

ATXI has been unsuccessful in obtaining an easement from the Gordon J. Kruger Declaration of Trust and the Helen P. Kruger Declaration of Trust. The Trusts own one parcel at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_036_ROW. As summarized on ATXI Exhibit 2.1, as of September 16, 2015, ATXI has contacted, or attempted to contact, Trusts, the Trustee Bob Kruger, or their counsel regarding acquiring an easement across the property on approximately 67 occasions, including 27 emails, 6 in-person meetings, 3 letters, 15 phone calls, and 16 voicemails.

ATXI began attempting to contact the Trusts in March 2014. A land agent met with Bob Kruger, the trustee of the Trusts, and his wife on April 8, 2014, and presented the Krugers with ATXI's initial offer. Mr. Kruger stated that he would look into getting the Trust property appraised, and would get information from the farm tenant regarding drainage tile. Mr. Kruger made a tentative appointment to meet the land agent two weeks later. On April 9, 2014, the land agent received a phone call from Mr. Darrell Dies, requesting a copy of the transmission easement. ATXI received a letter of representation stating that Mr. Dies represents the Trusts on April 16, 2014.

In May 2014, Mr. Dies wrote to the land agent, asking why ATXI was seeking an option for an easement, rather than negotiating the easement agreement. The land agent promptly responded that the option allows the parties to resolve the issue of compensation, and allows ATXI to pay compensation to landowners, while leaving the precise location of the easement for later determination. Mr. Dies did not respond to this email, and the land agent attempted to contact him regarding this matter on eight occasions between June and September with no response.

When Mr. Dies returned the land agent's phone call in early September 2014, he stated that he would prefer to discuss the easement with Ameren's attorneys and would reach out directly to the one he knows in Springfield, Illinois. He also stated that he would provide certificates of trust showing that Mr. Kruger was the trustee as the agent indicated she would need this information at closing.

When the land agent spoke with Mr. Dies again in early November 2014, Mr. Dies stated that he had not had time to return phone calls from Ameren's attorney.

The land agent attempted to contact Mr. Dies on nine occasions between November 2014 and January 2015. In an email dated January 29, 2015, Mr. Dies responded to the land agent's request for a reply by stating that he did not yet intend to respond.

The land agent attempted to contact Mr. Dies on more than 10 occasions between January 2015 and June 2015. The agent spoke on several occasions to Mr. Dies' assistant, but did not speak to Mr. Dies.

On June 12, 2015, the land agent emailed a revised offer to Mr. Dies. After several weeks with no response, the land agent received an email on July 21 stating that Mr. Dies had "no response yet." The land agent attempted to contact Mr. Dies more than 5 times between July and September 2015, including two in-person visits to Mr. Dies' office, but was unable to speak with Mr. Dies. On September 3, 2015, Mr. Dies stated that he was unable to meet discuss the easement until at least September 14, 2015.

To date, ATXI has not received documents showing that Mr. Bob Kruger is in fact the trustee of the Trusts.

ATXI will continue to attempt to negotiate with the Kruger Trusts to the extent they are willing to engage in negotiations with ATXI. However, the Trusts have not provided ATXI with

any information regarding concerns that would prevent them from signing an easement, and the Trusts' attorney has avoided the land agent's every attempt to meet with him or speak over the phone. Therefore, ATXI believes a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. ATXI requests eminent domain authority for this landowner.

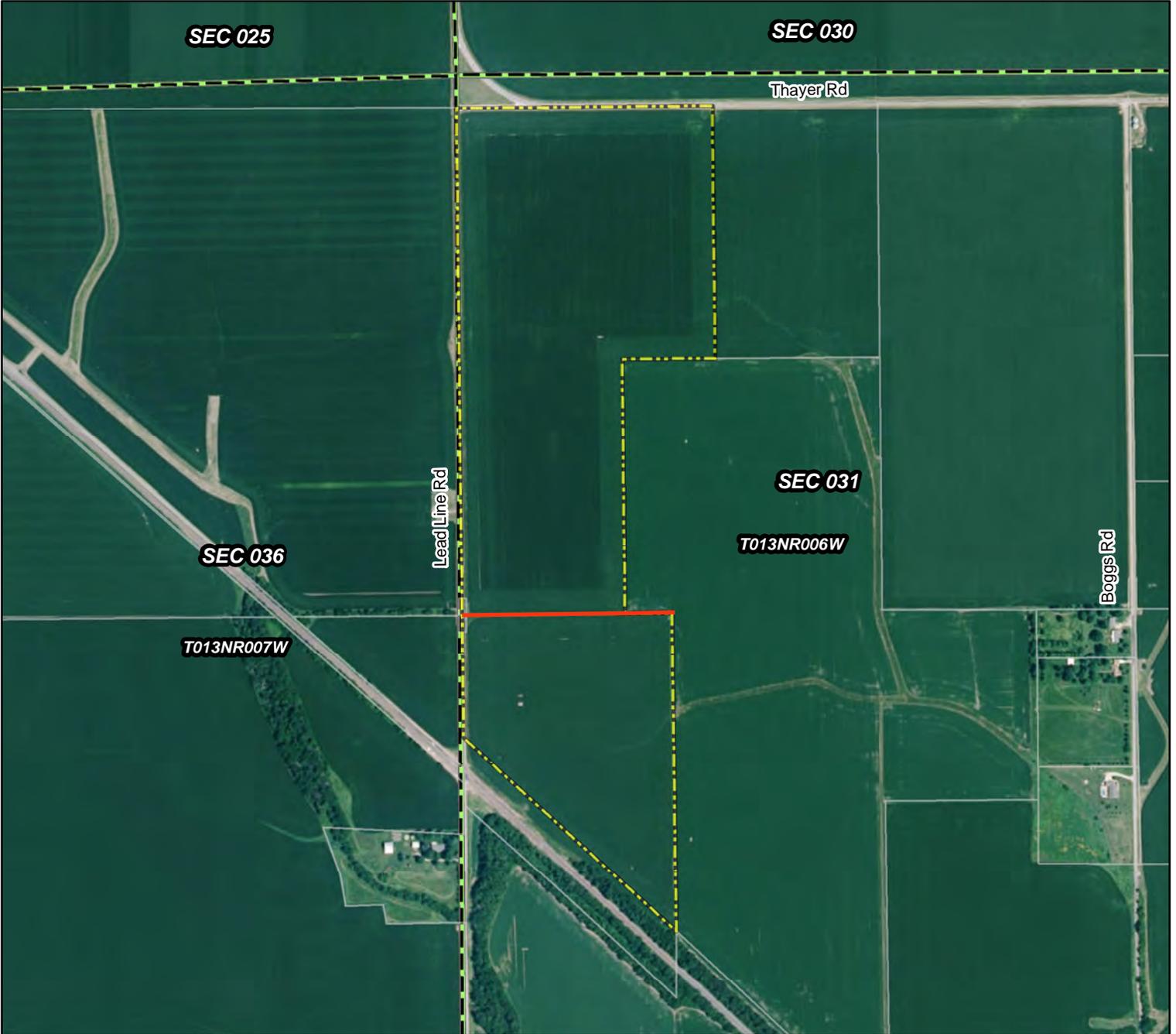
Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BS
2. Initial appointment set for 4/8/2014 2pm BS
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BS
4. Prepare and review Acquisition documents and maps BS
5. Provide landowner with business card and show Ameren ID badge BS
6. Ask the landowner they received the 14 day letter: BS
 - 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 BS
8. Discuss routing and how it affects landowner: BS
 - 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 BS
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 BS
14. Agent Name (Print and Sign) Beth Taylor 4-8-14 BS

Sangamon County, IL

Tax Id: 34-31.0-100-001, 34-31.0-300-004



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



Gordon J. Kruger Declaration of Trust
dated December 7, 2005

Tract No.:A_ILRP_MP_SA_036

Date: 8/20/2015

EXHIBIT "A"

A 3.353 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 3 AND TRACT 4, IN DEED TO GORDON J. KRUGER, TRUSTEE UNDER GORDON J. KRUGER DECLARATION OF TRUST AND HELEN P. KRUGER, TRUSTEE UNDER HELEN P. KRUGER DECLARATION OF TRUST, RECORDED IN DOCUMENT NO. 2006R04935 AND DOCUMENT NO. 2007R01741 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS (D.R.S.C.I.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 1042906.65 E: 2396275.12;

THENCE NORTH 00 DEGREES 39 MINUTES 39 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 0.08 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 18 MINUTES 03 SECONDS EAST, A DISTANCE OF 851.95 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT 4 AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO MARVIN O. WRIGHTSMAN AND HELEN A. WRIGHTSMAN, CO-TRUSTEES OF THE HELEN A. WRIGHTSMAN TRUST, RECORDED IN DOCUMENT NO. 2011R30770, D.R.S.C.I., AND AS TRACT 1 IN DEED TO MARVIN O. WRIGHTSMAN AND HELEN A. WRIGHTSMAN, CO-TRUSTEES OF THE MARVIN O. WRIGHTSMAN TRUST, RECORDED IN DOCUMENT NO. 2011R30771, D.R.S.C.I.;

THENCE SOUTH 00 DEGREES 39 MINUTES 50 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTHWEST 1/4;

THENCE NORTH 89 DEGREES 18 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 243.32 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2;

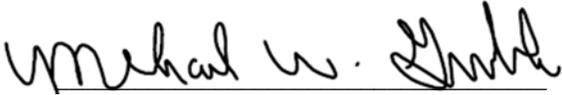
THENCE SOUTH 00 DEGREES 48 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 23 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 2,815.73 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,095.61 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID WEST 1/2;

EXHIBIT "A"

THENCE NORTH 00 DEGREES 37 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 146,063 SQUARE FEET OR 3.353 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: 06/01/2015



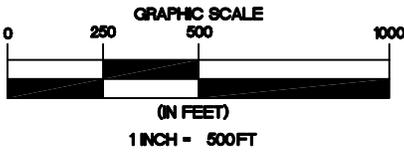
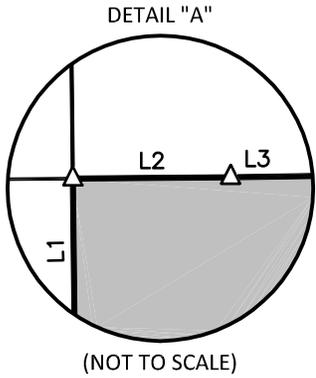


EXHIBIT "A"

SECTION 31
TOWNSHIP 13N
RANGE 6W



TRUST NUMBER
13-05100-00
DOCUMENT NO. 1979R844905
D.R.S.C.I.
A_ILRP_MP_SA_032

TRACT 4
GORDON J. KRUGER, TRUSTEE
UNDER GORDON J. KRUGER
DECLARATION OF TRUST
AND
HELEN P. KRUGER, TRUSTEE
UNDER HELEN P. KRUGER
DECLARATION OF TRUST
DOCUMENT NO. 2006R04935
DOCUMENT NO. 2007R01741
D.R.S.C.I.
A_ILRP_MP_SA_036

TRACT 1
MARVIN O. WRIGHTSMAN AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE HELEN
A. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30770
D.R.S.C.I.
AND
TRACT 1
MARVIN O. WRIGHTSMAN AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE MARVIN
O. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30771
D.R.S.C.I.
A_ILRP_MP_SA_038

PROPOSED VARIABLE
WIDTH EASEMENT
3.353 ACRES
(146,063 S.F.)

SEE DETAIL "A"
P.O.B.
GRID COORDINATES
N:1042906.65
E:2396275.12

**BURLINGTON NORTHERN
SANTA FE RAILROAD**

PENNY SLIGHTOM WALSH, TRUSTEE OF
THE EVA M. SLIGHTOM WALSH
REVOCABLE TRUST
DOCUMENT NO. 2011R21759
D.R.S.C.I.
AND

PENNY SLIGHTOM WALSH, f/k/a PENNY
SUE (SLIGHTOM) BIGGERS, TRUSTEE OF
THE PENNY SLIGHTOM WALSH
REVOCABLE TRUST (f/k/a THE PENNY
SUE [SLIGHTOM] BIGGERS TRUST)
DOCUMENT NO. 2011R34562
D.R.S.C.I.
A_ILRP_MP_SA_031

COUNTY
HIGHWAY 6B

TRACT 3
GORDON J. KRUGER, TRUSTEE
UNDER GORDON J. KRUGER
DECLARATION OF TRUST
AND
HELEN P. KRUGER, TRUSTEE
UNDER HELEN P. KRUGER
DECLARATION OF TRUST
DOCUMENT NO. 2006R04935
DOCUMENT NO. 2007R01741
D.R.S.C.I.
A_ILRP_MP_SA_037

S223°17'34"E 2815.73'
1 3/8" IRON ROD FOUND
P.O.R. SE

TRACT 2
MARVIN O. WRIGHTSMAN AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE HELEN
A. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30770
D.R.S.C.I.
AND
TRACT 2
MARVIN O. WRIGHTSMAN AND
HELEN A. WRIGHTSMAN,
CO-TRUSTEES OF THE MARVIN
O. WRIGHTSMAN TRUST
DOCUMENT NO. 2011R30771
D.R.S.C.I.
A_ILRP_MP_SA_039

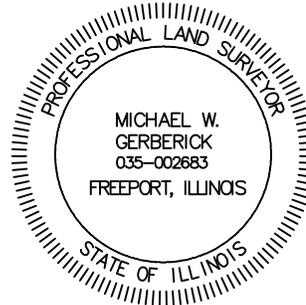
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°39'39"W	75.00'
L2	N89°30'19"E	0.08'
L3	N89°18'03"E	851.95'
L4	S00°39'50"E	75.00'
L5	N89°18'03"E	243.32'
L6	S00°48'50"E	75.00'
L7	S89°18'03"W	1095.61'
L8	N00°37'28"W	75.00'

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.S.C.I. DEED RECORDS SANGAMON COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- ⊙ 3/4" IRON PIPE FOUND
- △ CALCULATED POINT
- TRACT LINE
- SECTION LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



NOTES:

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

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/01/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_SA_036
DRAWN BY: AMS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNIE
SECTION 31, TOWNSHIP 13 NORTH, RANGE 6 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS