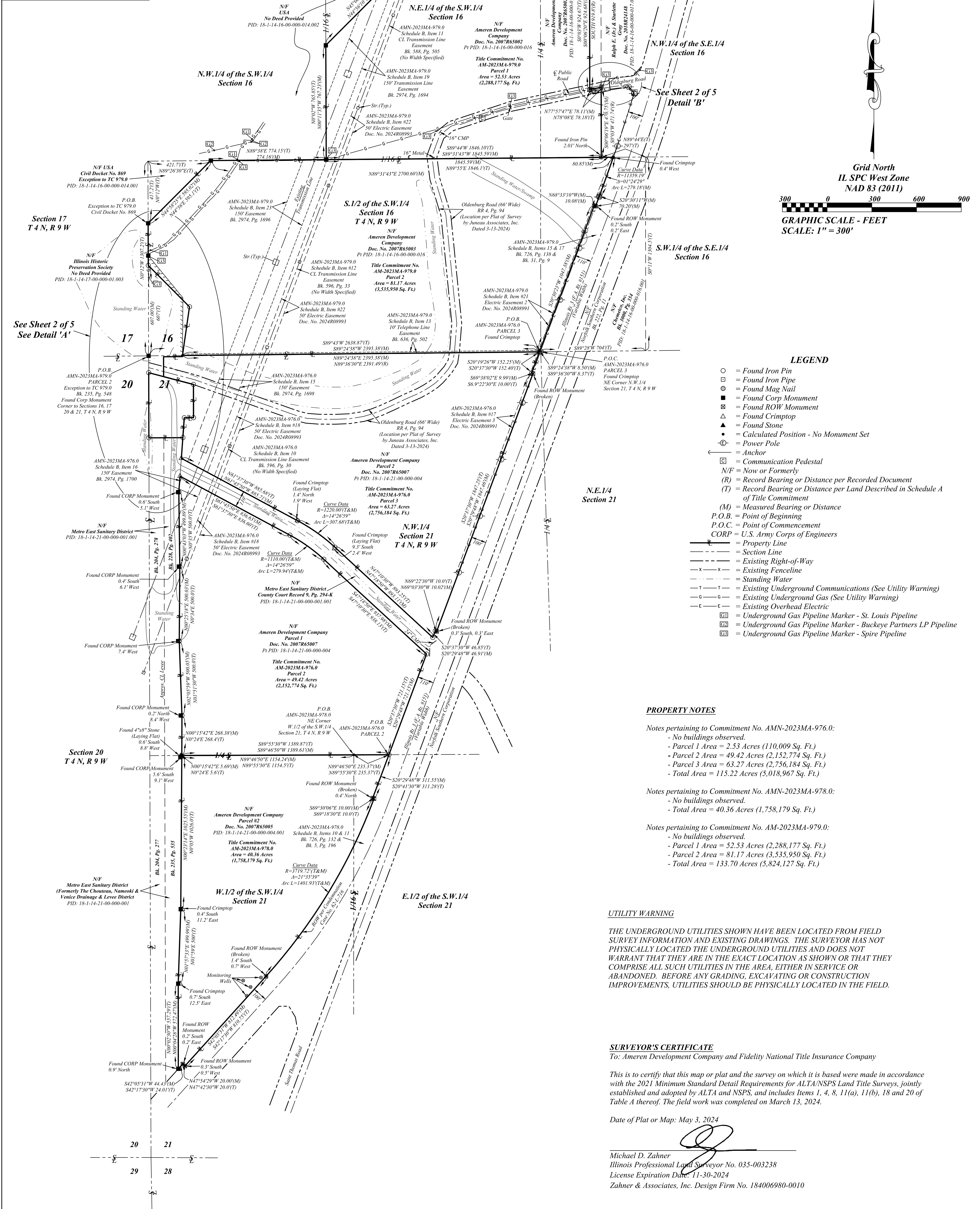

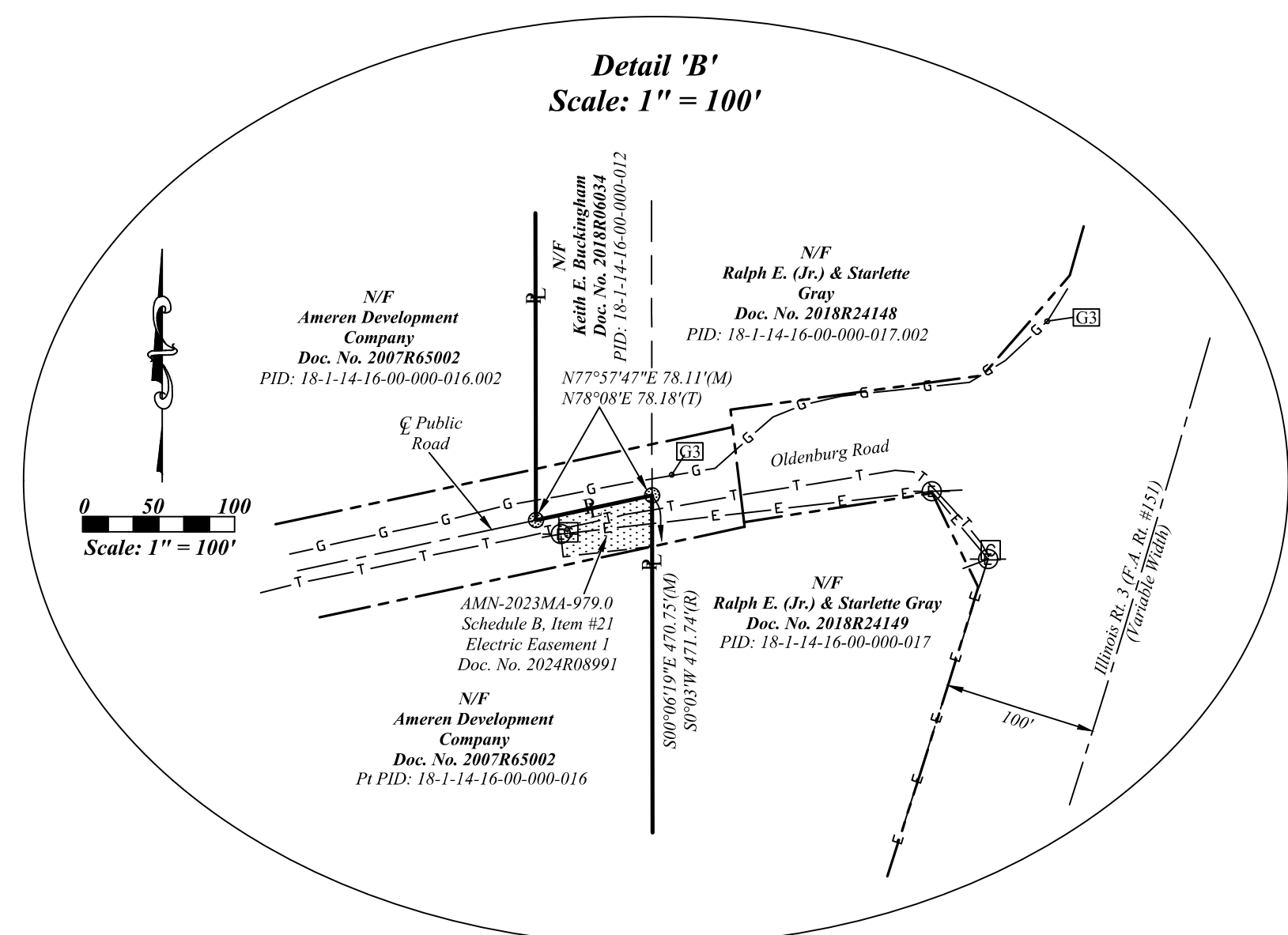
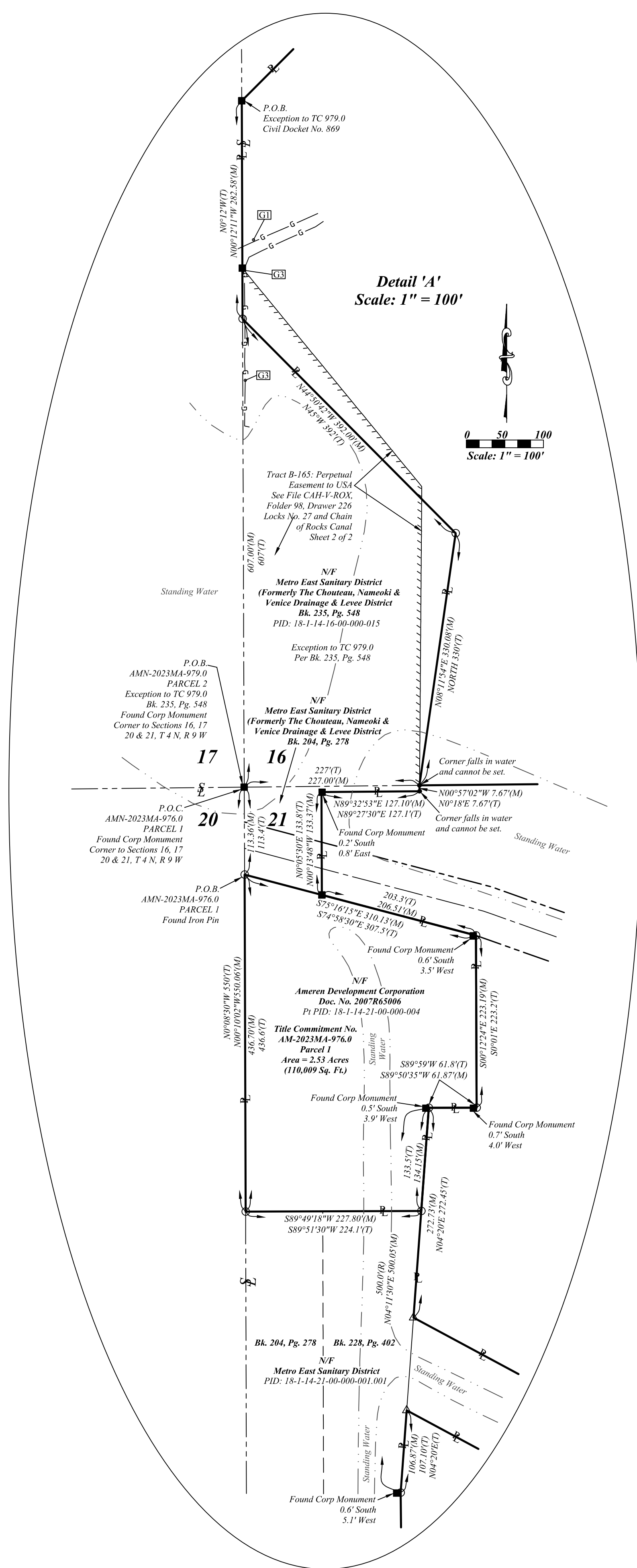


"ALTA/NSPS Land Title Survey"  
Prepared for Ameren Development Company  
and  
Fidelity National Title Insurance Company  
Being part of Sections 16 and 21, all in Township 4 North, Range 9 West of  
the Third Principal Meridian in Madison County, Illinois



Job No.: AM23624 Lewis & Clark Boundary Survey		<b>"ALTA/NSPS Land Title Survey"</b>  Being part of Sections 16 & 21, all in T 4 N, R 9 W of the 3rd P.M. in Madison County, Illinois	Date	By	Notes		<b>Zahner &amp; Associates, Inc.</b> Professional Land Surveyors Michael D. Zahner, LS No. 035-003238 200 Zahner Place Perryville, MO 63775 (573) 547-1771 zahner@zahnerinc.com Illinois Professional Design Firm No. 184006980-0010
File No.: AM23624 ALTA MA-976.0, 978.0 & 979.0			05/03/2024	LH	Initial Release		
Drawn By: LH	Reviewed By: MZ/DJH						
Parcel No: 18-1-14-16-00-000-016 & 016.002 and 18-1-14-21-00-000-004 & 004.001							
Madison County, Illinois							





05/03/2024

Job No.: AM23624 Lewis & Clark Boundary Survey	
File No.: AM23624 ALTA MA-976.0, 978.0 & 979.0	
Drawn By: LH	Reviewed By: MZ/DJH
Parcel No: 18-1-14-16-00-000-016 & 016.002 and 18-1-14-21-00-000-004 & 004.001	
Madison County, Illinois	

**"ALTA/NSPS Land Title Survey"**

**Being part of Sections 16 & 21,  
all in T 4 N, R 9 W of the 3rd P.M.  
in Madison County, Illinois**

Date	By	Notes
05/03/2024	LH	Initial Release



**Zahner & Associates, Inc.**  
Professional Land Surveyors  
Michael D. Zahner, LS No. 035-003238  
200 Zahner Place  
Perryville, MO 63775  
(573) 547-1771  
zahner@zahnerinc.com  
Illinois Professional Design Firm  
No. 184006980-0010



Information for  
Title Commitment No. AMN-2023MA-976.0  
Parcel ID No. 18-1-14-21-00-000-004

NOTES CORRESPONDING TO SCHEDULE B, PART II

Fidelity National Title Insurance Company Commitment No. AMN-2023MA-976.0, Effective Date: April 12, 2024

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records. **All visible possible encroachments known or observed from field survey are shown hereon.**
2. Any encroachment, encumbrance, violation, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **All visible possible encroachments known or observed from field survey are shown hereon.**
3. Easements, or claims of easements, not shown by the public records. **All easements known to the surveyor are shown hereon.**

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not a survey matter.**

5. Taxes or special assessments which are not shown as existing liens by the public records. **Not a survey matter.**

6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, its pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy. **Not a survey matter.**

7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease. **None known to the surveyor at the time of survey.**

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2023 and thereafter.

2022 taxes in the amount of \$4,421.68 are paid  
PERMANENT TAX NUMBER: 18-1-14-21-00-000-004

Not a survey matter:

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment. **Not a survey matter.**

3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, tile systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises. **All visible possible encroachments known or observed from field survey are shown hereon.**

4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes. **Shown hereon.**

5. Confirmed Special Assessments, if any, not certified to by the Company. **Not a survey matter.**

6. Financing Statements, if any, not certified to by the Company. **Not a survey matter.**

7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 18-1-14-21-00-000-004

Ameren Development Company  
1901 Chautau Ave./ PO Box 66149 MC 210  
St. Louis, MO 63166

Not a survey matter:

8. The subject property does not appear to have access to a public right of way and is therefore landlocked. This commitment does not propose to insure access rights, nor will any policy issued insure access rights, unless a search of the land over which any access rights are located is conducted. **Road right-of-ways are shown hereon.**

9. Reservation and Condition of private road as contained in Deed dated December 10, 1924 and recorded December 22, 1924 in Book 528 Page 277 made by Balfour L. Oibert and Isabel Alice Oibert to John W. Oibert recorded in the Madison County Recorder's Office. **May or may not the effect subject property, location cannot be plotted due to ambiguous description.**

10. Note for informational purposes only: Easement for Right of Way dated March 2, 1927 and recorded June 27, 1927 in Book 596 Page 30 made by John W. Oibert and Lena Oibert to East St. Louis Light & Power Company recorded in the Madison County Recorder's Office. **Applies to an affects the subject property, and is shown hereon.**

11. Easement for Right of Way dated November 10, 1928 and recorded December 27, 1928 in Book 622 Page 309 made by B. L. Oibert and J. W. Pibert to Frank H. Sullivan recorded in the Madison County Recorder's Office. **May or may not the effect subject property, location cannot be plotted due to ambiguous description.**

12. Assignment of Right of Way and Easement dated April 24, 1929 and recorded April 26, 1926 in Book 627 Page 421 made by Frank H. Sullivan to Mississippi River Fuel Corporation recorded in the Madison County Recorder's Office. **May or may not the effect subject property, location cannot be plotted due to ambiguous description.**

Note: References Book 622 Page 309.

13. Easement for Right of Way, dated September 7, 1929 and recorded May 4, 1931 in Book 658 Page 88 made by J. W. Oibert and B. L. Oibert to East St. Louis Light & Power Company recorded in the Madison County Recorder's Office. **May or may not the effect subject property, location cannot be plotted due to ambiguous description.**

14. Easement for Right of Way, dated February 1, 1940 and recorded February 21, 1940 in Book 726 Page 252 made by B. L. Oibert and Alice I. Oibert to Union Electric Company of Illinois recorded in the Madison County Recorder's Office. **May or may not the effect subject property, location cannot be plotted due to ambiguous description.**

15. Easement dated April 30, 1974 and recorded May 7, 1974 in Book 2974 Page 1698 made by Union Colliery Company to Union Electric Company recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

16. Easement dated April 30, 1974 and recorded May 7, 1974 in Book 2974 Page 1700 made by Union Colliery Company to Union Electric Company recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

17. Easement dated April 3, 2024 and recorded April 9, 2024 as Document No. 2023R08991 made by Ameren Development Company to Ameren Illinois Company db/a Ameren Illinois recorded in the Madison County Recorder's Office. **Applies to and affects the subject property, and is shown hereon.**

18. Easement dated April 3, 2024 and recorded April 9, 2024 as Document No. 2023R08993 made by Ameren Development Company to Ameren Illinois Company db/a Ameren Illinois recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

19. Existing unrecorded leases, if any, and all rights thereto and all acts done or suffered hereunder by any lessee or by any party claiming by, through or under said lease or leases. **None known to the surveyor at the time of survey.**

20. Upon a conveyance or grant of easement affecting the subject property, we should be furnished with the proper documentation, including, if applicable, property executed resolutions, authorizing the execution of the documents of transfer or easement grant. **Not a survey matter.**

RECORD DESCRIPTION

According to Fidelity National Title Insurance Company Commitment No. AMN-2023MA-976.0, Effective Date: December 18, 2023, title to the Fee Simple estate or interest in the land is at the Commitment Date vested in: Ameren Development Company, a Missouri Corporation

The land is described as follows:

A TRACT OF LAND IN THE NORTHWEST QUARTER SECTION 21, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 21, WHICH IS SOUTH 0 DEGREES 08 1/2 MINUTES EAST 113.4 FEET FROM AN IRON PIN MARKING THE CORNER COMMON TO SECTIONS 16, 17, 20 AND 21; THENCE ALONG THE SOUTH SIDE OF PUBLIC ROAD SOUTH 74 DEGREES 58 1/2 MINUTES EAST 307.5 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES EAST 223.2 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES WEST, 61.8 FEET; THENCE SOUTH 4 DEGREES 20 MINUTES WEST 133.5 FEET; THENCE SOUTH 89 DEGREES 51 1/2 MINUTES WEST 224.1 FEET TO THE WEST LEVEE RIGHT-OF-WAY LINE WHICH IS ALSO THE LINE COMMON TO SECTIONS 20 AND 21; THENCE NORTH 0 DEGREES 08 1/2 MINUTES WEST 436.6 FEET ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING IN MADISON COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF MADISON IN THE STATE OF ILLINOIS.

AND ALSO

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 21 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE #151; THENCE SOUTH 69°-55'-1/2" WEST FROM SAID BEGINNING POINT AND ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 21 A DISTANCE OF 1,389.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CHOULEAU, NAMOKI & VENICE DRAINAGE & LEVEE DISTRICT WHICH SAID LINE IS ALSO THE EAST RIGHT-OF-WAY LINE OF PERPETUAL EASEMENT TO OVERFLOW PERMANENTLY AND INTERMITTENTLY TO THE UNITED STATES OF AMERICA; THENCE NORTH 0°-24' EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 268.4 FEET; THENCE NORTH 01°-51'-1/2" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 300.0 FEET; THENCE NORTH 0°-34' EAST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 500.0 FEET; THENCE NORTH 0°-35' WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 107.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHOULEAU, NAMOKI & VENICE DRAINAGE & LEVEE DISTRICT; THENCE SOUTH 61°-32'-1/2" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 836.60 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG THE CURVE TO THE RIGHT HAVING A RADIOS OF 1,110.0 FEET AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 279.94 FEET TO A POINT OF TANGENT; THENCE SOUTH 47°-10'-1/2" EAST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 938.13 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE #151; THENCE SOUTH 20°-37'-1/2" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 721.15 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE #151, WHICH SAID POINT IS LOCATED 8.37 FEET SOUTH 89°-36'-1/2" WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 20°-37'-1/2" WEST FROM SAID BEGINNING POINT AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID F.A. ROUTE #151 A DISTANCE OF 132.40 FEET; THENCE SOUTH 69°-52'-1/2" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.0 FEET; THENCE SOUTH 20°-37'-1/2" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,847.23 FEET; THENCE NORTH 69°-22'-1/2" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.0 FEET; THENCE SOUTH 20°-37'-1/2" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 46.85 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF THE RIGHT-OF-WAY LINE A DISTANCE OF 46.85 FEET; THENCE NORTH 47°-10'-1/2" WEST ALONG SAID NAMEOKI & VENICE DRAINAGE & LEVEE DISTRICT; THENCE NORTH 47°-10'-1/2" WEST CONTINUING WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIIUS OF 1,200.0 FEET A DISTANCE OF 307.68 FEET TO A POINT OF TANGENT; THENCE NORTH 61°-37'-1/2" WEST AND CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHOULEAU, NAMOKI & VENICE DISTRICT A DISTANCE OF 883.68 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHOULEAU, NAMOKI & VENICE DRAINAGE & LEVEE DISTRICT WHICH SAID LINE IS ALSO THE EAST RIGHT-OF-WAY LINE OF A PERPETUAL EASEMENT TO OVERFLOW PERMANENTLY AND INTERMITTENTLY TO THE UNITED STATES OF AMERICA; THENCE NORTH 04°-20' EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 272.45 FEET; THENCE NORTH 0°-01' WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 61.8 FEET; THENCE NORTH 0°-40' WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 235.2 FEET; THENCE NORTH 0°-58'-1/2" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 205.3 FEET; THENCE NORTH 0°-05'-1/2" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 133.8 FEET; THENCE NORTH 89°-27'-1/2" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 127.1 FEET; THENCE NORTH 0°-18' EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 7.67 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 89°-36'-1/2" EAST ALONG SAID LINE A DISTANCE OF 2,391.49 FEET TO THE POINT OF BEGINNING.

Job No.: AM23624 Lewis & Clark Boundary Survey	
File No.: AM23624 ALTA MA-976.0, 978.0 & 979.0	
Drawn By: LH	Reviewed By: MZ/DJH
Parcel No: 18-1-14-16-00-000-016 & 016.002 and 18-1-14-21-00-000-004 & 004.001	
Madison County, Illinois	

"ALTA/NSPS Land Title Survey"

Being part of Sections 16 & 21,  
all in T 4 N, R 9 W of the 3rd P.M.  
in Madison County, Illinois

Date	By	Notes
05/03/2024	LH	Initial Release



Zahner & Associates, Inc.

Professional Land Surveyors

Michael D. Zahner, L.S. No. 035-003238

200 Zahner Place  
Perryville, MO 63775  
(573) 547-1771  
zahner@zahnerinc.com  
Illinois Professional Design Firm  
No. 1840006980-0010



Information for  
Title Commitment No. AMN-2023MA-978.0  
Parcel ID No. 18-1-14-21-00-000-004.001

NOTES CORRESPONDING TO SCHEDULE B, PART II

Fidelity National Title Insurance Company Commitment No. AMN-2023MA-978.0, Effective Date: April 12, 2024

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records. **All visible possible encroachments known or observed from field survey are shown hereon.**
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **All visible possible encroachments known or observed from field survey are shown hereon.**
3. Easements, or claims of easements, not shown by the public records. **All easements known to the surveyor are shown hereon.**
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not a survey matter.**
5. Taxes or special assessments which are not shown as existing liens by the public records. **Not a survey matter.**
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy. **Not a survey matter.**
7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease. **None known to the surveyor at the time of survey.**

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2023 and thereafter.
- 2022 taxes in the amount of \$1,513.56 are paid PERMANENT TAX NUMBER: 18-1-14-21-00-000-004.001
- Not a survey matter.**

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment. **Not a survey matter.**

3. Rights of parties in possession, encroachments, overlaps, exchanges, unrecorded easements, deficiency in quantity of ground, farm drainage systems, tile systems or irrigation systems which would be disclosed by an accurate survey and inspection of the premises. **All visible possible encroachments known or observed from field survey are shown hereon.**

4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes. **Shown hereon.**

5. Confirmed Special Assessments, if any, not certified to by the Company. **Not a survey matter.**

6. Financing Statements, if any, not certified to by the Company. **Not a survey matter.**

7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 18-1-14-21-00-004.001  
Ameren Development Company  
1901 Chateau Ave; PO Box 66149 MC 210  
St. Louis, MO 63166

**Not a survey matter.**

8. The subject property does not appear to have access to a public right of way and is therefore landlocked. This commitment does not propose to insure access rights, nor will any policy issued insure, access rights, unless a search of the land over which any access rights are located is conducted. **Road right-of-ways are shown hereon.**

9. Oil and Gas Lease dated March 23, 1921 and recorded May 3, 1921 in Book 472 Page 193 made by Carl Burgdorf and Anna Burgdorf to W. M. Mitchell, and all rights thereof and all acts done or suffered hereunder by said lessee or by any party claiming by, through or under said lessee, recorded in the Madison County Recorder's Office. **Applies to and affects the subject property, but is blanked in nature and cannot be plotted.**

10. A Dedication of Right of Way for Public Road Purposes dated December 13, 1935 and recorded December 20, 1935 in Book 726 Page 132 made by Carl C. Burgdorf and Anna Burgdorf to The People of the State of Illinois acting by and through the Department of Public Works and Buildings recorded in the Madison County Recorder's Office. **Shown hereon.**

11. Matters of Survey as shown in Survey plat recorded January 9, 1935 in Book 5 Page 196. **Shown hereon.**

12. Right of Way Easement dated May 10, 1940 and recorded May 15, 1940 in Book 802 Page 219 made by Carl Burgdorf and Anna Burgdorf to Union Electric Company of Illinois recorded in the Madison County Recorder's Office. **May or may not the affect subject property, location cannot be plotted due to ambiguous description.**

Note: Partial release recorded as Document 2005R22920. (Note: Document contains 246 pages and can be obtained upon request.)

13. Right of Way Grant dated October 4, 1950 and recorded November 8, 1950 in Book 1239 Page 291 made by Carl Burgdorf and Freda S. Burgdorf to Mississippi River Fuel Corp, recorded in the Madison County Recorder's Office. **Applies to and affects the subject property, but is blanked in nature and cannot be plotted.**

14. Existing unrecorded leases, if any, and all rights thereof and all acts done or suffered thereunder by any lessee or by any party claiming by, through or under said lease or lessees. **None known to the surveyor at the time of survey.**

15. The Company will require the following documents for review prior to the issuance of any title insurance:

- a. A copy of the corporation By-laws and Articles of Incorporation.
- b. An original or certified copy of a resolution authorizing the transaction contemplated herein. Said resolution should evidence the authority of the person(s) executing the conveyance or mortgage.
- c. If the Articles and/or By-laws require approval by a "parent" organization, a copy of the Articles and By-laws of the parent.

**Not a survey matter.**

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

RECORD DESCRIPTION

According to Fidelity National Title Insurance Company Commitment No. AMN-2023MA-978.0, Effective Date: December 28, 2023, title to the Fee Simple estate or interest in the land is at the Commitment Date vested in: Ameren Development Company, a Missouri Corporation

The land is described as follows:

A TRACT OF LAND BEGINNING AT AN IRON PIPE SET FOR THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 89 DEGREES 55 1/2 MINUTES EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 235.17 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF T-4 ROUTE H-51; THENCE SOUTH 20 DEGREES 41 1/2 MINUTES WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 311.28 FEET TO A CONCRETE MONUMENT SET ON A RADIAL LINE WHICH SAID POINT IS DESIGNATED STATION 1282+48.07; THENCE SOUTH 69 DEGREES 18 1/2 MINUTES EAST ALONG SAID RADIAL LINE A DISTANCE OF 10.0 FEET TO A CONCRETE RIGHT OF WAY MONUMENT AND WHICH SAID POINT IS A POINT OF CURVE; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,719.72 FEET A DISTANCE OF 1,401.93 FEET TO A CONCRETE RIGHT OF WAY MONUMENT SET FOR STATION 1296+87.68 AND THE POINT OF TANGENT TO SAID CURVE; THENCE SOUTH 42 DEGREES 17 1/2 MINUTES WEST AND CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 810.73 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE NORTH 47 DEGREES 42 1/2 MINUTES WEST AND CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.0 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE SOUTH 42 DEGREES 17 1/2 MINUTES WEST AND CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 24.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE CHOUTEAU, NAMEOKI AND TENEE DRAINAGE AND LEVEE DISTRICT PLAT BOOK 233 PAGE 535; THENCE NORTH 0 DEGREES 02 1/2 MINUTES WEST ALONG SAID LINE A DISTANCE OF 557.29 FEET; THENCE NORTH 01 DEGREES 59 MINUTES EAST CONTINUING ALONG SAID LINE A DISTANCE OF 506.0 FEET; THENCE NORTH 0 DEGREES 05 MINUTES WEST AND CONTINUING ALONG SAID LINE A DISTANCE OF 1,026.0 FEET; THENCE NORTH 0 DEGREES 24 MINUTES EAST AND CONTINUING ALONG SAID LINE A DISTANCE OF 5.60 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 89 DEGREES 55 1/2 MINUTES EAST ALONG SAID LINE A DISTANCE OF 1,154.5 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF MADISON, STATE OF ILLINOIS.

Job No.: AM23624 Lewis & Clark Boundary Survey	
File No.: AM23624 ALTA MA-976.0, 978.0 & 979.0	
Drawn By: LH	Reviewed By: MZ/DJH
Parcel No: 18-1-14-16-00-000-016 & 016.002 and 18-1-14-21-00-000-004 & 004.001	
Madison County, Illinois	

"ALTA/NSPS Land Title Survey"	
Being part of Sections 16 & 21, all in T 4 N, R 9 W of the 3rd P.M. in Madison County, Illinois	

Date	By	Notes
05/03/2024	LH	Initial Release



**Zahner & Associates, Inc.**  
Professional Land Surveyors  
Michael D. Zahner, L.S. No. 035-003238  
200 Zahner Place  
Perryville, MO 63775  
(573) 547-1771  
zahner@zahnerinc.com  
Illinois Professional Design Firm  
No. 184006980-0010



Information for  
Title Commitment No. AMN-2023MA-979.0  
Parcel ID Nos. 18-1-14-16-00-000-016  
& 18-1-14-16-00-000-016.002

**NOTES CORRESPONDING TO SCHEDULE B, PART II**  
Fidelity National Title Insurance Company Commitment No. AMN-2023MA-979.0, Effective Date: April 12, 2024  
GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records. **All visible possible encroachments known or observed from field survey are shown hereon.**

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **All visible possible encroachments known or observed from field survey are shown hereon.**

3. Easements, or claims of easements, not shown by the public records. **All easements known to the surveyor are shown hereon.**

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not a survey matter.**

5. Taxes or special assessments which are not shown as existing liens by the public records. **Not a survey matter.**

6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, its pendents, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy. **Not a survey matter.**

7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease. **None known to the surveyor at the time of survey.**

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2023 and thereafter.

2022 taxes in the amount of \$5,527.36 are paid

PERMANENT TAX NUMBER: 18-1-14-16-00-000-016

2022 taxes in the amount of \$349.00 are paid

PERMANENT TAX NUMBER: 18-1-14-16-00-000-016.002

Not a survey matter.

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest hereon covered by this commitment. **Not a survey matter.**

3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, title systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises. **All visible possible encroachments known or observed from field survey are shown hereon.**

4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes. **Shown hereon.**

5. Confirmed Special Assessments, if any, not certified to by the Company. **Not a survey matter.**

6. Financing Statements, if any, not certified to by the Company. **Not a survey matter.**

7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 18-1-14-16-00-000-006; 18-1-14-16-00-000-016.002

Ameren Development Company

1901 Chautau Ave./ PO Box 66149 MC 210

St. Louis, MO 63166

Not a survey matter.

8. The subject property does not appear to have access to a public right of way and is therefore landlocked. This commitment does not propose to insure access rights, nor will any policy issued insure, access rights, unless a search of the land over which any access rights are located is conducted. **Road right-of-ways are shown hereon.**

9. Oil and Gas Lease dated April 6, 1921 and recorded May 3, 1921 in Book 472 Page 183 made by Geo. J. Hoehn and Emma Hoehn to W. M. Mitchell, and all rights thereof and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee, recorded in the Madison County Recorder's Office. **Applies to and affects the subject property, location cannot be plotted due to ambiguous description.**

10. Right of Way Permit dated December 27, 1906 and recorded January 19, 1907 in Book 276 Page 613 made by Henry Hoehn to Central Union Telephone Company recorded in the Madison County Recorder's Office. **Does not apply to or affect the subject property.**

11. Easement dated December 23, 1926 and recorded January 26, 1927 in Book 388 Page 505 made by George T. Hoehn and Emma Hoehn to East St. Louis Light & Power Company recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

Note: Partial Release recorded as Document 2005R22920 / Said document contains 246 pages and can be obtained upon request.

12. Easement dated February 28, 1927 and recorded June 27, 1927 in Book 366 Page 33 made by Herman W. Wilkening to East St. Louis Light & Power Company recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

13. Right of Way Grant dated August 30, 1929 and recorded September 4, 1929 in Book 636 Page 502 made by Herman W. Wilkening to Shell Pipe Line Corp. recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon**

14. Right of Way Grant dated September 3, 1929 and recorded September 12, 1929 in Book 636 Page 345 made by George J. Hoehn and Emma Hoehn to Shell Pipe Line Corp. recorded in the Madison County Recorder's Office. **Applies to and affects the subject property, location cannot be plotted due to ambiguous description.**

15. A Declaration of Right of Way for Public Road Purposes dated December 14, 1935 and recorded December 20, 1935 in Book 726 Page 138 made by Herman W. Wilkening and Alice G. Wilkening to People of the State of Illinois recorded in the Madison County Recorder's Office. **Shown hereon.**

16. Release for Freeway dated July 28, 1962 and recorded October 16, 1962 in Book 2177 Page 297 made by Herman W. Wilkening and Alice G. Wilkening to the State of Illinois, Department of Transportation. **Does not apply to or affect the subject property.**

17. Matters of Survey as shown in Right of Way Plat recorded April 24, 1961 in Book 31 Page 9. **Shown hereon.**

18. Matters of Survey as shown in Right of Way Plat recorded October 22, 1952 in Book 23 Page 134. **Does not apply to or affect the subject property.**

19. Easement dated April 30, 1974 and recorded in Book 2974 Page 1694 made by Union Colliery Company to Union Electric Company recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

20. Easement dated April 3, 2024 and recorded April 9, 2024 as Document No. 2024R0890 made by Ameren Development Company to Ameren Illinois Company db/a Ameren Illinois recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

21. Easement dated April 3, 2024 and recorded April 9, 2024 as Document No. 2024R08991 made by Ameren Development Company to Ameren Illinois Company db/a Ameren Illinois recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

22. Easement dated April 3, 2024 and recorded April 9, 2024 as Document No. 2024R08992 made by Ameren Development Company to Ameren Illinois Company db/a Ameren Illinois recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

23. Easement dated April 30, 1974 and recorded in Book 2974 Page 1696 made by Union Colliery Company to Union Electric Company recorded in the Madison County Recorder's Office. **Applies to and affects the subject property and is shown hereon.**

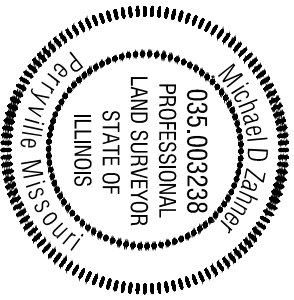
24. Existing unrecorded leases, if any, and all rights thereof and all acts done or suffered thereunder by any lessee or by any party claiming by, through or under said lease or lessees. **None known to the surveyor at the time of survey.**

25. The Company will require the following documents for review prior to the issuance of any title insurance:

a. A copy of the corporation By-laws and Articles of Incorporation.  
b. An original (or certified copy of a resolution authorizing the transaction contemplated herein. Said resolution should evidence the authority of the person(s) executing the conveyance or mortgage.  
c. If the Articles and/or By-laws require approval by a "parent" organization, a copy of the Articles and By-laws of the parent.

Not a survey matter.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.



05/03/2024

RECORD DESCRIPTION

According to Fidelity National Title Insurance Company Commitment No. AMN-2023MA-979.0, Effective Date: December 28, 2023, title to the Fee Simple estate or interest in the land is at the Commitment Date vested in: Ameren Development Company, a Missouri Corporation

The land is described as follows:

ONLY THAT PART LING WEST OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF ILLINOIS STATE ROUTE 3 OF THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE SOUTH 1/2 OF SECTION 16, T. 4 N., R. 9 W., OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET FOR THE NORTHEAST CORNER OF S.W. 1/4 OF SECTION 16; THENCE SOUTH 89°-39' WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 834.36 FEET TO AN IRON PIPE SET FOR THE INTERSECTION OF SAID LINE WITH THE SOUTHEASTERN PROPERTY LINE OF THE UNITED STATES OF AMERICA (DEED RECORD BOOK 1005, PAGE 297); THENCE SOUTH 45°-06' WEST ALONG THE SOUTHEASTERN PROPERTY LINE OF THE UNITED STATES OF AMERICA A DISTANCE OF 871.80 FEET TO AN IRON PIPE SET FOR THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16; THENCE SOUTH 0°-02' EAST ALONG THE WEST LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16, AND ALONG THE EAST PROPERTY LINE OF THE UNITED STATES OF AMERICA, A DISTANCE OF 765.85 FEET TO AN IRON PIPE SET FOR THE SOUTHWEST CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16; THENCE NORTH 89°-44' EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND THE EASTERLY EXTENSION OF SAID LINE A DISTANCE OF 1,846.10 FEET TO A STONE, WHICH SAID POINT IS THE SOUTHEAST CORNER OF THE LAND FORMERLY OWNED BY JACOB C. GILLHAM; THENCE NORTH 0°-03' EAST A DISTANCE OF 471.74 FEET TO A POINT ON THE CENTER LINE OF A PUBLIC ROAD AND WHICH SAID POINT IS ALSO THE SOUTHEAST CORNER OF THE ALICE L. FANCHER TRACT (DEED RECORD BOOK 932, PAGE 375); THENCE SOUTH 78°-08' WEST ALONG THE CENTER LINE OF SAID PUBLIC ROAD AND THE SOUTH LINE OF THE ALICE L. FANCHER TRACT A DISTANCE OF 78.18 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 0°-03' EAST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 924.67 FEET TO A POINT ON THE NORTH LINE OF THE S.E. 1/4 OF SECTION 16, AND WHICH SAID POINT IS THE NORTHWEST CORNER OF THE SAID ALICE L. FANCHER TRACT; THENCE SOUTH 89°-39' WEST ALONG THE NORTH LINE OF THE S.E. 1/4 OF SECTION 16 A DISTANCE OF 329.50 FEET TO THE POINT OF BEGINNING.

AND ALSO

PART OF THE SOUTH HALF (1/2) OF SECTION SIXTEEN (16), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE THIRD PRINCIPAL MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STAKE MARKING THE CORNER OF SECTIONS SIXTEEN (16), SEVENTEEN (17), TWENTY (20) AND TWENTY-ONE (21); THENCE N. 0° 12' W., ALONG THE SECTION LINE BETWEEN SECTIONS SIXTEEN (16) AND SEVENTEEN (17), A DISTANCE OF 1,507.2 FEET; THENCE N. 89° 26-17' E., A DISTANCE OF 421.7 FEET; THENCE N. 89° 38' E., A DISTANCE OF 774.15 FEET; THENCE N. 89° 44' E., A DISTANCE OF 1,846.1 FEET TO A STONE; THENCE N. 89° 44' E., A DISTANCE OF 297 FEET; THENCE S. 0° 11' W., A DISTANCE OF 1,304.5 FEET TO A STONE; THENCE S. 89° 28' W., A DISTANCE OF 704 FEET; THENCE S. 89° 43' W., A DISTANCE OF 2,638.87 FEET TO THE POINT OF BEGINNING;

EXCEPTING THAT PART CONVEYED TO THE ST. LOUIS, CHICAGO AND ST. PAUL RAILROAD COMPANY BY DEED DATED MARCH 10, 1893, RECORDED IN BOOK 222, PAGE 11, RECORDERS OFFICE OF MADISON COUNTY, ILLINOIS (NOW OCCUPIED BY ILLINOIS TERMINAL RAILROAD COMPANY); ALSO EXCEPTING THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR S.A. ROUTE 28 (NOW F.A. ROUTE 151) BY DEED DATED DECEMBER 14, 1935, RECORDED IN BOOK 726, PAGE 138, RECORDERS OFFICE OF MADISON COUNTY, ILLINOIS, AND SHOWN IN MADISON COUNTY, ILLINOIS, ROAD RECORD VOLUME 5, PAGE 195; ALSO EXCEPTING THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR F.A. ROUTE 151 BY DEED DATED JULY 28, 1962, RECORDED IN BOOK 2177, PAGE 104, AND SHOWN IN PLAT BOOK 31, PAGE 9, RECORDERS OFFICE OF MADISON COUNTY, ILLINOIS; ALSO EXCEPTING THAT PART IN THE SOUTHWEST CORNER OF THE PREMISES ABOVE DESCRIBED CONVEYED BY HENRY HOEHN, AND WIFE TO THE CHOCTEAU, NAMEOKI AND TENCE DRAINAGE AND LEVEE DISTRICT BY DEED DATED JUNE 9, 1894, AND RECORDED ON NOVEMBER 20, 1895, IN BOOK 235, PAGE 348, RECORDERS OFFICE OF MADISON COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, A DISTANCE OF 227 FEET; THENCE NORTH A DISTANCE OF 330 FEET; THENCE N. 45° W., A DISTANCE OF 392 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 16; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 607 FEET TO THE POINT OF BEGINNING;

AND EXCEPTING THEREFROM THAT PART ACQUIRED BY THE UNITED STATES OF AMERICA BY WAY OF A JUDGMENT ON DECLARATION OF TAKING FILED ON JULY 8, 1947, IN A PROCEEDING BEFORE THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF ILLINOIS, CIVIL DOCKET NO. 869, WITH RESPECT TO A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF THE PREMISES ABOVE DESCRIBED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SECTION 16 AT A POINT WHICH IS N. 0° 12' W., 890 FEET ALONG THE SECTION LINE BETWEEN SECTION 16 AND SECTION 17 FROM AN IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE N. 0° 12' W., A DISTANCE OF 417.2 FEET ALONG SAID WEST LINE OF SECTION 16 TO A POINT; THENCE N. 89° 26-17' E., A DISTANCE OF 421.7 FEET TO A POINT; THENCE S. 44° 56' W., A DISTANCE OF 595.1 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF MADISON IN THE STATE OF ILLINOIS.

Job No.: AM23624 Lewis & Clark Boundary Survey	
File No.: AM23624 ALTA MA-976.0, 978.0 & 979.0	
Drawn By: LH	Reviewed By: MZ/DJH
Parcel No: 18-1-14-16-00-000-016 & 016.002 and 18-1-14-21-01-00-000-004 & 004.001	
Madison County, Illinois	

"ALTA/NSPS Land Title Survey"

Being part of Sections 16 & 21,  
all in T 4 N, R 9 W of the 3rd P.M.  
in Madison County, Illinois

Date	By	Notes
05/03/2024	LH	Initial Release



Zahner & Associates, Inc.

Professional Land Surveyors

Michael D. Zahner, LS No. 035-003238

200 Zahner Place  
Perryville, MO 63775  
(573) 547-1771  
zahner@zahnerinc.com  
Illinois Professional Design Firm  
No. 184006980-0010