

Landowner Specific Narrative Summary
Mr. James A. and Mrs. Betty P. Rose

To date, ATXI has been unsuccessful in obtaining an easement from Mr. James and Mrs. Betty Rose. The Rose's own one parcel totaling approximately 120 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. The property has been designated internally as ILRP_PZ_CH_012_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact, the Roses on approximately 24 occasions, including 18 phone calls, 5 letters, and 1 in person meeting.

A CLS land agent began attempting to contact the Roses in early July 2014, but did not receive a response. The land agent contacted the tenant on the property in late July, and the tenant provided a cell phone number for Mr. Rose. When the land agent spoke to Mr. Rose on July 24th, Mr. Rose stated that he believed the property was worth more than the value reflected in ATXI's appraisal, and expressed concern that the easement might allow a pipeline. The land agent informed Mr. Rose that ATXI would consider an independent appraisal, if Mr. Rose obtained one, and Mr. Rose responded that he would not do so. Mr. Rose responded that ATXI should hire a new appraiser to develop a second appraisal of his property. Mr. Rose also stated that he only wished to speak with someone who could make decisions about his property, not the land agent.

During a phone call in mid-August, Mr. Rose indicated that the crop yields used in developing crop damages were lower than his actual yields. The land agent offered to contact Mr. Rose's tenant farmer for accurate crop yield data, but Mr. Rose told the land agent not to do so until ATXI presented an offer using higher per-acre property value.

Mr. Rose has maintained his position that until ATXI was willing to offer him significantly more for his property, he was not interested in substantive negotiations. Despite multiple requests from the land agent for a formal counteroffer, an appraisal or documentation

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supportive of a higher offer, Mr. Rose has stated that he does not plan to provide any such documentation. Recently on February 25, 2015, Mr. Rose reiterated his position and stated that until ATXI conducts a new appraisal that awards substantial damage to the remainder, ATXI should not contact him further.

Due to Mr. Rose's reluctance to engage in substantive negotiations, ATXI believes a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for this parcel.

Agent Checklist with Landowner

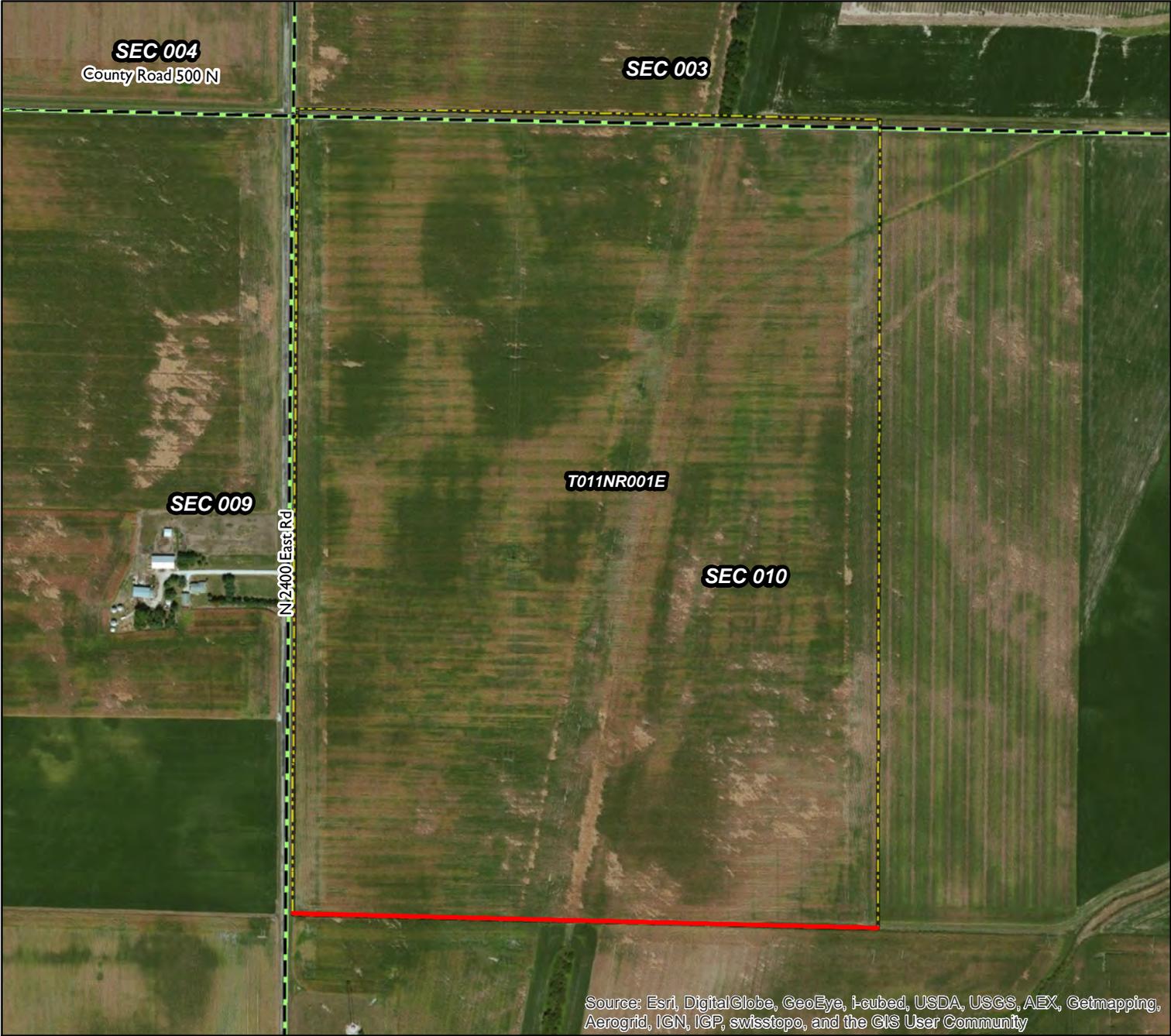
- 1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
- 2. Initial appointment set for 7/24/14 by phone, out of state owner
- 3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
- 4. Prepare and review Acquisition documents and maps
- 5. Provide landowner with business card and show Ameren ID badge N/A
- 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
- 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) Bill Blackmore
Bill Blackmore

Christian County, IL

Part of the SE 1/4 of Section 4, Township 11 N, Range 1 E, 3rd Prime Meridian, Christian County, Illinois

Tax ID: 11-25-10-100-001-00



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
-  Adjacent Tracts
-  Section Boundary



Betty P. Rose

Tract No.: ILRP_PZ_CH_012

Date: 7/25/2014

EXHIBIT "A"

A 3.381 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS PARCEL 2 IN DEED TO JAMES A. ROSE AND BETTY P. ROSE, RECORDED IN DOCUMENT NO. 2005R00018 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND IN DEED TO JAMES A. ROSE AND BETTY P. ROSE, HIS WIFE, RECORDED IN DOCUMENT NO. 2005R00730, D.R.C.C.I. AND IN DEED TO JAMES A. ROSE AND BETTY P. ROSE, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2005R01474, D.R.C.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1000810.90, E:772995.00;

THENCE NORTH 01 DEGREES 21 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 75.02 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 15 MINUTES 07 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1.59 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 1,962.31 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID ROSE TRACT (DOCUMENT NO. 2005R01474) AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO ERIC E. DENTON, TRUSTEE OF THE EED AND CSD TRUST AND RONALD J. KIBLER, RECORDED IN DOCUMENT NUMBERS 2012R04701 AND 2012R05008, D.R.C.C.I., FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 10 BEARS SOUTH 86 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 3,278.31 FEET;

THENCE SOUTH 01 DEGREES 29 MINUTES 45 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 75.01 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTHWEST 1/4;

THENCE NORTH 87 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE, PASSING A 5/8-INCH IRON ROD IN THE SOUTH LINE OF SAID NORTHWEST 1/4 AT THE NORTH COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEEDS TO WILLIAM MIZEUR AND JAMES MIZEUR, RECORDED IN DOCUMENT NUMBERS 2001R00493 AND 2006R03520, AND BEING FURTHER DESCRIBED AS PARCEL 2 IN DEED TO SHIRLEY MIZEUR, LIFE ESTATE, RECORDED IN DOCUMENT NO. 2006R04013, D.R.C.C.I. AND A TRACT OF LAND DESCRIBED AS PARCEL 4 IN DEED TO DEWEY F. LONG, RECORDED IN DOCUMENT NO. 91-03568, D.R.C.C.I., AT A DISTANCE OF 914.98 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,963.72 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 147,286 SQUARE FEET OR 3.381 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.

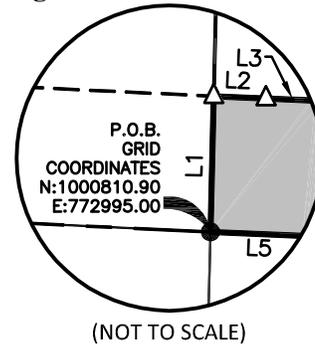
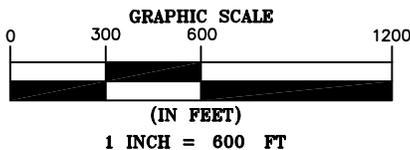


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/06/2014



EXHIBIT "A"



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N01°21'39"E	75.02'
L2	S87°15'07"E	1.59'
L3	S87°35'50"E	1962.31'
L4	S01°29'45"W	75.01'
L5	N87°35'50"W	1963.72'

JOSEPH AL. SWENNY FAMILY
LAND TRUST, TRUSTEE OF THE
JOSEPH AL. SWENNY FAMILY
LAND TRUST
DOCUMENT NO. 2001R02306
D.R.C.C.I.
A_ILRP_PZ_CH_004

SECTION 10
TOWNSHIP 11N
RANGE 1E

N 2400 E ROAD

PARCEL 2
JAMES A. ROSE AND
BETTY P. ROSE,
DOCUMENT NO. 2005R00018
D.R.C.C.I.
ILRP_PZ_CH_012

JAMES A. ROSE AND
BETTY P. ROSE, HIS WIFE
DOCUMENT NO. 2005R00730
D.R.C.C.I.
ILRP_PZ_CH_012

JAMES A. ROSE AND
BETTY P. ROSE,
HUSBAND AND WIFE
DOCUMENT NO. 2005R01474
D.R.C.C.I.
ILRP_PZ_CH_012

TRACT 1
ERIC E. DENTON, TRUSTEE OF THE
ERIC E. DENTON TRUST AND RONALD
J. KIBLER
DOCUMENT NO. 2012R04701
DOCUMENT NO. 2012R05008
D.R.C.C.I.
A_ILRP_PZ_CH_008

PROPOSED 75'
WIDE EASEMENT
3.381 ACRES
(147,286 S.F.)

S86°17'11"E 3278.31'
P.O.R. - 5/8" IRON ROD FOUND
E 1/4 COR SEC 10

P.O.B. - SEE DETAIL "A"

CENTRAL ILLINOIS PUBLIC
SERVICE COMPANY
BOOK 196, PAGE 162
D.R.C.C.I.
A_ILRP_PZ_CH_005

KATHY BOREN AND
CONNIE KNAPPMILLER
DOCUMENT NO. 2005R02259
DOCUMENT NO. 2005R02260
D.R.C.C.I.
A_ILRP_PZ_CH_003

N 2400 E ROAD

PARCEL 4
DEWEY F. LONG
DOCUMENT NO. 91-03568
D.R.C.C.I.
A_ILRP_PZ_CH_006

WILLIAM MIZEUR AND
JAMES MIZEUR
DOCUMENT NO. 2001R00493
DOCUMENT NO. 2006R03520
D.R.C.C.I.
AND
PARCEL 2
SHIRLEY MIZEUR, LIFE ESTATE
DOCUMENT NO. 2006R04013
D.R.C.C.I.
A_ILRP_PZ_CH_007

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

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
- TRACT LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



- 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

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 11/06/2014
SCALE: 1"=600'
TRACT ID: ILRP_PZ_CH_012
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS