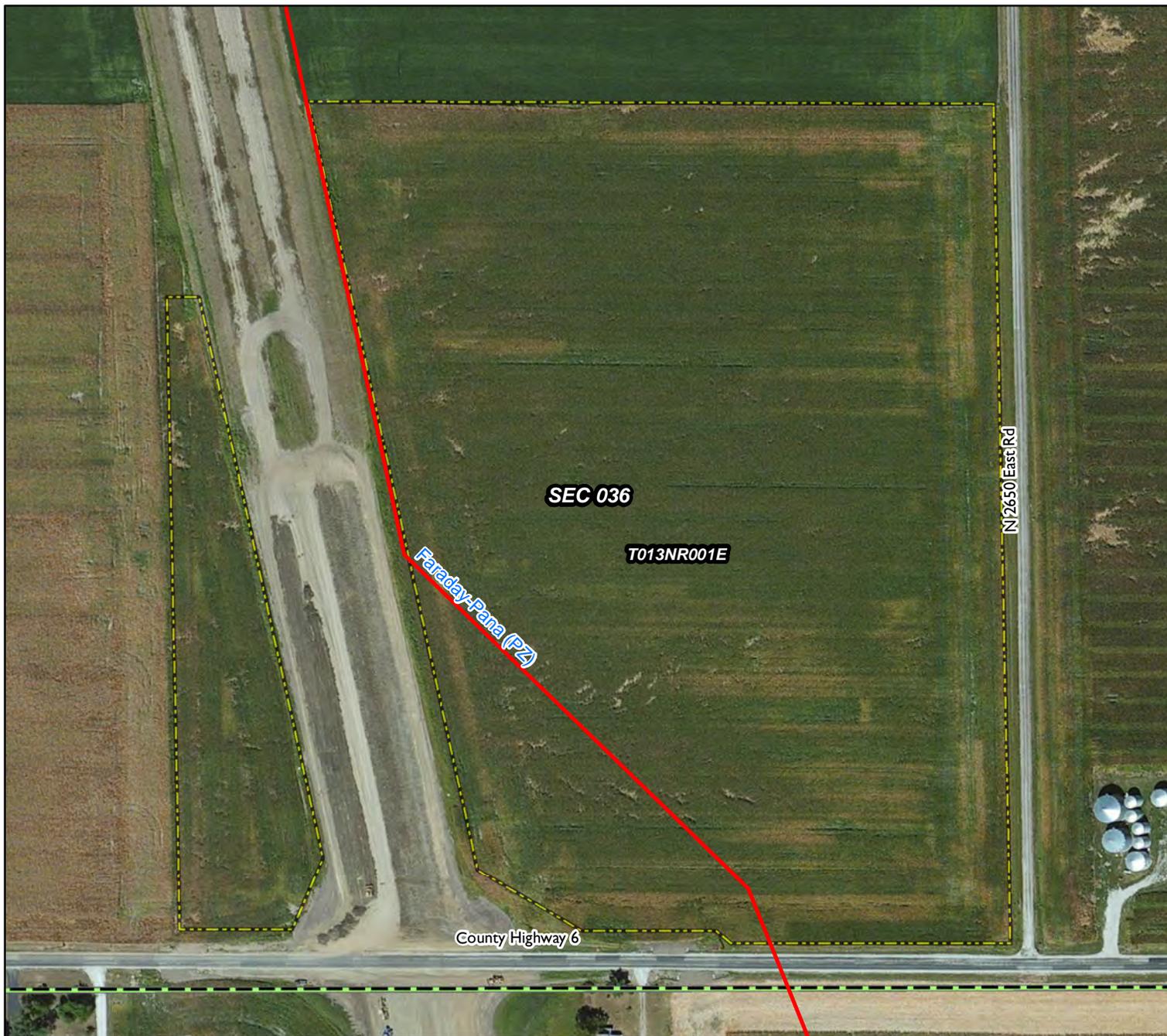
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of this line segment's in-service date is not expected.

# Christian County, IL

Christian County, Illinois

Tax ID: 01-15-36-300-003-00



## 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



**James Branyan**

Tract No.:A\_ILRP\_PZ\_CH\_157

Date: 9/23/2014



AMEREN TRANSMISSION  
ILLINOIS RIVERS PROJECT  
PANA TO MT. ZION  
345 KV TRANSMISSION LINE

## EXHIBIT "A"

A 4.224 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES BRANYAN AND CHELLI BRANYAN, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2013R04148 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST 1/4, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 88 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 310.70 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1040997.89, E:786443.04;

**THENCE** NORTH 88 DEGREES 43 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 161.69 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 20 DEGREES 38 MINUTES 26 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 0.42 FEET TO A POINT FOR CORNER IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** NORTH 01 DEGREES 23 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.73 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 49 DEGREES 57 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.12 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 20 DEGREES 38 MINUTES 26 SECONDS WEST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.66 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 44 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 627.23 FEET TO A POINT FOR CORNER IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

**THENCE** NORTH 11 DEGREES 16 MINUTES 28 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 786.12 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 11 DEGREES 04 MINUTES 07 SECONDS WEST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.87 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID SOUTHEAST 1/4;

**THENCE** SOUTH 88 DEGREES 52 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 85.80 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 36 BEARS NORTH 37 DEGREES 45 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,667.12 FEET;

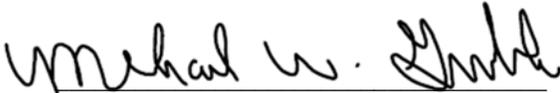
**THENCE** SOUTH 11 DEGREES 02 MINUTES 09 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 677.25 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 44 DEGREES 41 MINUTES 12 SECONDS EAST, A DISTANCE OF 739.12 FEET TO A POINT FOR CORNER;

EXHIBIT "A"

**THENCE** SOUTH 20 DEGREES 38 MINUTES 26 SECONDS EAST, A DISTANCE OF 171.85 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 183,987 SQUARE FEET OR 4.224 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.

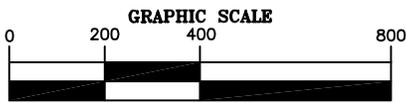


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

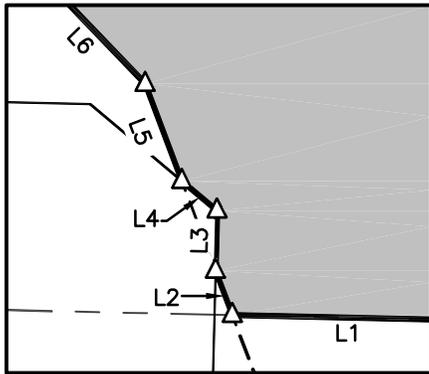
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EXHIBIT "A"

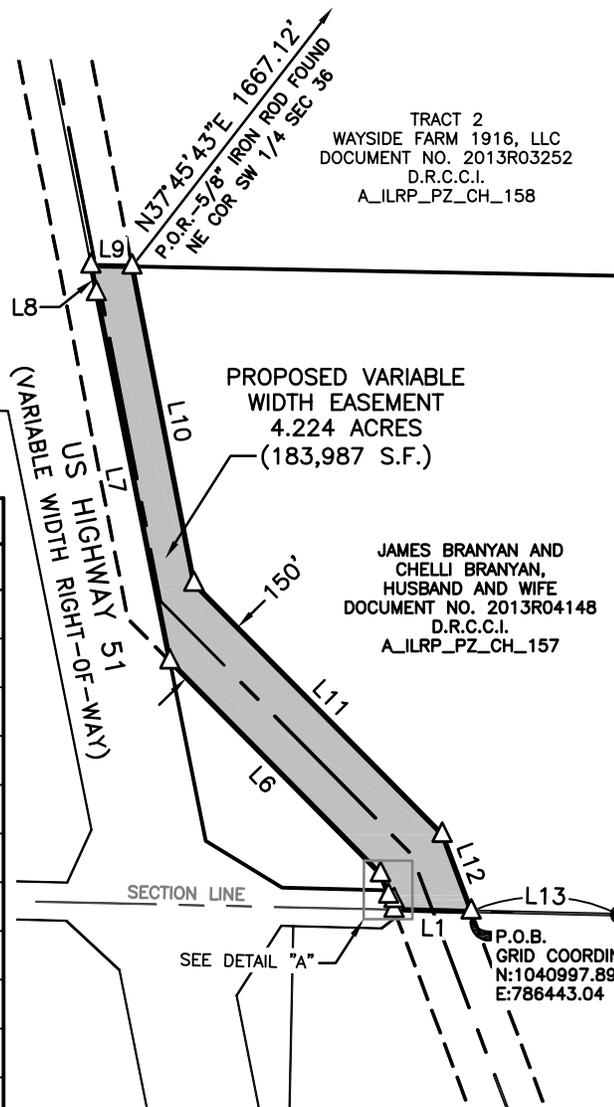


(IN FEET)  
1 INCH = 400 FT  
DETAIL "A"



(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°43'24"W	161.69'
L2	N20°38'26"W	0.42'
L3	N01°23'28"E	19.73'
L4	N49°57'24"W	15.12'
L5	N20°38'26"W	47.66'
L6	N44°41'12"W	627.23'
L7	N11°16'28"W	786.12'
L8	N11°04'07"W	58.87'
L9	S88°52'40"E	85.80'
L10	S11°02'09"E	677.25'
L11	S44°41'12"E	739.12'
L12	S20°38'26"E	171.85'
L13	S88°43'24"E	310.70'



2650 E ROAD

SECTION 36  
TOWNSHIP 13N  
RANGE 1E

P.O.R.  
SE COR SE 1/4  
SW 1/4 SEC 36

COUNTY HIGHWAY 6

GABRIEL FARMS, INC.  
DOCUMENT NO. 12-3031  
D.R.C.C.I.  
A\_ILRP\_PZ\_CH\_153-1

*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

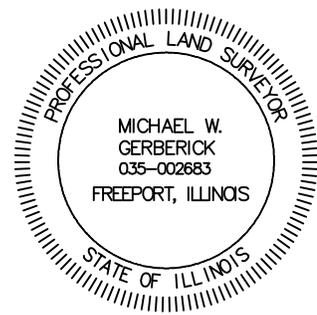
NOTES:

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

SHEET 03 OF 03

LEGEND

- 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
- SECTION LINE
- ==== SUBJECT PROPERTY LINE
- ==== PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/21/2014
SCALE: 1"=400'
TRACT ID: A_ILRP_PZ_CH_157
DRAWN BY: LCA



150' TRANSMISSION  
LINE EASEMENT  
PANA TO MT. ZION  
SECTION 36, TOWNSHIP 13 NORTH, RANGE 1 EAST  
OF THE 3RD PRINCIPAL MERIDIAN  
CHRISTIAN COUNTY, ILLINOIS

# Christian County, IL

46.33 Acres out of the W1/2 NW1/4; W1/2 OF THE SW1/4 of Section 25, Christian County, Illinois

Tax ID: 01-15-25-300-001-00



## 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



**Irene Morrison Trust**

Tract No.: A\_ILRP\_PZ\_CH\_163

Date: 9/23/2014

### Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
2. Initial appointment set for 5-21-14
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
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: 
  - 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) Charlene J. McElin   
for Sue Patton, Agent