



Grand Tower Crossing Project
1901 Chouteau Avenue
PO Box 66149, MC 700
St. Louis, MO 63103-6149
Ameren.com

Date

Landowner Name

Address

Address

Parcel ID: <Parcel ID>, Perry County

Easement Number: <Easement Number>

RE: Grand Tower Crossing Project (Project) – Real Estate Easement Acquisition

Dear Landowner,

Ameren Transmission Company of Illinois (ATXI), in collaboration with Ameren Illinois (AIC) and Citizens Electric Corporation recognize the importance of keeping valued customers and community members informed about the Grand Tower Crossing Project (Project). After listening, reviewing and considering input from landowners, community members, interested agencies and local officials, ATXI submitted an application on May 1, 2025, to the Missouri Public Service Commission (Mo PSC) in Docket No. EA-2025-0222 for a Certificate of Convenience and Necessity and other necessary approvals for the Project.

Project Description

The Project is construction of a new approximate 4-mile, 138 kV transmission line to connect Citizens Electric's existing Wittenberg substation in Perry County, Missouri, across the Mississippi River to a new Jenkins substation near Ameren Illinois' existing Grand Tower substation in Jackson County, Illinois. The Project will consist of a steel lattice tower on either side of the river with steel monopoles and associated facilities into each substation that will improve grid reliability for local customers and support continued growth in the area. The new transmission line construction is expected to begin in winter 2027 and anticipated to be in-service by December 2028.

The structures ATXI proposes to use for this Project and the proposed easement area will be large enough to house a 345kV transmission line in the future. At this time, ATXI will not energize the Project to this voltage. ATXI also does not know when such a voltage will be required. If ATXI wishes to increase the voltage in the future, it must request additional authority from the Mo PSC. However, no additional easement rights will be necessary.

As an affected landowner of the Project, we want to provide you with the latest updates concerning the project and expected next steps including survey and easement acquisition along your parcel(s).

Proposed Easement

ATXI seeks to reach a fair and reasonable agreement for the purchase of an easement or other land rights for the Project that will be placed on land you own in Perry County, Missouri.

The easement is a legal document that authorizes ATXI to take certain actions on your property. Please review it carefully. Your decision to sign this document reflects your voluntary agreement to be bound by its terms.

The easements needed for the Project will be 150-feet in width for the monopole structures and 600-feet in width for the steel lattice tower structures to allow our team access for construction, operation, and maintenance of the transmission line. This easement will not change your status as the owner of the property, but will affect your land rights.

Third Party Rights: ATXI seeks to include in the easement authorization for it to allow third-parties to utilize the Facilities. This includes, but is not limited to, allowing other electric utilities to utilize ATXI fiber optic to facilitate the transmission of electricity and may also allow third-party telecommunication providers to install additional lines or receivers to provide telecommunication service on the structures installed as part of the Project. If this language is included in the easement, it permits ATXI to contract with these third-parties to utilize the Facilities. However, those non-electric utility third-parties must obtain their own easements from you prior to utilizing the Facilities. § 523.283 RSMo.

Next Steps

ATXI must survey the property on which the project will be placed. The survey data we collect will help our engineers determine the final design and structure locations and will help to minimize impacts to cultural and biological resources during construction. The survey conducted on your parcel also helps to understand and address concerns or unique property features that may be present.

Enclosed is the Easement Package that contains the following documentation for your review and signature:

1. **Parcel Aerial Map(s)** – This is a visual representation of your parcel including proposed access to the easement corridor.
2. **Right of Entry Form** and self-addressed stamped envelope – This will allow entry to your property to perform the necessary surveys and studies for Engineering to finalize design.
3. **Value Form, Receipt, Closing Statement, and Designation of Funds** – This statement memorializes the payment ATXI is offering in exchange for the properly executed easement and tax reporting documents. Once the required information is returned, we will issue a check to the parties indicated on this statement once the W-9 information is verified with the IRS.
4. **Easement (Electric Transmission) – Sign in the presence of a Notary Public** - This legal document contains the bundle of easement rights needed to construct, operate, and maintain the transmission line, in addition to authorizing ATXI to allow third-party utilities to utilize the Facilities. The Grantor has been identified by a title search on your property. The easement exhibit establishes the easement acreage across your parcel. Please contact us if you have any questions about the notary process, including where to find a notary in your area.
5. **Pre-Construction Damage Release** – This is an optional incentive for landowners to have crop damage paid for prior to construction at the full 150-foot width verses actual damages calculated post construction.
6. **Pre-paid Damage Compensation Worksheet** – This statement memorializes the pre-paid damage payment ATXI is offering based on the existing land use. If your property is farmland with a lease agreement in place, please indicate the party (farm tenant) that will receive the crop loss damage payment. Once the required information is returned, Ameren will issue a check to the parties indicated on this statement once the W-9 information is verified with the IRS.
7. **Memorandum of Pre-construction Damage Release Form** – This form will be recorded with the County Clerk to put potential buyers or anyone looking into the parcels that were paid prepaid damages, on notice that the current landowner was paid prepaid damages for the project.
8. **W-9 Form** – This is a required tax reporting document for each party receiving easement or pre-paid damage compensation. The information provided on this form should match your income tax return form exactly it will be submitted to the IRS for verification prior to compensation issued to the parties. Easement consideration is reported to the IRS as 1099-S; pre-paid crop damage is reported as MISC-3; other property damage is not taxable.
9. **Special Conditions Form** – This is a form that is completed by landowners to explain safety and usage of the parcel to ATXI.

A land agent from Volkert, a real estate consultant firm retained on behalf of ATXI, will begin contacting landowners in the coming weeks to further discuss the project including surveying, easement documents, property access, compensation, construction and restoration. Volkert land agents will explain in detail what these activities involve and can answer any specific questions you may have. We welcome you to reach out to us at the contact below to discuss the matter or to arrange a time to do so that works best for you.

If you choose to sign the documents, please return the original executed documents to Volkert for review and recording in Perry County.

Volkert
Attention: Lauren Callico
4 Industrial Dr.
Freeburg, IL 62243

Contact Us

If you have questions or would like to share additional information about your property, please contact our real estate consultant firm, Volkert, at 618-381-7067, or by email connect@grandtowercrossing.com. Thank you for your time and feedback as we develop this important project to improve energy reliability for local customers in Perry County and the surrounding region.

Sincerely,

Sr. Real Estate Agent - Ameren Transmission
Ameren Services Company

JLS