

---

25 Sunnyside Lane  
Sunfish Lake, MN 55118

March 20, 2001

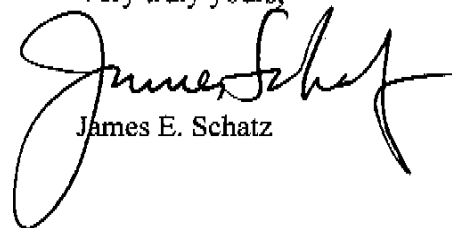
To the Mayors of Mendota Heights, South St. Paul and Sunfish Lake:

We will be out of town for the meeting on March 22. However, I would like to add my comments with respect to property values for homes near electric transmission lines. For the length of time that we have been paying taxes on our home at 25 Sunnyside Lane, Sunfish Lake (a home which we built), the valuation of our home has been reduced by ten percent due to the impact of transmission lines. If you would like confirmation of this fact, you can contact Bill Peterson or Teresa Mitchell of the Dakota County Assessor's office.

I would think that the opinions of professional, governmental appraisers such as Mr. Peterson and Ms. Mitchell would be highly regarded since they have had a wide base of experience and are totally disinterested parties. I understand that this ten percent reduction in property value is more than that found by the consultants that your cities have hired. I'd suggest that this real-world example is a far more reliable measure of the true situation than the consultant's study. As I understand it, the number of properties compared in the study were very few and most of the homes were in neighborhoods through which transmission wires pass. It seems to me that to do an accurate study, one would need far larger numbers of homes being compared and certainly similar homes in areas far away from transmission lines.

Any rational person will understand that a home near which a large electric transmission line passes is less valuable than a similar home free of this influence. Certainly, the Dakota County Assessor's office has recognized this fact. I hope that you will add our experience to the data on which you base your eventual decisions.

Very truly yours,



James E. Schatz