

**Landowner Specific Narrative Summary
Mary Alice Engler Trust**

ATXI has been unsuccessful in obtaining an easement from Mrs. Mary Engler¹ as the Trustee of the Mary Alice Engler Trust. The Trust owns one tract at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_015_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Engler or her representative on at least 93 occasions, including 16 emails, 23 in-person meetings, 5 letters, 31 phone calls, and 18 voicemails. Ms. Engler is a member of the Dowson/Thoma group.

Before her participation in the Dowson/Thoma group, ATXI mailed Ms. Engler its initial offer on March 28, 2014, per her request. On April 22, 2014, Ms. Engler informed the agent that she did not want to discuss her concerns or proceed with negotiations before the Commission issued its decision on rehearing. Ms. Engler also stated she was consulting with an attorney. In July, 2014 Mrs. Engler stated she should receive higher compensation and was asked to provide an appraisal to support her request.

ATXI received a letter of representation from Mr. Barry Hines on November 14, 2014, dated two days earlier, and the parties exchanged language revisions that month. ATXI then revised its compensation offer in January 2015 in response to Mr. Hines' counteroffer and the two comparable sales provided. The agent also requested documentation to support an increase in crop damages, if the owner felt that ATXI's county averages were low. Mr. Hines and ATXI negotiated additional language revisions in April and May of 2015.

On May 18, 2015, Mr. Hines informed the agent that the Trust's parcel would be included in the Dowson/Thoma group counteroffer. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

¹ Mrs. Engler also goes by the name Molly Roark.

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Despite ATXI's efforts over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements.

ATXI will continue to negotiate with Mrs. Engler, and the group, to the extent they are willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over 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 phone call 3/26/2014
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 - California
in packet
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) Beth Taylor

Packet Sent 3/28/14

Sangamon County, IL

Tax Id: 33-33.0-200-003

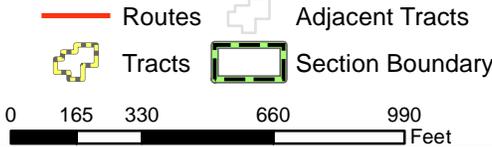


Ameren - Illinois Rivers



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.



Mary Alice Engler Trust

Tract No.:A_ILRP_MP_SA_015

Date: 7/10/2015

EXHIBIT "A"

A 4.551 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MARY ALICE ENGLER, TRUSTEE OF THE MARY ALICE ENGLER TRUST, RECORDED IN DOCUMENT NO. 848764 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHEAST 1/4, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, A DISTANCE OF 2,568.73 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1042778.53, E:2377763.87;

THENCE NORTH 89 DEGREES 22 MINUTES 08 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,643.28 FEET TO A POINT FOR CORNER;

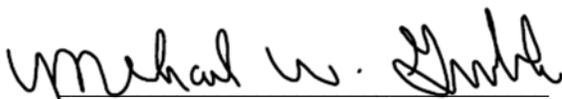
THENCE NORTH 89 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 0.18 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHEAST 1/4;

THENCE SOUTH 00 DEGREES 23 MINUTES 36 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 33 BEARS SOUTH 00 DEGREES 23 MINUTES 36 SECONDS EAST, A DISTANCE OF 2,644.38 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2,643.37 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4;

THENCE NORTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 198,256 SQUARE FEET OR 4.551 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: 05/28/2015



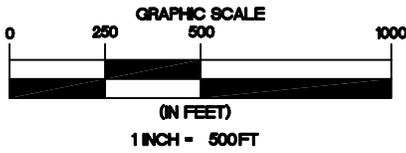


EXHIBIT "A"

ATXI Exhibit 2.3 (Part J)

Page 6 of 6



SECTION 33
TOWNSHIP 13N
RANGE 7W

ARABELL A. DYSON,
TRUSTEE UNDER THE
LOUIS F. DYSON AND
ARABELL A. DYSON
REVOCABLE LIVING TRUST
DOCUMENT NO. 2003R47257
D.R.S.C.I.
A_ILRP_MP_SA_011

MARY ALICE ENGLER,
TRUSTEE OF THE MARY
ALICE ENGLER TRUST
DOCUMENT NO. 848764
D.R.S.C.I.
A_ILRP_MP_SA_015

PROPOSED 75'
WIDE EASEMENT
4.551 ACRES
(198,256 S.F.)

J.C. DOWSON, INC.
DOCUMENT NO. 2004R34455
D.R.S.C.I.
A_ILRP_MP_SA_016

P.O.B.
GRID COORDINATES
N:1042778.53
E:2377763.87

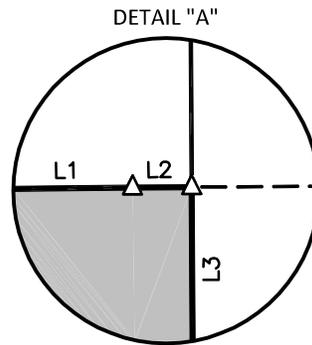
J.C. DOWSON, INC.
DOCUMENT NO. 2001R21942
D.R.S.C.I.
A_ILRP_MP_SA_017

JOHN J. DOWSON AND
NANCY R. DOWSON,
HUSBAND AND WIFE
DOCUMENT NO. 2003R03770
DOCUMENT NO. 2003R03771
DOCUMENT NO. 2003R03772
DOCUMENT NO. 2003R03773
D.R.S.C.I.
A_ILRP_MP_SA_013
A_ILRP_MP_SA_014

LYNDAL E. MAGEE AND
BRENDA K. MAGEE,
HIS WIFE
DOCUMENT NO. 2005R01718
D.R.S.C.I.
A_ILRP_MP_SA_012

CLARK ROAD

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°22'08"E	2643.28'
L2	N89°34'13"E	0.18'
L3	S00°23'36"E	75.00'
L4	S89°22'08"W	2643.37'
L5	N00°27'42"W	75.00'



(NOT TO SCALE)

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

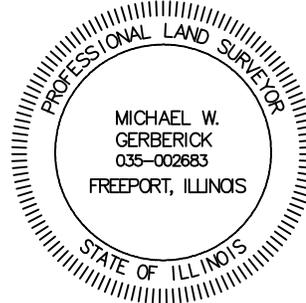
NOTES:

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

LEGEND

- D.R.S.C.I. DEED RECORDS SANGAMON COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- SECTION LINE
- ==== SUBJECT PROPERTY LINE
- ==== PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 05/28/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_SA_015
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNIE
SECTION 33, TOWNSHIP 13 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS