

**Landowner Specific Narrative Summary**  
**William P. Gross, Steven C. Gross and Evelyn C. Gross**

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Willaim Gross, Steven Gross or Evelyn Gross. All three Grosses share ownership of one parcel along the Meredosia to Pawnee segment of the Project in Morgan County, Illinois, internally designated as A\_ILRP\_MP\_MO\_087\_ROW. William Gross is also the sole owner of A\_ILRP\_MP\_MO\_078\_ROW and Steven Gross is the sole owner of and A\_ILRP\_MP\_MO\_081\_ROW. As summarized on ATXI Exhibit 2.1, as of June 12, 2015, ATXI has contacted, or attempted to contact, the appropriate parties regarding acquiring an easement across the property for A\_ILRP\_MP\_MO\_078\_ROW on at least 52 occasions, including 27 emails, 9 in-person meetings, 4 letters, 4 phone calls, and 8 voicemails; for A\_ILRP\_MP\_MO\_081\_ROW on at least 32 occasions, including 11 emails, 7 in-person meetings, 5 letters, 7 phone calls, and 2 voicemails; and for A\_ILRP\_MP\_MO\_087\_ROW on at least 70 occasions, including 31 emails, 14 in-person meetings, 5 letters, 12 phone calls, and 8 voicemails.

ATXI began negotiations with the Grosses in April of 2014. For the past year the Grosses have raised a number of issues, including compensation. ATXI has attempted to promptly address each issue raised. ATXI efforts have included providing maps showing approximate structure locations, responding to Mr. William Gross' list of issues provided on June 16, 2014, and explaining other issues involving fencing, easement useage, obtaining information from the Soil and Water Conservation District to release parcels from the Conservation Reserve Program program, providing a confidential settlement agreement and obtaining an updated appraisal. As the agent has tried to confirm that all issues have been addressed, Mr. William Gross has stated that he still has several other issues that he has not yet

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presented and therefore even though the parties have been negotiating for over one year, Mr. William Gross continues to bring up new issues.

With respect to compensation, Ms. Gross provided a counteroffer for the parcel owned jointly with her brothers on September 10, 2014. The land agent informed Ms. Gross that ATXI would review any documentation she provided to substantiate her counteroffer, but could not increase the level of compensation without documentation. Neither Mr. William Gross nor Mr. Steven Gross have submitted counteroffers, but Mr. Steven Gross has indicated that he is deferring to his sister regarding negotiations. Mr. William Gross has stated that there is a “good distance” between the parties opinion of appropriate compensation for the easement, but has still not provided a counteroffer or any documentation supportive of a higher offer. The land agent has informed Mr. William Gross that without documentation supporting a claim for more compensation, ATXI could not increase its offer. In an effort to reach settlement with the Grosses, ATXI agreed to a slight increase in its offer for all three parcels. To date, the Grosses have not responded to this increased counteroffer.

ATXI has increased its compensation offer, obtained an updated appraisal, provided a confidential settlement agreement and attempted to address each of the Grosses issues. Despite these efforts over a period of more than a year, the parties continue to raise issues, have indicated they have other issues they are withholding despite numerous inquiries by the agent, and have a fundamental disagreement regarding the appropriate amount of compensation for the easement. Therefore, a voluntary agreement in a time frame supportive of this line segment’s in-service date is unlikely, and ATXI requests eminent domain authority over these parcels.

A-ILRP.MP.No. 078

**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 9-26-13  PM
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting  PM
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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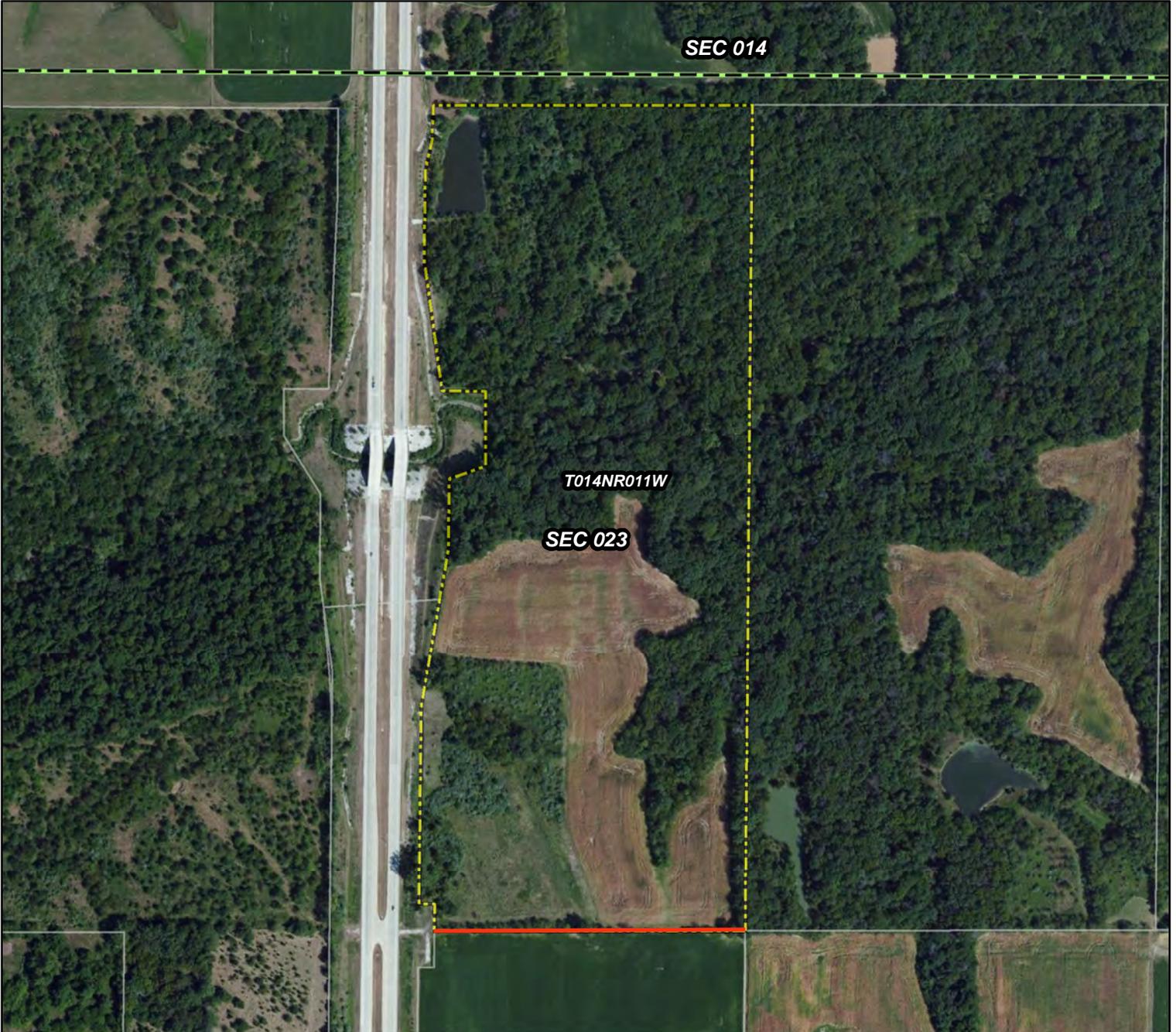


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7. Provide/explain the purpose of the project
8. Discuss routing and how it affects landowner: 
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description 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) [Signature]

# Morgan County, IL

Tax Id: 12-23-100-002



## 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
-  Adjacent Tracts
-  Section Boundary



**William P. Gross Trust dated  
September 10, 2009**

Tract No.: A\_ILRP\_MP\_MO\_078

Date: 4/14/2015

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

## EXHIBIT "A"

A 1.693 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAM P. GROSS, AS TRUSTEE OF THE WILLIAM P. GROSS TRUST, RECORDED IN DOCUMENT NO. 574623 OF THE DEED RECORDS OF MORGAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE SOUTH LINE OF SAID EAST 1/2 WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "PLS 2142" FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS SOUTH 89 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 1,648.37 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1084153.71, E:2260548.20;

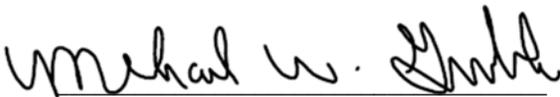
**THENCE** NORTH 00 DEGREES 41 MINUTES 46 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.01 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89 DEGREES 52 MINUTES 01 SECONDS EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 983.15 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID EAST 1/2, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID EAST 1/2 BEARS NORTH 00 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 2,554.64 FEET;

**THENCE** SOUTH 00 DEGREES 30 MINUTES 53 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2;

**THENCE** SOUTH 89 DEGREES 52 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST 1/2, A DISTANCE OF 983.39 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 73,745 SQUARE FEET OR 1.693 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.

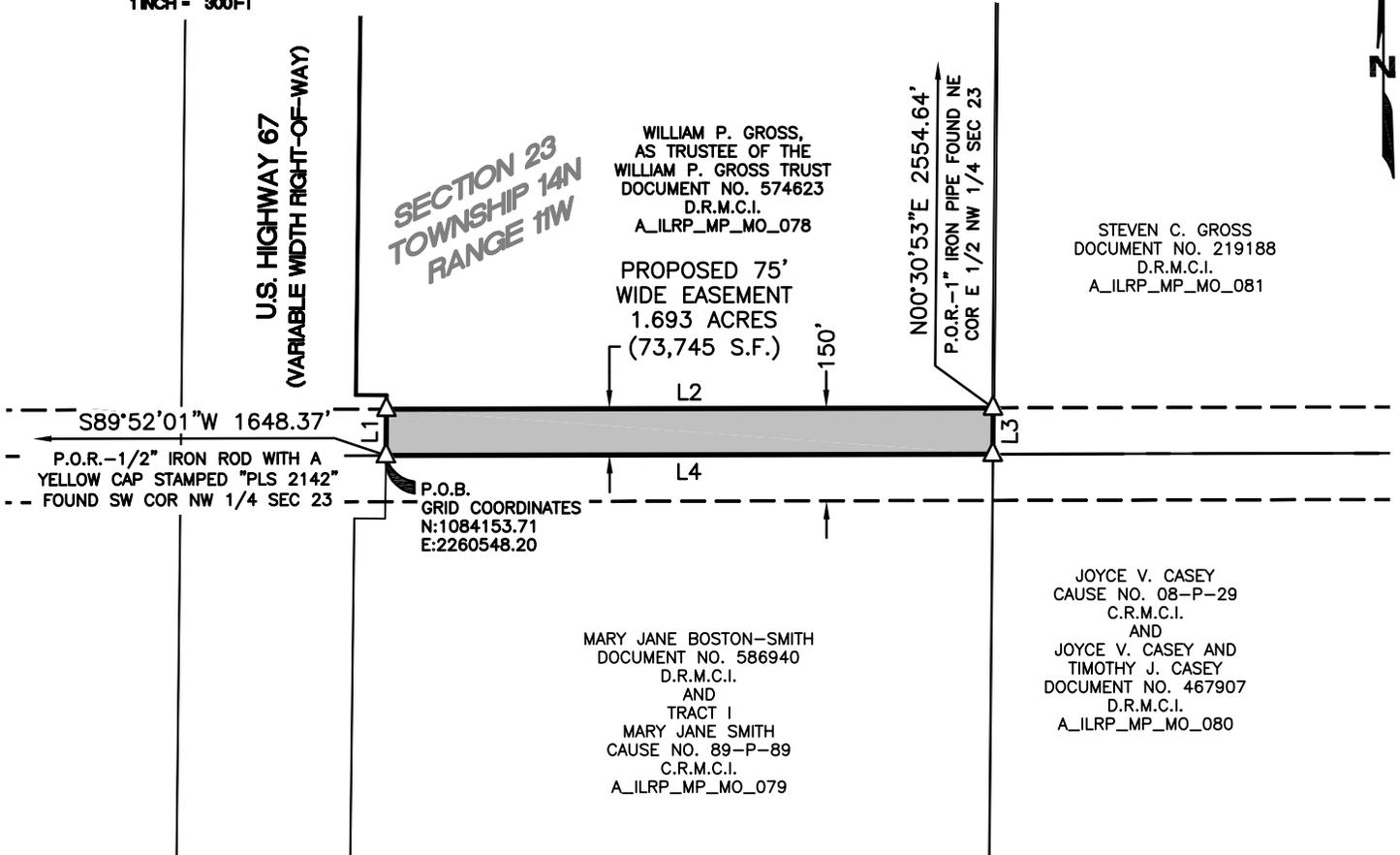
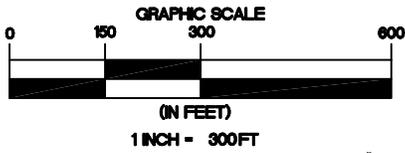


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/27/2015



EXHIBIT "A"

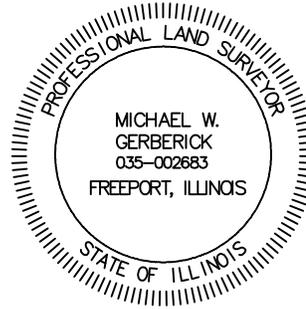


LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N00°41'46"E	75.01'
L2	N89°52'01"E	983.15'
L3	S00°30'53"W	75.00'
L4	S89°52'01"W	983.39'

LEGEND

- C.R.M.C.I. COURT RECORDS
- D.R.M.C.I. MORGAN COUNTY, ILLINOIS DEED RECORDS
- P.O.B. MORGAN COUNTY, ILLINOIS POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- 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

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/27/2015
SCALE: 1"=300'
TRACT ID: A_ILRP_MP_MO_078
DRAWN BY: NAS



150' TRANSMISSION  
 LINE EASEMENT  
 MEREDOSIA TO PAWNEE  
 SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 WEST  
 OF THE 3RD PRINCIPAL MERIDIAN  
 MORGAN COUNTY, ILLINOIS

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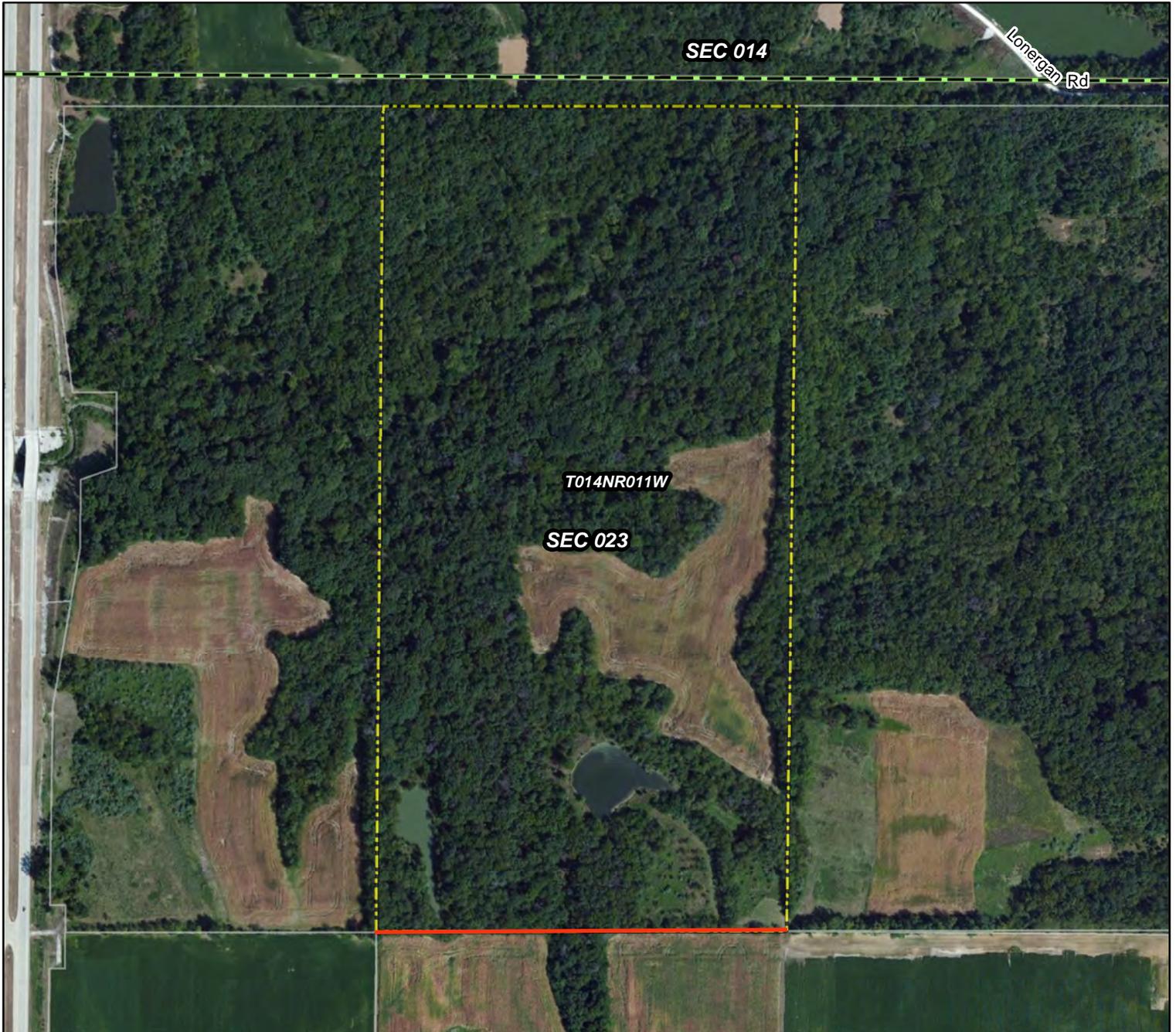
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14. Agent Name (Print and Sign) [Signature]

# Morgan County, IL

Tax Id: 12-23-200-001



## 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



**Steven C. Gross**

Tract No.: A\_ILRP\_MP\_MO\_081

Date: 4/14/2015