

---

**REMS INFORMATION**

Agreement ID:

Project ID:

**EASEMENT**

(Anchor)

3107 Bouquet Road  
St. Louis County  
Locator No: 24Y110033  
Ellisville District

KNOW ALL MEN BY THESE PRESENTS, this 19<sup>th</sup> day of December, 2024, that **JAMES P. TOEL AND CRISTINE M. TOEL, TRUSTEES OF THE TOEL FAMILY TRUST**, its successors and assigns, whether one or more and whether an individual, individuals, a corporation, or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of One and No/100th Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto **UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**, a Missouri corporation, its successors and assigns (hereinafter "Grantee"), a perpetual easement (hereinafter "Easement") with the right, privilege, and authority of Grantee, its agents, contractors, and subcontractors to survey, stake, construct, reconstruct, replace, use, operate, maintain, patrol, inspect, protect, repair, relocate, modify, add to the number of and remove power pole anchors, consisting of anchors, associated guy wires, and appurtenances thereto (hereinafter individually and collectively "Facilities"), together with all rights and privileges for the exercise and enjoyment of the Easement rights and the authority to extend to any other party the right to use, pursuant to the provisions hereof, upon, over, across and under the following described land in St. Louis County, State of Missouri, to-wit:

A five (5) foot wide strip of land being part of Lot 4 of Claycrest Estates, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 351 Page 362 of the St. Louis County Records. (hereinafter "Easement Area").

Grantor also conveys the right of ingress and egress to and over the Easement Area and premises of Grantor adjoining the same, for all purposes herein stated, together with the right to trim, control the growth, cut and remove or cause to be removed at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, over-hanging branches, and other obstructions upon, over, and under the surface of said Easement Area and of the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder, endanger the safety of the Facilities.

Grantee shall be responsible for actual damages (except the trimming, controlling of growth, cutting, and removal of trees and other vegetation) occurring as a result of the Grantee's exercise of the Easement rights hereinabove conveyed and shall reimburse the owner thereof for such loss or damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the Easement Area and has the full right and authority to grant this Easement, (2) that Grantee may quietly enjoy the Easement for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the Easement rights hereinabove conveyed.

This Easement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement to be executed on the date hereinabove written.

  
 JAMES P. TOEL, AS TRUSTEE

  
 CRISTINE M. TOEL, AS TRUSTEE

#### ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA  
 COUNTY OF MARICOPA } SS

On this 19<sup>th</sup> day of December, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names of signatories):

James P. Toel

Cristine M. Toel

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Capacity Claimed By Signator(s)			
<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input checked="" type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)			<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)			<input type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact			
<input type="checkbox"/> Conservator(s)			
<input type="checkbox"/> Guardian(s)			

1-4-2025  
My Commission Expires

Stephanie A Williams  
Notary Public

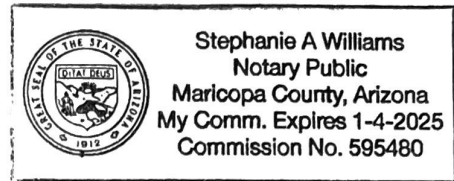
Affix Notary Stamp Below

Prepared By: L SMITH

Return To: Ameren Missouri  
1901 Chouteau Avenue, MC 700  
St. Louis, MO 63103

WR#: KA96130

12/03/2024



### TRUST CERTIFICATION

- ☐ **Section 1** (Check this box and fill out Section 1 if the trust document or relevant portions thereof is provided. If trust document is not provided, fill out Section 2 of this form.)

, as Trustee under a trust agreement dated (Trustee) certify as follows:

1. The Trustee is a trustee under a Trust Agreement dated (Trust Agreement) and known as the (Trust). The Trust Agreement was amended on . The current trustee under the Trust Agreement is as follows: .
2. Attached hereto is a full, accurate and complete copy of the Trust Agreement, or the relevant provisions thereof, and any amendments thereto, which are in full force and effect and have not been revoked, modified or amended in any way that limits the powers of the Trustee(s) over Trust property.
3. The Trustee has the power under the Trust Agreement and applicable law to sell, convey, encumber, lease, manage and otherwise deal with interests in real and personal property held as a trust asset.

☒ **Section 2** (Check this box and fill out Section 2 if no trust document is provided. If trust document is provided, fill out Section 1 of this form.)

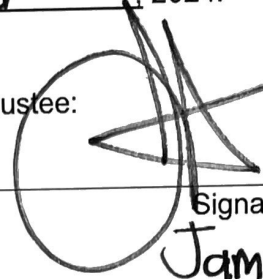
, as trustee under a certain trust agreement, certifies the following information as true and correct:

1. Name of trust: Toel Family Trust
2. Date trust instrument was executed: August 24 2013
3. Tax Identification Number of trust (circle SSN or EIN): SSN
4. Name(s) of settlor(s) of trust: James & cristine Toel
5. Name(s) of currently acting trustee(s): James & cristine Toel
6. Address(es) of currently acting trustee(s): 6040 E. Juniper Ave  
Scottsdale, AZ 85254
7. Mark one:  
☒ This trust states that 1 (number) of 1 (number) co-trustees are required to exercise the powers of the trustee. The co-trustees authorized to sign or otherwise authenticate on behalf of the trust are: \_\_\_\_\_  
☐ There are no co-trustees authorized to sign or otherwise authenticate on behalf of the trust.
8. Name(s) of successor trustee(s): Ann Holmes
9. The trustee(s) has (have) the power to (state, synopsize or describe relevant powers):  
Purchase / sell / manage / borrow  
All the powers of the settlors / this is a revocable living trust
10. Title to the trust property shall be taken as follows (for example, "John Doe and Jane Doe, co-trustees of the Doe Family Living Trust dated January 4, 1999"):  
\_\_\_\_\_
11. Mark one:  
☐ This is an irrevocable trust.  
☒ This is a revocable trust. Name(s) of person(s) holding power to revoke the trust:  
\_\_\_\_\_
12. Mark one:  
☐ This is an unamendable trust.  
☒ This is an amendable trust. Name(s) of person(s) holding power to amend the trust:  
James & cristine Toel

I, the undersigned, being a trustee of the above named trust with full authority to execute this Trust Certification, do hereby certify that the trust is in full force and has not been revoked, modified or cancelled in any manner which would cause the representations in this Trust Certification to be incorrect.

Dated this 19<sup>th</sup> day of December, 2024.

Trustee:



Signature

James P. Toel

Print Name

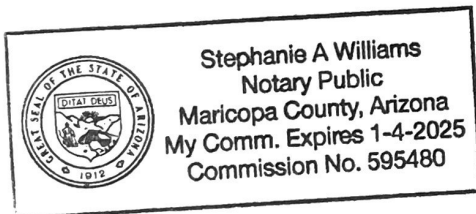
State of ARIZONA )  
 ) ss  
County of MARICOPA )

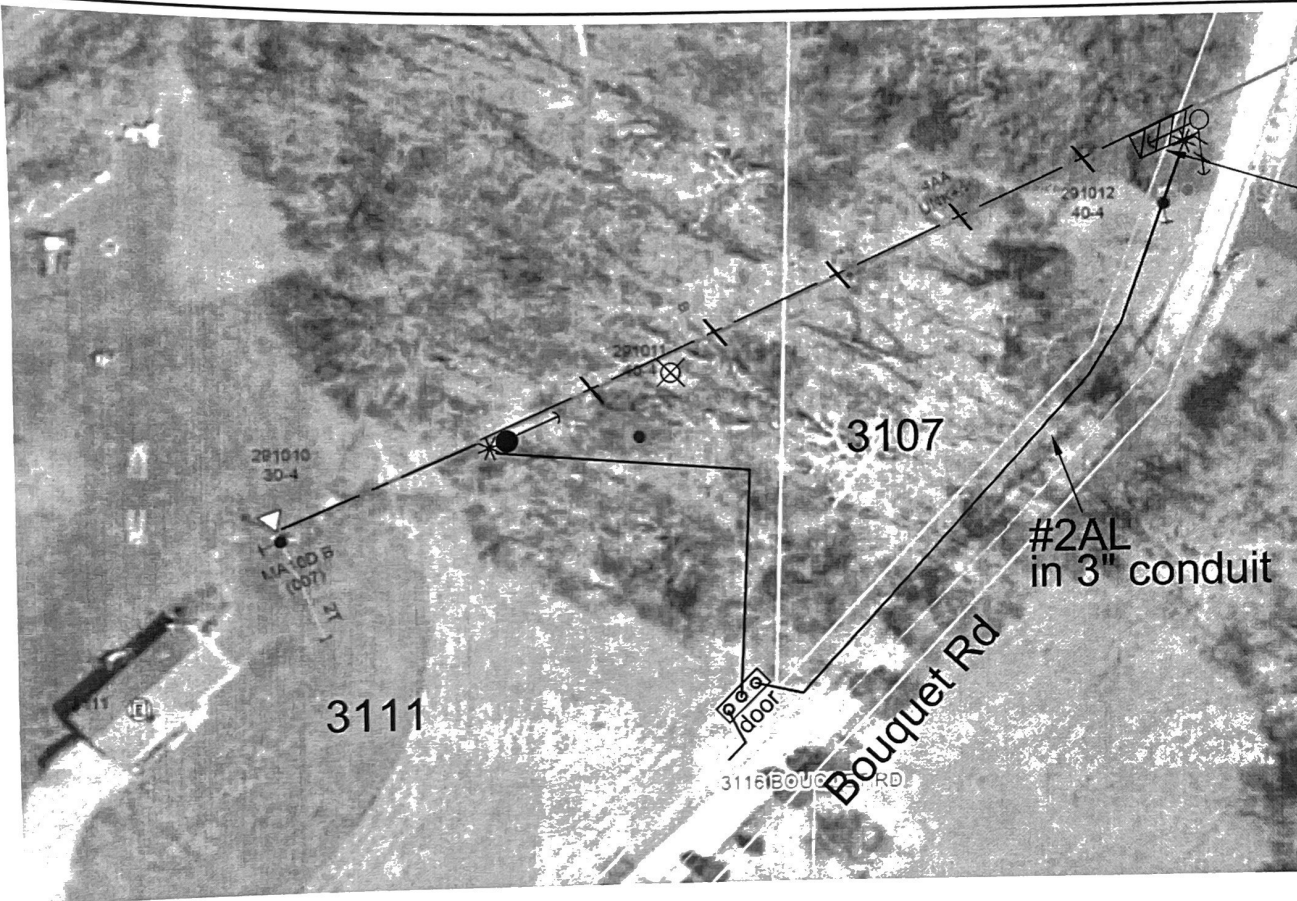
This instrument was acknowledged before me on December 19, 2024, by  
JAMES P. TOEL, as Trustee under the Trust Agreement.

(SEAL)

  
Notary Public

My Commission Expires: 1-4-2025







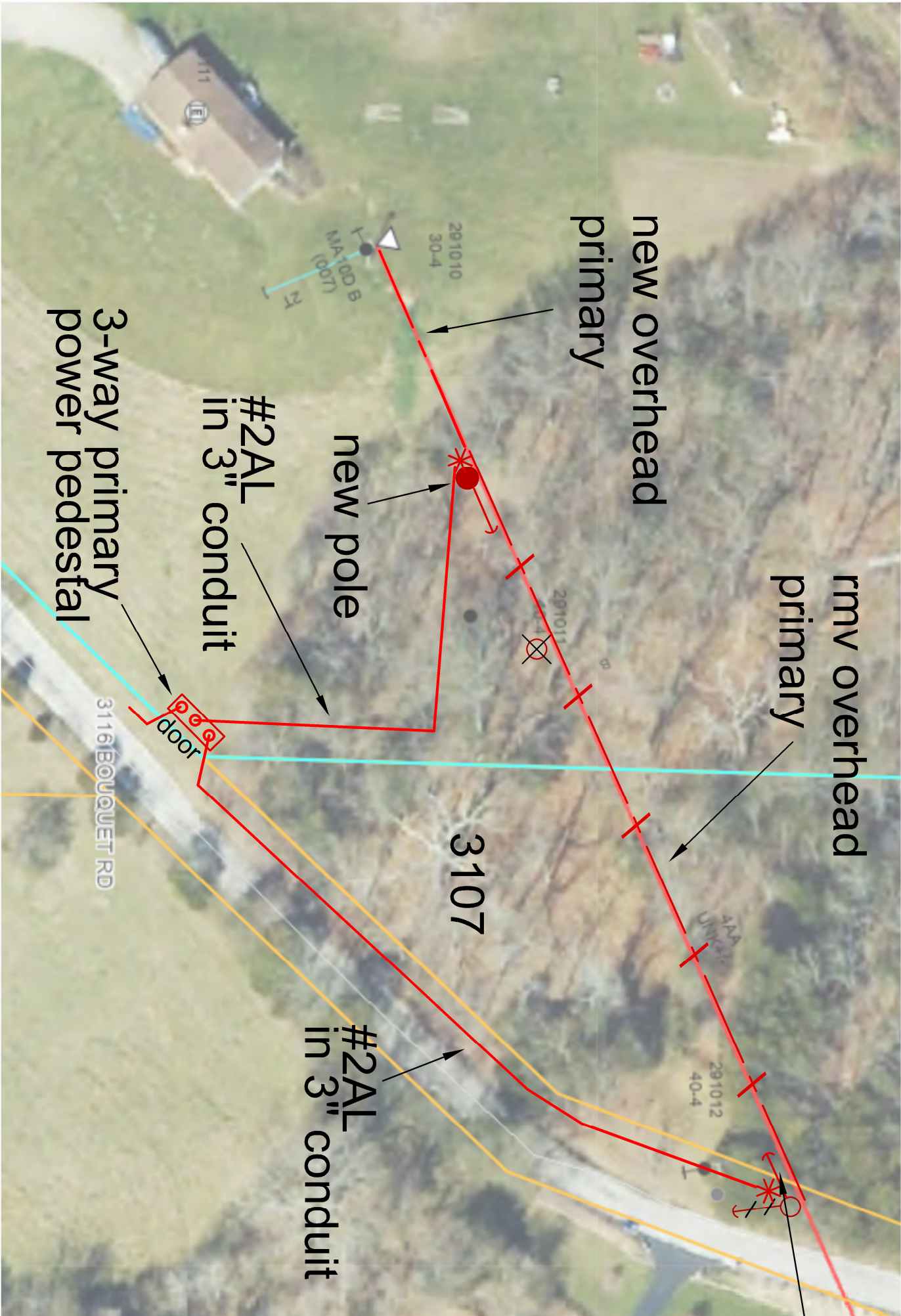
To Melrose Rd

15' long by 5' wide "As Built" box easement to cover new guy wire and anchor

Contact:  
 Property owner for 3107 is Jim Toel.  
 480-694-8492  
 jim@mcavoytoel.com  
 6040 E. Juniper Ave  
 Scottsdale, AZ 85254

				PROJECT NAME / CUSTOMER NAME		DOUM WR # / MAXIMO WO #			Not To Scale		
				3107 Bouquet Rd		KA96130					
				LOCATION		HIGHEST VOLTAGE		CIRCUIT			
				3107 Bouquet Rd, Wildwood		12kv		585052			
				PROJECT TYPE		OPERATING CENTER		DESIGNER		SHEET #	
				Relocation		Ellisville		Adam Hill		DRAWING DATE	
				APPD						10-28-24	
</											






box easement for new guy wire,  
anchor to be installed 12-15' from pole

REV	DATE	DES	DESCRIPTION	APPD

PROJECT NAME / CUSTOMER NAME			DOJM WR # / MAXIMO WO #		
LOCATION			FINANCIAL WO #		
PROJECT TYPE			OPERATING CENTER		
			DESIGNER		
			SHEET #		
			DRAWING DATE		



No extraordinary safety concerns found.

Body Mechanics • Eyes on Path/Work • Line of Fire  
Pre-Job Inspection • Proper Tool/Equipment

Not To Scale

