



October 6, 2022

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND
FEDEX OVERNIGHT DELIVERY**

**Joseph H. and Codi M. Wissman Joint Revocable Inter Vivos Trust dated April 19, 2016
Codi M. Wissman and
Joseph H. Wissman**

**Re: An Easement on Parcel(s) of Property in Cape
Girardeau County, Missouri, Commonly Known
as:**

Tax Parcel ID: [REDACTED]

Tract No.: [REDACTED]
(as defined below the "Parcel" or Parcels")

Dear Property Owner:

Ameren Services Company is the agent of Ameren Transmission Company of Illinois ("ATXI"). This letter is written on behalf of ATXI in connection with an electric transmission line project (the "Limestone Ridge Project") as described in our earlier correspondence with you.

In order to complete the Limestone Ridge Project, ATXI needs to acquire an easement from you pursuant to the form of easement (the "Easement") enclosed with this letter across a portion of the Parcel or Parcels that you own so that ATXI can install and operate an electric transmission line and related equipment. A legal description of the Easement is attached to the Easement.

ATXI would like to acquire the Easement from you by a mutually agreeable purchase. In the event that you and ATXI cannot come to mutually agreeable terms for the purchase of the Easement, Missouri law authorizes ATXI to use eminent domain to acquire the Easement, subject to determination by a court process of the amount of just compensation due to you.

ATXI hereby offers to purchase the Easement for the sum of \$ [REDACTED]. This amount represents our assessment of full and just compensation, based on the enclosed appraisal explaining the basis of this offer, prepared by a state-licensed or state-certified appraiser using generally accepted appraisal practices. You have the right to obtain your own appraisal from a state-licensed or state-certified appraiser of your choice and you have other rights as provided by Missouri law, as more fully set out in our earlier letter to you.

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Please consider this offer carefully. If you choose to accept the offer, please sign the Easement and date it at the top line thereof, before a notary public authorized to notarize documents in the state and county where you execute the Easement, and have the notary complete the notarization form where indicated. Please also have anyone else who you believe may also be an owner of the Parcel or Parcels sign the Easement as a "Grantor" where shown at the bottom of the form and return one signed, notarized original to: **Contract Land Staff, 555 Washington Ave, Suite 310, Saint Louis, Missouri 63101.**

This offer to purchase the Easement will be held open until **5:00 p.m. Central time on November 10, 2022** (the "Acceptance Deadline"). In the event that before the Acceptance Deadline you sign and deliver the Easement as provided above, we will deliver the above sum to you within thirty (30) days of the undersigned's receipt of the fully executed and notarized Easement.

This offer is made in accordance with Section 523.253 of the Missouri Revised Statutes.

Please direct any response to Tim Barrett, Contract Land Staff, at 314-973-8608 to discuss this matter or the Easement form, or if you have any other questions. If we do not receive the accepted Easement by the Acceptance Deadline, ATXI will assume that it is necessary to pursue acquisition of the Easement by process of eminent domain, as we have mentioned in our earlier correspondence.

Thank you very much for your consideration of this offer.

Sincerely,



Denise Thompson
Sr. Real Estate Agent
Ameren Services Company

Enclosure

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