

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 2/28/2014
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
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) CKIBEL CKibel

EXHIBIT "A"

A 13.505 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 2ND PRINCIPAL MERIDIAN, CLARK COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES W. FARRIS AND SUSAN B. FARRIS, HUSBAND AND WIFE, RECORDED IN BOOK 251, PAGE 121 OF THE DEED RECORDS OF CLARK COUNTY, ILLINOIS (D.R.C.C.I.) AND DESCRIBED AS TRACT II IN DEED TO JAMES W. FARRIS AND SUSAN B. FARRIS, HUSBAND AND WIFE, RECORDED IN BOOK 292, PAGE 284, D.R.C.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A RED CAP FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1024162.24, E:1193569.75;

THENCE NORTH 88 DEGREES 27 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 75.01 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 35 MINUTES 45 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 1.19 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 40 MINUTES 54 SECONDS EAST, A DISTANCE OF 19.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 36 MINUTES 19 SECONDS EAST, A DISTANCE OF 2,041.84 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 39 MINUTES 25 SECONDS EAST, A DISTANCE OF 1,794.37 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE SOUTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER, FROM WHICH A TEE POST FOUND AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHEAST 1/4 BEARS SOUTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 2,488.58 FEET;

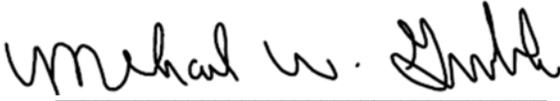
THENCE SOUTH 88 DEGREES 39 MINUTES 25 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,793.45 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 36 MINUTES 19 SECONDS WEST, A DISTANCE OF 2,118.71 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

EXHIBIT "A"

THENCE NORTH 00 DEGREES 40 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 170.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 588,261 SQUARE FEET OR 13.505 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: 08/19/2015



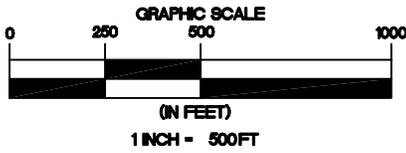
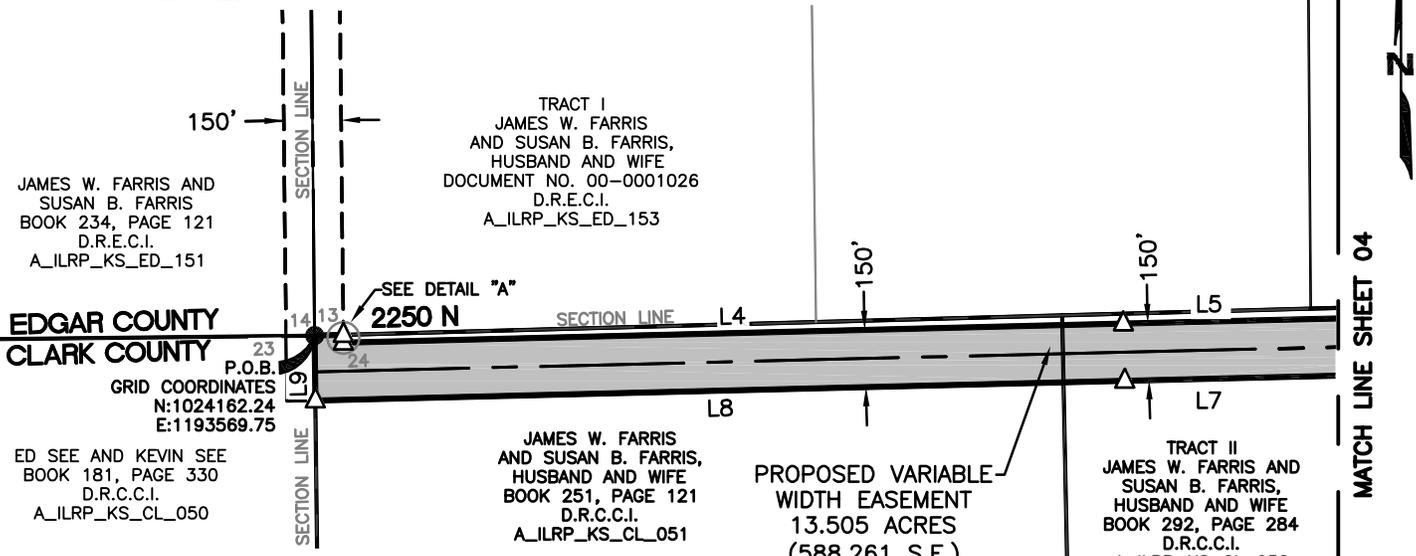
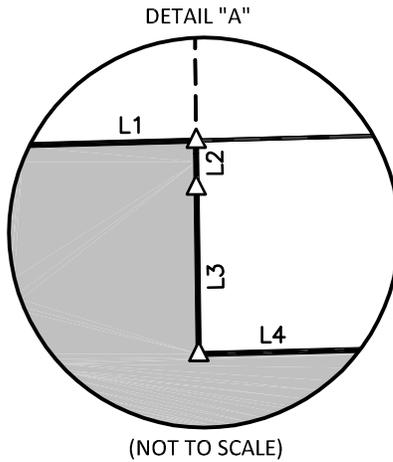


EXHIBIT "A"



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°27'07"E	75.01'
L2	S00°35'45"E	1.19'
L3	S00°40'54"E	19.01'
L4	N88°36'19"E	2041.84'
L5	N88°39'25"E	1794.37'
L6	S01°02'48"E	150.00'
L7	S88°39'25"W	1793.45'
L8	S88°36'19"W	2118.71'
L9	N00°40'54"W	170.02'

SECTION 24
TOWNSHIP 12N
RANGE 11W

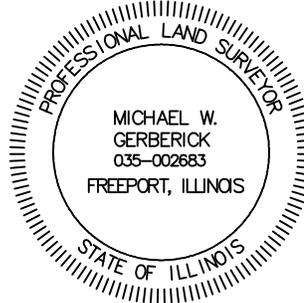


LEGEND

- D.R.C.C.I. DEED RECORDS CLARK COUNTY, ILLINOIS
- D.R.E.C.I. DEED RECORDS EDGAR COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- 5/8" IRON ROD WITH A RED CAP FOUND
- △ CALCULATED POINT
- 2 | 1
11 | 12 TYPICAL SECTION CORNER
- COUNTY LINE
- TRACT LINE
- SECTION LINE
- ===== SUBJECT PROPERTY LINE
- ===== PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT

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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 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/19/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_KS_CL_051
DRAWN BY: AMS



150' TRANSMISSION
LINE EASEMENT
SUGAR CREEK TO KANSAS
SECTION 24, TOWNSHIP 12 NORTH, RANGE 11 WEST
OF THE 2ND PRINCIPAL MERIDIAN
CLARK COUNTY, ILLINOIS

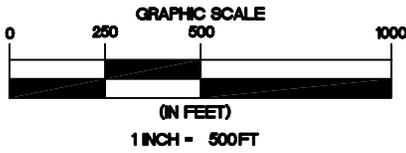
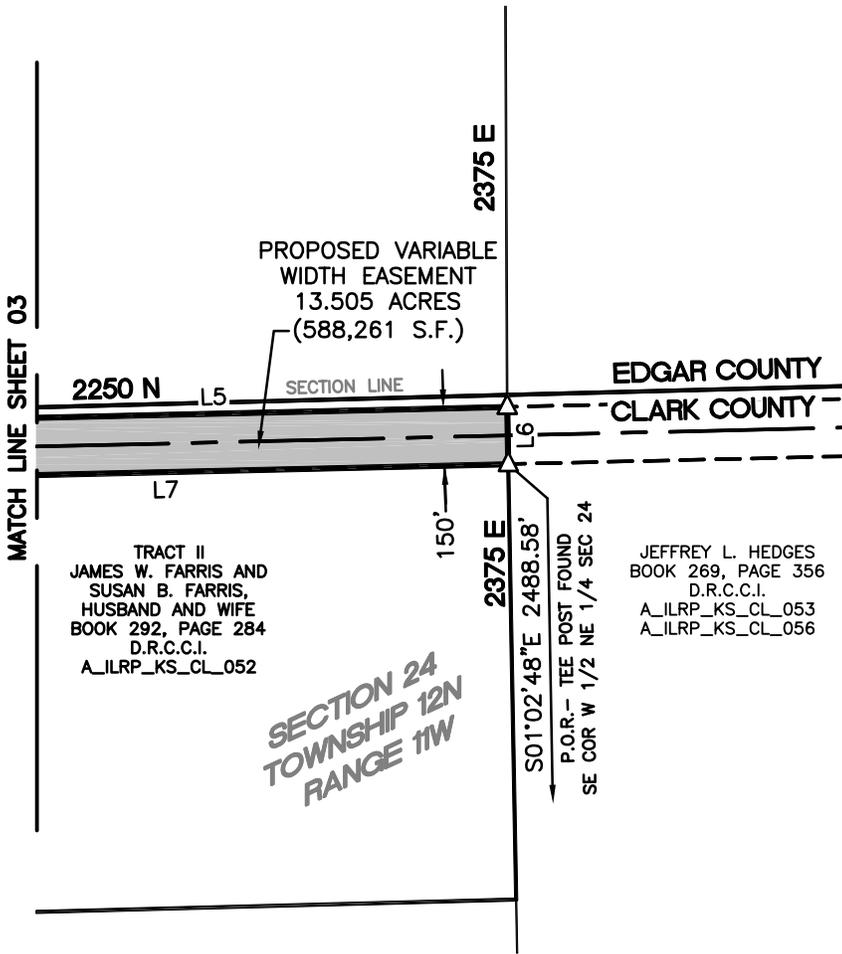


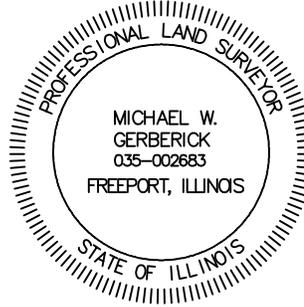
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