

ATXI has been unsuccessful in obtaining an easement from Mr. Chris Patrick. Mr. Patrick owns three parcels at issue located along the Kansas to Sugar Creek segment of the Project in Edgar County, Illinois. The parcels are internally designated as ILRP_STPL_ED_076_ROW, ILRP_STPL_ED_077_ROW, and ILRP_STPL_ED_078_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. Patrick or his counsel on at least 92 occasions, including 57 emails, 5 letters, 14 in-person meetings, 13 phone calls, and 3 voicemails. Since August 12, 2015, Mr. Patrick has been represented by Mr. Craig Smith regarding easement negotiation. Mr. Smith previously represented Mr. Patrick in the Edgar County Group appeal of the Commission's decision in Docket 12-0598.

Before retaining Mr. Smith, on November 2, 2013, the agent presented the initial offer, explained the location of the line and pole placement, and discussed the crops on his land. Mr. Patrick showed the agent the house he was constructing and requested that the line be moved about a quarter of a mile from his home. Mr. Patrick also denied all survey requests and asked not to be contacted again.

Survey crews have encountered difficulty when attempting to survey Mr. Patrick's parcel. On August 11, 2014, during a survey, Mr. Patrick voiced his opposition to the power line, parked in the middle of the road and contacted the agent with his vehicle. The next day another agent met with Mr. Patrick to discuss his concerns regarding the surveys. At this meeting, Mr. Patrick stated that in the event the appeal was not successful, he may be interested in pole relocations, but saw no need to discuss his options until the appeal was settled. On July 31, 2015, while survey crews were on a neighboring tract, Mr. Patrick was present during a confrontation between Mr. Ogle and the land agent. As a result of the confrontation and the group of landowners present, the survey crew suspended its survey activity. On February 19,

2016, Mr. Patrick confronted the foreman of the survey crew, demanded that he rake his footprints and accused him of harassment.

On August 12, 2015, ATXI received a letter of representation from Mr. Craig Smith regarding his representation of several clients in easement negotiations. Please see Section VI of my direct testimony (ATXI Exhibit 2.0) for a discussion of those negotiations with landowners represented by Mr. Smith. As discussed there, negotiations have not progressed since Mr. Smith was hired, and despite his commitment to provide ATXI with documentation supportive of additional compensation and easement language changes, Mr. Smith has yet to provide any documentation, counteroffer or easement language edits.

On January 28, 2016, the agent offered to discuss an alternate route to move the transmission line further away from Mr. Patrick's properties. ATXI offered a potential routing solution in February of 2016; Mr. Smith responded by proposing two alternate routes. ATXI responded that it could not approve those routes because they were outside the Commission approved route, but on March 23, 2016, ATXI did offer a potential routing solution, and requested that Mr. Smith discuss this solution with Mr. Patrick and respond as quickly as possible. As of April 11, 2016, Mr. Smith has not responded.

ATXI will continue to negotiate with the Mr. Patrick and Mr. Smith to the extent they are willing to engage in negotiations with ATXI. However, ATXI believes it is unlikely that the parties will reach a voluntary agreement in a time frame supportive of this line segment's in-service date. Therefore ATXI requests eminent domain authority over these parcels.

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 11/2/2013
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 - ATTNY+LO
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 - ATTNY+LO
8. Discuss routing and how it affects landowner: - ATTNY+LO
 - 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 ATTNY+LO
10. Discuss subordination of mortgage, if applicable
11. Complete Construction Questionnaire, including name of tenant, if applicable
12. Provide EMF brochure, if requested - ATTNY
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) E. KIBEL E. Kibel

EXHIBIT "A"

A 7.925 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 12 WEST OF THE 2ND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEEDS TO CHRIS PATRICK, RECORDED IN DOCUMENT NO. 2014-00001814, DOCUMENT NO. 2014-00001815, AND DOCUMENT NO. 2014-00001816, AND DESCRIBED IN DEEDS TO CHRIS J. PATRICK, RECORDED IN DOCUMENT NO. 201100002747, VOLUME 244, PAGES 839, 840, 843, 844, 845, AND 847, AND DOCUMENT NO. 201400000252, ALL OF THE DEED RECORDS OF EDGAR COUNTY, ILLINOIS (D.R.E.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID EAST 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1048513.80, E:1152027.65;

THENCE SOUTH 88 DEGREES 01 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 32 MINUTES 37 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,612.74 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 15 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,250.24 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2;

THENCE NORTH 01 DEGREES 20 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 15 MINUTES 17 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,399.69 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID EAST 1/2 BEARS NORTH 06 DEGREES 22 MINUTES 40 SECONDS WEST, A DISTANCE OF 889.97 FEET;

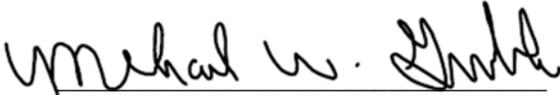
THENCE SOUTH 01 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 340.29 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID PATRICK TRACT (DOCUMENT NO. 201100002747) AND A TRACT OF LAND DESCRIBED IN DEED TO VERN SEE AND KAREN SEE, HUSBAND AND WIFE, RECORDED IN VOLUME 266, PAGE 363, D.R.E.C.I.;

THENCE SOUTH 87 DEGREES 56 MINUTES 43 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 75.00 FEET FOR A POINT FOR CORNER IN THE EAST LINE OF SAID EAST 1/2;

EXHIBIT "A"

THENCE SOUTH 01 DEGREES 32 MINUTES 37 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,421.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 345,226 SQUARE FEET OR 7.925 ACRES OF LAND, MORE OR LESS.

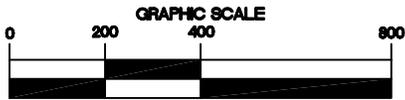
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



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

DATE: 09/24/2015





(IN FEET)

1 INCH = 400 FT

TRACT II
 THE EDGAR COUNTY BANK
 AND TRUST CO.
 TRUSTEE UNDER TRUST NO. 455-410
 DOCUMENT NO. 96-0009523
 AND
 THOMAS R. MARTIN AND
 TIMOTHY J. MARTIN
 VOLUME 243 PAGE 612
 D.R.E.C.I.
 ILRP_STPL_ED_075

CHRIS J. PATRICK
 VOLUME 244, PAGE 839
 VOLUME 244, PAGE 840
 VOLUME 244, PAGE 843
 VOLUME 244, PAGE 844
 VOLUME 244, PAGE 845
 VOLUME 244, PAGE 847
 DOCUMENT NO. 20140000252
 D.R.E.C.I.
 ILRP_STPL_ED_076

SECTION 27
 TOWNSHIP 13N
 RANGE 12W

CHRIS J. PATRICK
 DOCUMENT NO. 20110002747
 D.R.E.C.I.
 ILRP_STPL_ED_078

EXHIBIT "A"

NEW HOPE ROAD

SECTION 28
 TOWNSHIP 13N
 RANGE 12W

N06°22'40"W 889.97'
 P.O.R.-1/2" IRON ROD FOUND
 NE COR E 1/2 SE 1/4 SEC 28

PROPOSED VARIABLE
 WIDTH EASEMENT
 7.925 ACRES
 (345,226 S.F.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°01'58"W	75.00'
L2	N01°32'37"W	1612.74'
L3	S88°15'17"W	1250.24'
L4	N01°20'03"W	150.00'
L5	N88°15'17"E	1399.69'
L6	S01°32'37"E	340.29'
L7	S87°56'43"W	75.00'
L8	S01°32'37"E	1421.75'

TRACT II
 CHRIS PATRICK
 DOCUMENT NO. 2014-00001814
 DOCUMENT NO. 2014-00001815
 DOCUMENT NO. 2014-00001816
 D.R.E.C.I.
 ILRP_STPL_ED_077

VERN SEE AND KAREN SEE,
 HUSBAND AND WIFE
 VOLUME 266, PAGE 363
 D.R.E.C.I.
 ILRP_STPL_ED_079

VIRGINIA M. SWANGO,
 FOR HER LIFETIME
 AND UPON HER DEATH TO
 MIKE HIGGINBOTHAM,
 BILLY D. HIGGINBOTHAM,
 AND TERRY HIGGINBOTHAM
 DOCUMENT NO. 01-0002351
 D.R.E.C.I.
 ILRP_STPL_ED_081
 ILRP_STPL_ED_082
 ILRP_STPL_ED_084

DANIEL D. SMITTKAMP AND
 LISA R. SMITTKAMP,
 HUSBAND AND WIFE
 DOCUMENT NO. 05-0003273
 D.R.E.C.I.
 ILRP_STPL_ED_080

NEW HOPE ROAD

SECTION LINE

SECTION LINE

SECTION LINE

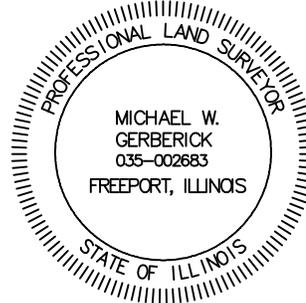
P.O.B.
 GRID COORDINATES
 N:1048513.80
 E:1152027.65

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.E.C.I. DEED RECORDS
- EDGAR COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- $\frac{2}{1}$ TYPICAL SECTION CORNER
- $\frac{11}{12}$
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- SECTION 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 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 09/24/2015
SCALE: 1"=400'
TRACT ID: ILRP_STPL_ED_076
DRAWN BY: TJC



150' TRANSMISSION
 LINE EASEMENT
 SUGAR CREEK TO KANSAS
 SECTIONS 27 AND 28, TOWNSHIP 13 NORTH,
 RANGE 12 WEST OF THE 2ND PRINCIPAL MERIDIAN
 EDGAR COUNTY, ILLINOIS

Tax Id: 14-18-28-400-007



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.



-  Routes
-  Tracts
-  Adjacent Tracts
-  Section Boundary

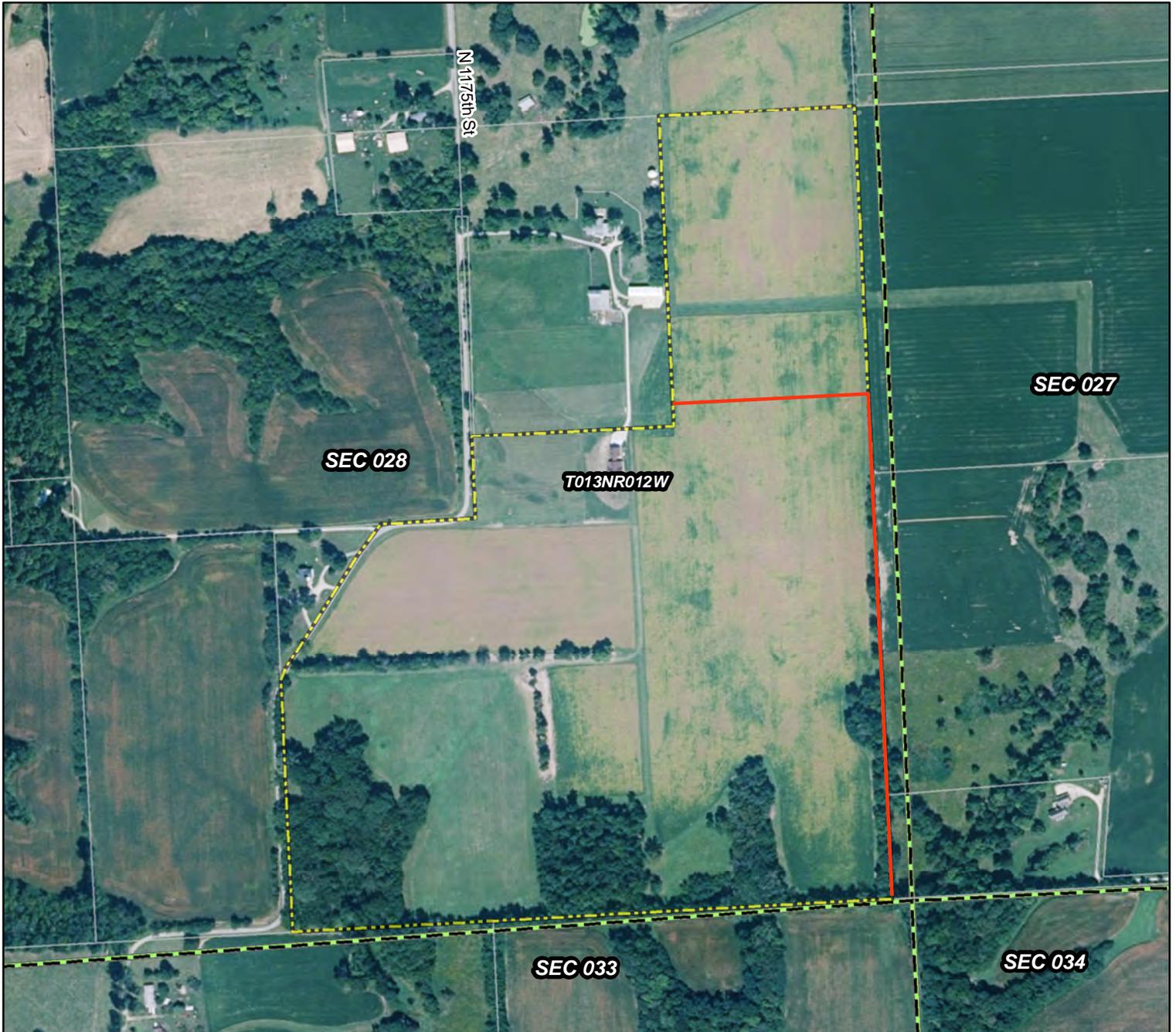


Chris Patrick

Tract No.: ILRP_STPL_ED_076

Date: 11/17/2015

Tax Id: 14-18-28-400-008



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 Sugar Land, TX 77479

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-  Routes
-  Tracts
-  Adjacent Tracts
-  Section Boundary



Chris Patrick

Tract No.: ILRP_STPL_ED_077

Date: 11/17/2015

Tax Id: 14-18-27-300-006



Ameren - Illinois Rivers



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 Sugar Land, TX 77479

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- Routes
- Tracts
- Section Boundary
- Adjacent Tracts



Chris Patrick

Tract No.: ILRP_STPL_ED_078

Date: 11/17/2015