

**DuMey, Rachael**

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**From:** Clonts, Michael D  
**Sent:** Wednesday, February 24, 2021 1:17 PM  
**To:** Clonts, Michael D  
**Subject:** FW: Community Solar Expansion  
**Attachments:** Attachment 1.2 - Montgomery County Property - ALTA Survey.pdf; 126510Alt2EP100\_RevG.pdf

Note to file:

So far, I've also called both contacts on 2/11, 2/17, and 2/24, leaving messages requesting a callback on the last two calls, with no return emails or callbacks so far.

**Mike Clonts** :: Consulting Engineer, Power Operations Services :: T 314.957.3404 :: C 314.825.6872  
**Ameren Missouri** :: 11149 Lindbergh Business Ct. :: St. Louis, MO 63123

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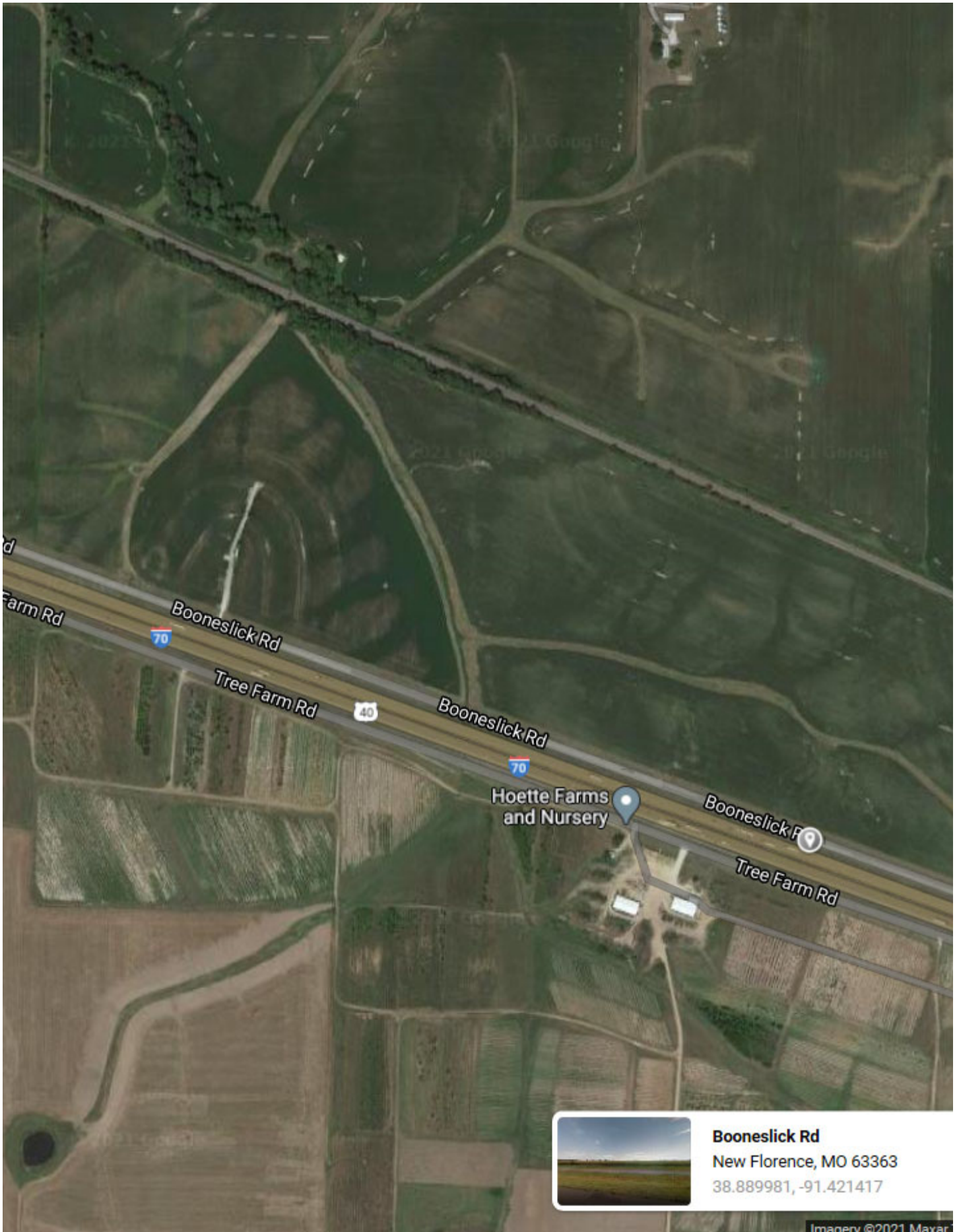
**From:** Clonts, Michael D  
**Sent:** Thursday, February 11, 2021 11:57 AM  
**To:** keyana.holloway@nscorp.com; andrew.vollmer@nscorp.com  
**Cc:** Wibbenmeyer, Scott J <SWibbenmeyer@ameren.com>; Raley, Chad <CRaley@ameren.com>  
**Subject:** Community Solar Expansion

Dear Keyana and Andrew,

My name is Mike Clonts, and I'm the Project Manager for the Ameren Missouri Community Solar Expansion project in Montgomery County. This project will be installing ~ 6 MW of solar panels and associated equipment on a site in Montgomery County, right off I-70 between High Hill and New Florence, MO. Since the Norfolk Southern Railroad is the property owner along the northern boundary of the site, the Missouri Public Service Commission staff has asked us to inform you of the project. Attached is a survey of the property, which shows our property line at the edge of the railroad right of way, as well as a conceptual general arrangement drawing of the equipment to be installed. The closest equipment will be approximately 50 feet from the right of way, with most equipment much farther than that, and we intend to completely stay off the right of way at all times during construction. As such, we do not believe this work will fall into the Public Project category, or in any way affect Norfolk Southern or require Norfolk Southern resources. However, we wanted to reach out, inform you of the project, and confirm that you are in agreement with our assessment and have no concerns. I was given your contact information from our Real Estate/Permitting Department, but if I should be contacting someone else at your organization, please let me know.

Please reply to this email by Monday, 2/15/21, and feel free to call with any questions.

Thanks and best regards,  
Mike Clonts



**Booneslick Rd**  
New Florence, MO 63363  
38.889981, -91.421417

## Exhibit B

**Mike Clonts** :: Consulting Engineer, Power Operations Services :: T 314.957.3404 :: C 314.825.6872  
**Ameren Missouri** :: 11149 Lindbergh Business Ct. :: St. Louis, MO 63123

ALTA/ACSM LAND TITLE SURVEY

ZONED: AGRICULTURAL  
AREA: 91.50 ACRES

Title Commitment Number: YTC1409017

Tract I: (Also recorded in Book 341, page 254, Montgomery County Recorder's Office)

A tract of land being part of the East Half of the Southwest Quarter and part of the Southeast Quarter of said Section 25, thence with the West line of said Section, North the North right of way line of U.S. Interstate 70, thence South 70° 48' East, 2055.9 feet to the point of beginning of the tract herein described, thence departing said right of way line, North 0° 32' East, 1318.3 feet to a point in the Southwest right of way line of the Norfolk and Western Railroad, thence with said right of way line South 66° 30' East, 1488.8 feet to a point in the North line of the South half of said Section 25, thence continuing with said right of way line and with said North line, South 89° 32' East, 65.2 feet to a point, thence South 66° 30' East, 1737.5 feet to a point, thence departing said right of way line, South 8° 46' West, 1047.1 feet to a point in the North right of way line of said Highway 70, thence with said right of way line, North 70° 48' West, 3046.7 feet to the point of beginning.

Tract II: (No record deed provided)

A Tract of land being part of the West Half of Section 25, Township 48 North, Range 5 West, Montgomery County, Missouri, and being described as follows:

Commencing at the Southwest Corner of Section 25; thence along the West line of Section 25, North 01° 53' East 1254.70 feet to an iron rod; thence along the North line of Interstate 70, South 69° 27' East 2022.85 feet to an iron rod at the place of beginning of the said tract of land; thence North 18° 13' West 1663.69 feet to an iron rod; thence along the South line of the Norfolk & Southern Railroad, South 65° 11' East 652.91 feet to an old iron pipe; thence along the West line of a tract of land described in Book 341, Page 254 of the Montgomery County Recorder's Office, South 01° 52' West 1318.06 feet to an old iron pipe; thence along the North line of Interstate 70, North 69° 27' West 31.55 feet to the place of beginning and containing 9.57 acres, more or less.

NEW PROPERTY BOUNDARY DESCRIPTION

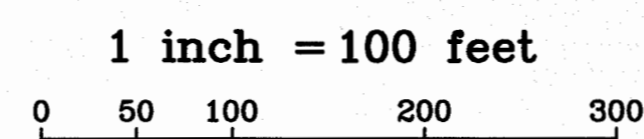
Part of the South Half of Section 25 and part of the North Half of the Northeast Quarter of Section 36, all in Township 48 North, Range 5 West, Montgomery County, Missouri, more particularly described as follows:

From the southwest corner of said Section 25; thence N03°10'10"E, along the west line of said Section 25, 1250.34 feet to a point on the northern right-of-way line of U.S. Interstate 70; thence S70°53'12"E, along the northern line of said right-of-way, 2022.85 feet to the southeasterly corner of a tract of land described by deed of record in Book 592, page 553, Montgomery County Recorder's Office and the POINT OF BEGINNING for this description; thence N19°35'00"W, along the easterly line of said tract, 1664.88 feet to the southwestern right-of-way line of the Norfolk and Southern Railroad; thence S86°33'00"E, along the southwestern line of said railroad right-of-way, 2141.36 feet to a point on the north line of the South Half of the Southeast Quarter of said Section 25; thence S89°32'00"E, along said north line and along the southwestern line of said railroad right-of-way, 65.33 feet; thence S86°33'00"E, along the southwestern line of said railroad right-of-way, 1737.65 feet to iron pipe at the northeastern corner of a tract of land described by deed of record in Book 341, page 254, Montgomery County Recorder's Office; thence S8°46'00"W, along the easterly line of said tract described in Book 341, page 254, 1043.91 feet to a point on the northerly line of said U.S. Interstate 70; thence N70°33'12"W, along the northerly line of said U.S. Interstate 70, 3076.39 feet to the point of beginning. Containing 91.50 acres.

SUBJECT TO easements and restrictions of record.

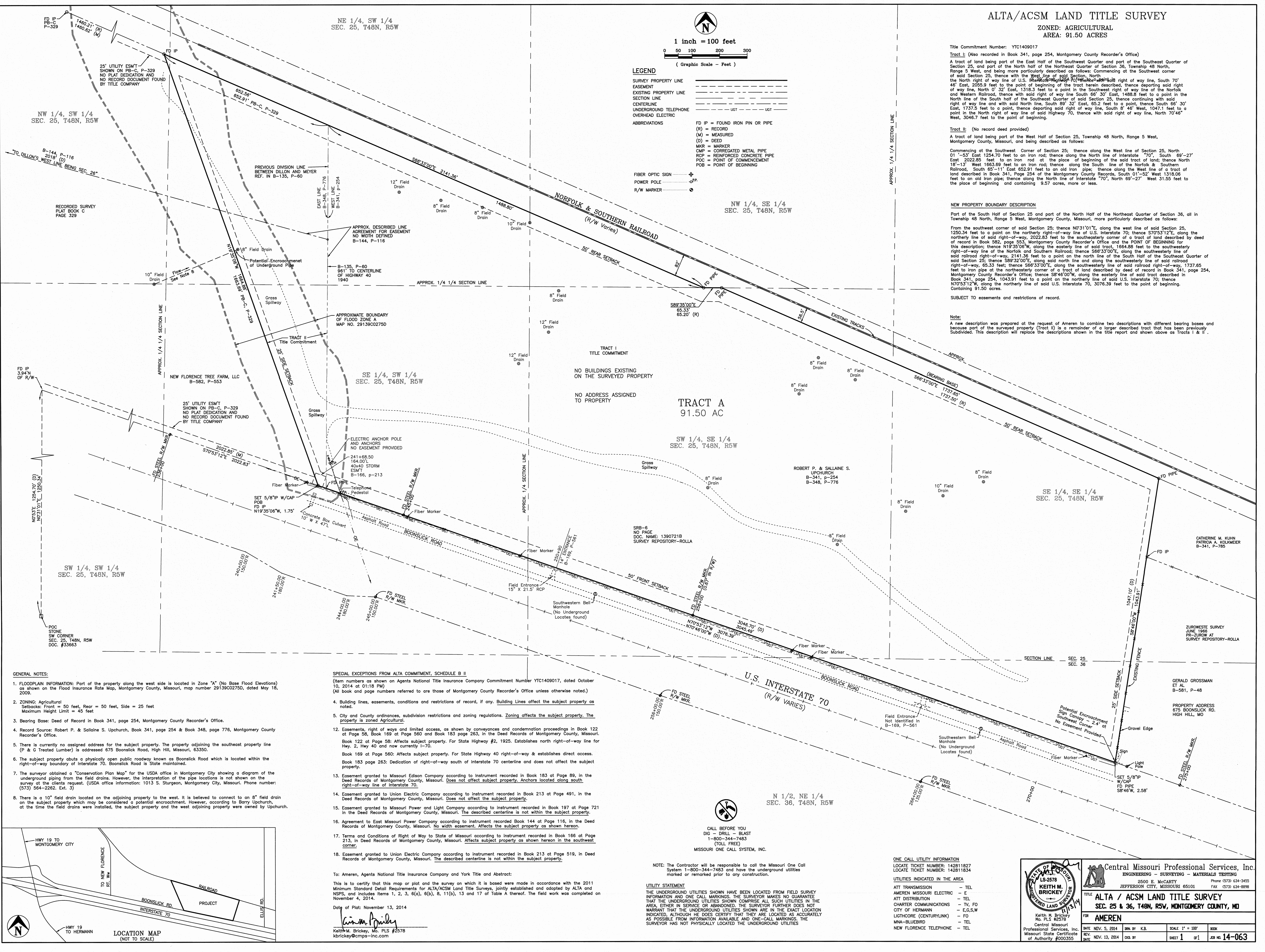
Note:

A new description was prepared at the request of Ameren to combine two descriptions with different bearing bases and because part of the surveyed property (Tract II) is a remainder of a larger described tract that has been previously subdivided. This description will replace the descriptions shown in the title report and shown above as Tracts I & II.



LEGEND

- SURVEY PROPERTY LINE
- EASEMENT
- EXISTING PROPERTY LINE
- SECTION LINE
- CENTERLINE
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- ABBREVIATIONS: FD IP, (R), (M), (D), MKR, CMP, RCP, POC, POB
- FIBER OPTIC SIGN, POWER POLE, R/W MARKER



- GENERAL NOTES: 1. FLOODPLAIN INFORMATION... 2. ZONING: Agricultural... 3. Bearing Base... 4. Record Source... 5. There is currently no assigned address... 6. The subject property abuts a physically open public roadway... 7. The surveyor obtained a 'Conservation Plan Map'... 8. There is a 10" field drain located on the adjoining property to the west...
- SPECIAL EXCEPTIONS FROM ALTA COMMITMENT, SCHEDULE B II: 12. Easements, right of ways and limited access... 13. Easement granted to Missouri Edison Company... 14. Easement granted to Union Electric Company... 15. Easement granted to Missouri Power and Light Company... 16. Agreement to East Missouri Power Company... 17. Terms and Conditions of Right of Way to State of Missouri... 18. Easement granted to Union Electric Company...

NE 1/4, SW 1/4 SEC. 25, T48N, R5W  
NW 1/4, SW 1/4 SEC. 26, T48N, R5W  
SW 1/4, SW 1/4 SEC. 25, T48N, R5W

NEW FLORENCE TREE FARM, LLC B-582, P-553

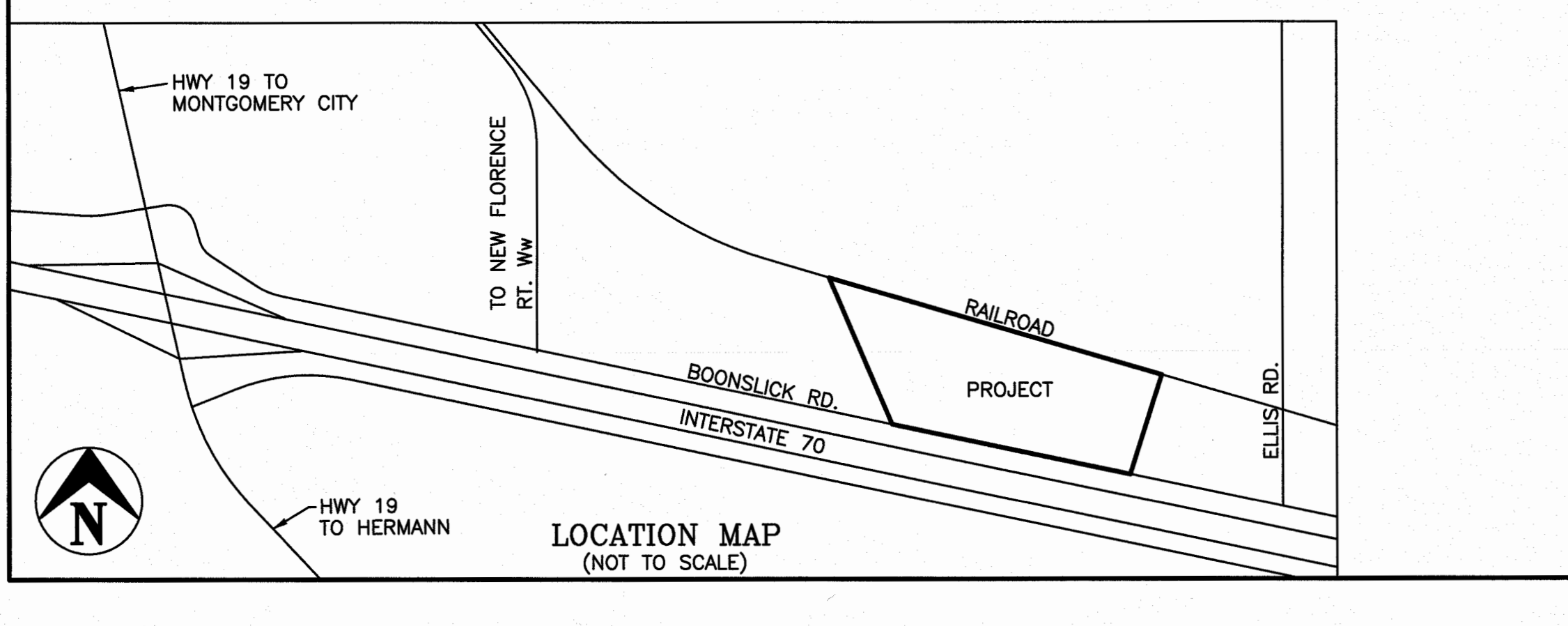
ROBERT P. & SALLAINE S. UPCHURCH B-341, P-254 B-348, P-776

CATHERINE M. KUHN PATRICK A. KOKEMEIER B-341, P-785

ZURWESTE SURVEY JUNE 1966 PR-ZURW AT SURVEY REPOSITORY-ROLLA

GERALD GROSSMAN ET AL B-561, P-48

PROPERTY ADDRESS 675 BOONSLICK RD. HIGH HILL, MO



NOTE: The Contractor will be responsible to call the Missouri One Call System 1-800-344-7483 and have the underground utilities marked or remarked prior to any construction.

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND ONE CALL MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND ONE-CALL MARKINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

ONE CALL UTILITY INFORMATION  
LOCATE TICKET NUMBER: 142811827  
LOCATE TICKET NUMBER: 142811834

UTILITIES INDICATED IN THE AREA:  
ATT TRANSMISSION - TEL  
AMEREN MISSOURI ELECTRIC - E  
ATT DISTRIBUTION - TEL  
CHARTER COMMUNICATIONS - TV, FO  
CITY OF HERMANN - E.G.S,W  
LITCHCORE (CENTURYLINK) - FO  
MNA-BLUESIRO - TEL  
NEW FLORENCE TELEPHONE - TEL

**Central Missouri Professional Services, Inc.**  
ENGINEERING - SURVEYING - MATERIALS TESTING  
2500 E. McCARTY Phone (573) 634-3455  
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE: ALTA / ACSM LAND TITLE SURVEY  
SEC. 25 & 36, T48N, R5W, MONTGOMERY COUNTY, MO  
FOR: AMEREN  
DATE NOV. 5, 2014  
REV. DATE NOV. 13, 2014  
DRAWN BY K.B.  
CHECKED BY  
SCALE 1" = 100'  
SHEET 1 OF 1  
JOB NO. 14-063

# Exhibit B

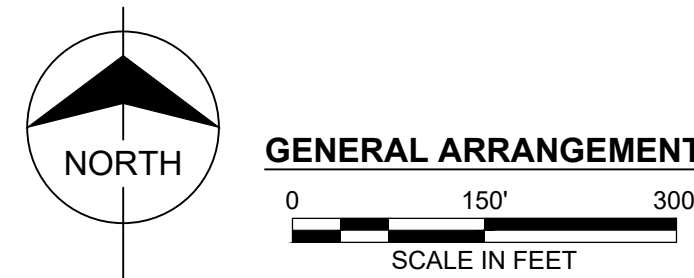
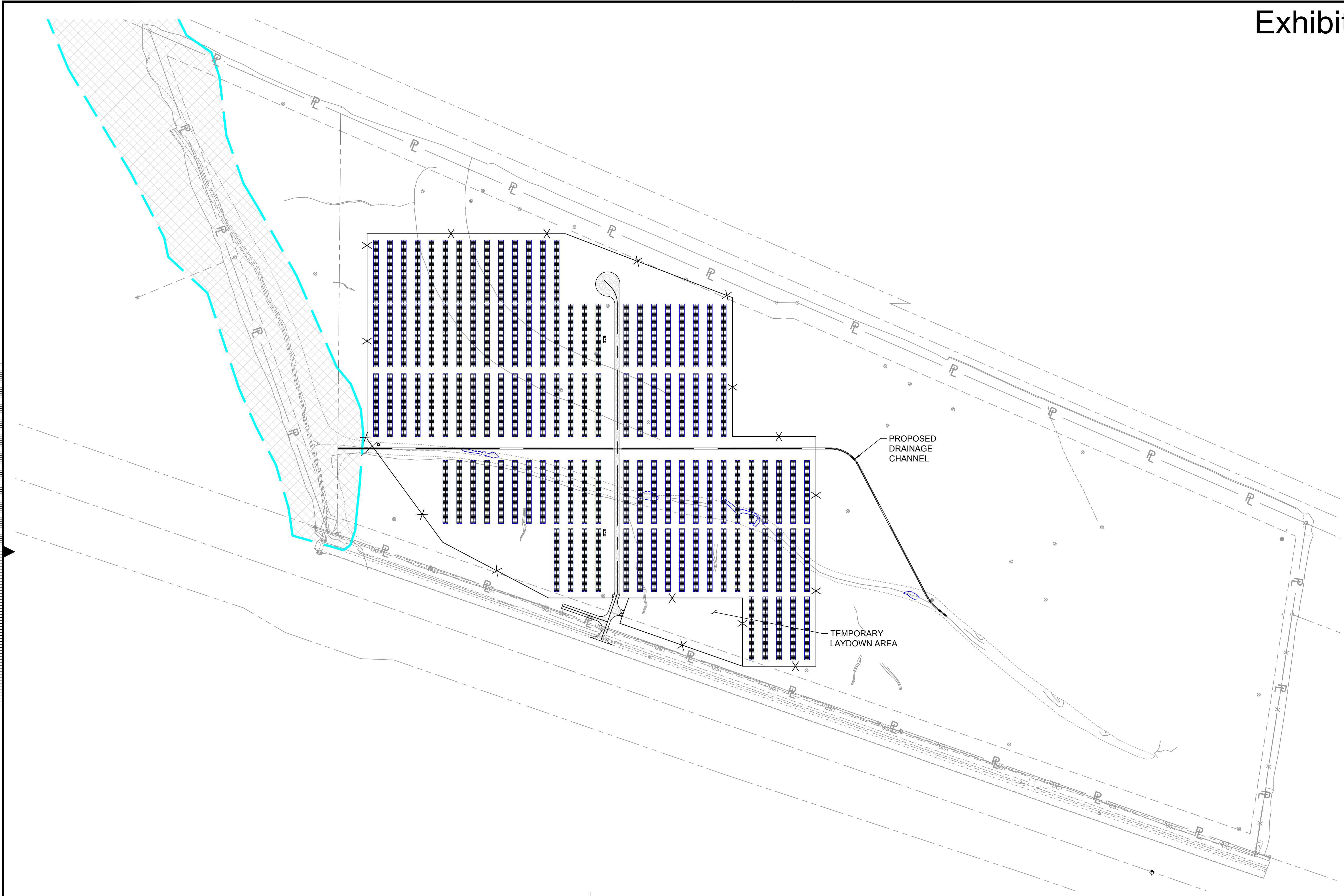
SYSTEM DESCRIPTION (SITE TOTAL)	
INVERTER CAPACITY (AC)	5.88 MW
SOLAR CAPACITY (DC)	6.53 MW
AC COLLECTION SYSTEM VOLTAGE	34.5 kV
DC SYSTEM VOLTAGE	1,500 V
TOTAL MODULES	12,204
MODULES PER STRING	36
STRINGS PER INVERTER	48
TOTAL INVERTER SKIDS	2
TOTAL INVERTERS	7
1ST YEAR EXPECTED ENERGY (PV ONLY)	-

DESIGN PARAMETERS	
GROUND COVER RATIO	36%
RACKING	SINGLE AXIS TRACKER
ROW TO ROW SPACING	43.58'
NO. OF 3-STRING TRACKERS	113
FENCE SETBACKS	50' FROM PROPERTY LINE
SOLAR EQUIPMENT SETBACKS	20' MIN. FROM FENCE

MODULE PARAMETERS	
MAKE	TRINA
MODEL #	TSM-DEG19C.20
POWER RATING	535 W

INVERTER PARAMETERS	
MANUFACTURER	TMEIC SOLAR WARE NINJA
MODEL #	PVU-L0840GR
POWER RATING	3360/2520 kVA
POWER RATING @ 44°C	3132/2349 kVA

- NOTE:**
- THIS DRAWING IS CONCEPTUAL IN NATURE AND FOR PLANNING PURPOSES ONLY.
  - THIS DRAWING REPRESENTS ONE PROPOSED LAYOUT AND IS SUBJECT TO CHANGE BASED ON DETAILED DESIGN, AS WELL AS ACTUAL SITE CONDITIONS.
  - SITE TO INCLUDE 16' ACCESS ROAD.
  - TURNING RADIUS ON ROADS TO BE 30' TYPICAL.
  - ALL LAYDOWN AREAS SHOWN ARE TEMPORARY. LAYDOWN AREAS SHOWN WILL BE GRAVEL DURING PRE-CONSTRUCTION AND THEN RETURNED TO DEMOBILIZATION.



**PRELIMINARY - NOT FOR CONSTRUCTION**

no.	date	by	ckd	description	no.	date	by	ckd	description
E	10/29/20	TAS	GGR	REVISED ROADS					
D	10/23/20	TAS	GGR	ADDED TRACKERS					
C	10/13/20	TAS	GGR	UPDATED LAYOUT					
B	10/05/20	TAS	GGR	ISSUED FOR REVIEW	G	01/21/21	TBS	TBS	REVISED POI CAPACITY
A	09/28/20	TAS	GGR	ISSUED FOR REVIEW	F	12/17/20	TAS	GGR	REVISED LAYOUT FOR NEW TRACKER AND MODULE

**BURNS MEDONNELL**  
 9400 WARD PARKWAY  
 KANSAS CITY, MO 64114  
 816-333-9400

designed: G. REASOR  
 detailed: T. SCHWAB

**Ameren**  
 MONTGOMERY COUNTY, MISSOURI

AMEREN - COMMUNITY SOLAR GENERAL ARRANGEMENT

project: \_\_\_\_\_ contract: \_\_\_\_\_

drawing: **ALT2EP100** - rev. **G**

sheet 1 of 1 sheets  
 file 126510AI2EP100.dwg