

**Landowner-Specific Narrative Summary
BCH, Inc.**

To date, ATXI has been unsuccessful in obtaining an easement from BCH, Inc. (BCH). BCH owns a single parcel of approximately 184 acres, located along the Pana to Mt. Zion segment of the Project in Shelby County, Illinois. The parcel at issue has been designated internally as A_ILRP_PZ_SH_218_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact BCH, or counsel for BCH, about acquiring an easement on approximately 35 occasions, including 5 emails, 3 in-person meetings, 4 letters, 12 phone calls and 11 voicemails.

After several initial attempts to contact a representative of BCH, ATXI received a communication from attorney Daniel Austin, dated July 28th, in which Mr. Austin informed ATXI that he would be engaging in discussions on behalf of the landowner. In follow-up communications, the ATXI land agent confirmed that Mr. Austin was negotiating with ATXI's outside counsel on revisions to the standard easement document and a Confidential Settlement Agreement (CSA) that the parties would apply to both this parcel and another represented by Mr. Austin (A_ILRP_PZ_CH_128_ROW). On September 4th, Mr. Austin represented that he had come to an agreement with ATXI's counsel regarding the terms of the CSA and, he stated that he wanted this language incorporated for BCH. As for compensation, Mr. Austin stated that his main concern was ironing out the language issues and that any changes to the calculation worksheet would likely be minor. Mr. Austin said he would speak to his client about these issues within about a week.

After this phone call, ATXI attempted to follow-up with Mr. Austin on multiple occasions and Mr. Austin was not available and did not return the agent's calls or voicemails. Finally on December 18th, Mr. Austin spoke to the land agent and asked that the CSA language be included for BCH. When the agent asked whether his client would agree to the compensation

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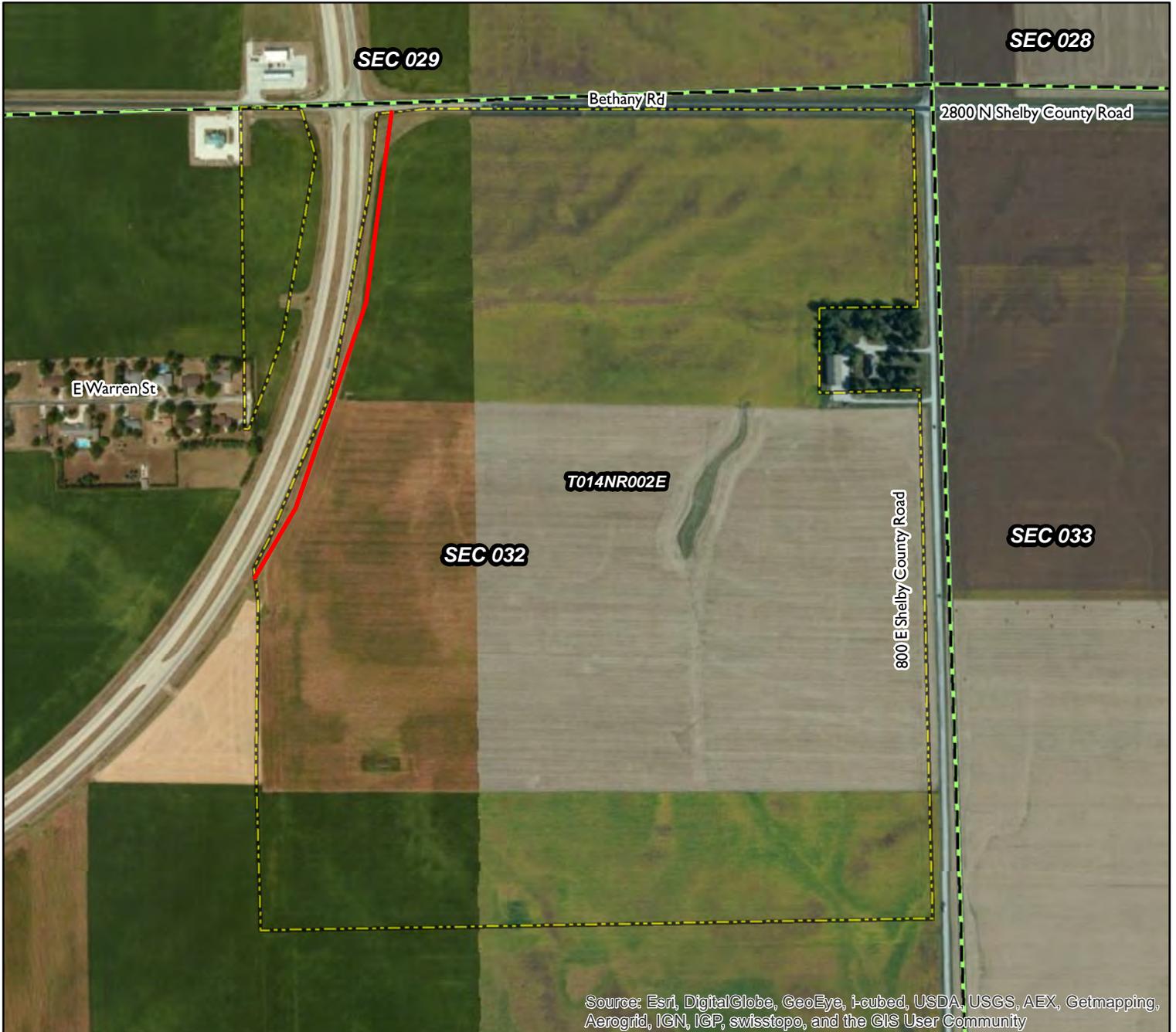
package, Mr. Austin said he would look into it. The next day the agent emailed Mr. Austin that the previously negotiated language could be incorporated for BCH and again the agent inquired about whether the compensation package was sufficient. Once again, Mr. Austin has not responded.

ATXI has attempted to contact Mr. Austin multiple times and determine whether there are any additional issues, however, given Mr. Austin's lack of responsiveness negotiations have not progressed. Given the pace of negotiations, a voluntary agreement in the time frame supportive of this line segment's in-service date is not expected.

Shelby County, IL

Shelby County, Illinois

Tax ID: 1001-32-00-200-002



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



B C H, Inc.

Tract No.: A_ILRP_PZ_SH_218

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

2. Initial appointment set for 5/21/2014

3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
mail out

4. Prepare and review Acquisition documents and maps

5. Provide landowner with business card and show Ameren ID badge
- business card sent in mail out

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
- information sent 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*- information sent in mail out*

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 in mail out

14. Agent Name (Print and Sign) Asa Sullivan
Asa Sullivan

EXHIBIT "A"

A 3.581 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO B C H, INC., RECORDED IN DOCUMENT NO. 09-1448 OF THE DEED RECORDS OF SHELBY COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 88 DEGREES 46 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,029.40 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1077933.04, E:795566.00;

THENCE SOUTH 08 DEGREES 39 MINUTES 28 SECONDS WEST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.63 FEET TO A POINT FOR CORNER;

THENCE SOUTH 20 DEGREES 05 MINUTES 56 SECONDS WEST, A DISTANCE OF 867.37 FEET TO A POINT FOR CORNER;

THENCE SOUTH 31 DEGREES 26 MINUTES 07 SECONDS WEST, A DISTANCE OF 367.28 FEET TO A POINT FOR CORNER IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 02 DEGREES 21 MINUTES 24 SECONDS WEST, A DISTANCE OF 742.68 FEET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

NORTH 01 DEGREES 09 MINUTES 15 SECONDS WEST, A DISTANCE OF 118.57 FEET TO A POINT FOR CORNER;

NORTH 28 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 218.92 FEET TO A POINT FOR CORNER;

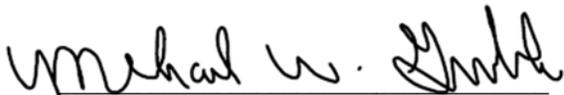
NORTH 22 DEGREES 45 MINUTES 12 SECONDS EAST, A DISTANCE OF 508.41 FEET TO A POINT FOR CORNER;

NORTH 15 DEGREES 34 MINUTES 35 SECONDS EAST, A DISTANCE OF 339.12 FEET TO A POINT FOR CORNER;

NORTH 08 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 760.30 FEET TO A POINT FOR CORNER;

NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, A DISTANCE OF 101.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 156,004 SQUARE FEET OR 3.581 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.

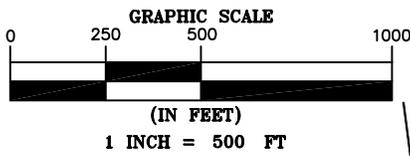


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/12/2014



EXHIBIT "A"



TRACT I
HERITAGE LANDS, INC.
BOOK 695, PAGE 442
DOCUMENT NO. 96-3727
DOCUMENT NO. 97-573
D.R.S.C.I.
A_ILRP_PZ_SH_224

P.O.B.
GRID COORDINATES
N:1077933.04
E:795566.00

SECTION LINE COUNTY HIGHWAY 21

N88°46'42"E 2029.40'

P.O.R.
NE COR NE 1/4

US HIGHWAY 51
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED VARIABLE
WIDTH EASEMENT
3.581 ACRES
(156,004 S.F.)

B C H, INC.
DOCUMENT NO. 09-1448
D.R.S.C.I.
A_ILRP_PZ_SH_218

SECTION 32
TOWNSHIP 14N
RANGE 2E

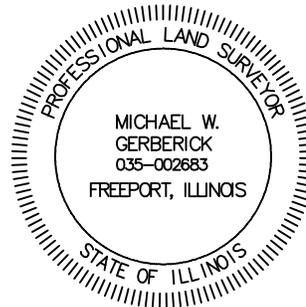
ALAN E. SPARLING AND
ANNA L. SPARLING,
HUSBAND AND WIFE
DOCUMENT NO. 2014R01185
D.R.S.C.I.
A_ILRP_PZ_SH_215

P.O.R.
SW COR NE 1/4

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S08°39'28"W | 741.63' |
| L2 | S20°05'56"W | 867.37' |
| L3 | S31°26'07"W | 367.28' |
| L4 | N01°09'15"W | 118.57' |
| L5 | N28°26'25"E | 218.92' |
| L6 | N22°45'12"E | 508.41' |
| L7 | N15°34'35"E | 339.12' |
| L8 | N08°18'46"E | 760.30' |
| L9 | N88°44'53"E | 101.78' |

LEGEND

- D.R.S.C.I. DEED RECORDS
- SHELBY COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- 5/8" IRON ROD FOUND
- △ CALCULATED POINT
- $\frac{2}{1}$ | $\frac{1}{11}$ | $\frac{1}{12}$ TYPICAL SECTION CORNER
- SECTION LINE
- ==== SUBJECT PROPERTY LINE
- ==== PROPERTY LINE
- - - - PROPOSED EASEMENT CENTERLINE
- - - - PROPOSED EASEMENT



Michael W. Gerberick

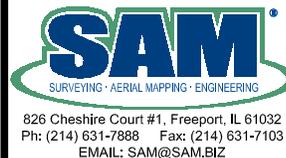
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

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 02 OF 02

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|----------------------------|
| PROJECT: ILLINOIS RIVERS |
| JOB NUMBER: 32359 |
| DATE: 11/12/2014 |
| SCALE: 1"=500' |
| TRACT ID: A_ILRP_PZ_SH_218 |
| DRAWN BY: TJC |



150' TRANSMISSION
LINE EASEMENT
PANA TO ZION
SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
SHELBY COUNTY, ILLINOIS