

May 11,2010

My name is Shane Bergen. I have many years experience in Residential, commercial and Industrial Development and Project Management in Utah, Wyoming, Maryland and across this great country. I earned a Business Administration degree from USU and am currently a licensed Realtor in Utah and owner in a Seismic Restraint company. As a Tooele resident and concerned citizen for the well being of Tooele County and a supportive father of four daughters with ages ranging from 12 to 18 yrs and a husband of 21 years, I realize it is my duty and responsibility to look out for the collective welfare and protection of all those aforementioned. With my background, education and experience deeply routed in land improvement, building design and construction as well as Real Estate Valuation and Sales, I have learned that individual's value real estate similarly, but everyone will place lesser value on real estate that has unattractive nuisances and detrimental conditions within its proximity such as bad visual aesthetics. Detrimental condition involves adverse external factors by another person or entity that affects the value of property negatively never positively. RMP would like to install an enormous detrimental condition in the form of a HVTL along Tooele's pristine, vulnerable Southeast Bench and mountain watershed, springs and neighborhood. Along with the installation of the TLs will come the development of required ingress and egress roads that will cut into our mountain slopes making it possible for the installation and maintenance of the Transmission Lines and its Corridor. This will bring a parasitic host of other detrimental conditions that are far more dangerous to the populous than the costly property devaluation to the proximate neighboring properties.

Real Estate market analysis focuses on the motivation, attitudes and interaction of market participants as they respond to the particular characteristics of real estate and to external influences that affect its value. The Appraisal of Real Estate, 98 (12th e.d. 2001). By analyzing real estate transactions in the immediate vicinity of HVTLs, one can reasonably ascertain how this type of external influence affects property value. By using Valuation models to predict, replicate or explain the market value of properties from real estate data, Appraisals on properties with HVTLs in proximity come in 23% to 73% lower than appraisals on similar properties having no HVTLs. In simple terms Buyers will pay less for real estate along the Southeast Bench and East Mountain Benches due to the HVTLs being in close proximity to it, Sellers can expect to get less of a monetary return from their property due to just one of the many adverse external factors, like visual blight, caused by the HVTLs proximity. Other factors that will drive the value of our real estate down by a large percentage due to the proximity of the TL corridor is the perceived and real danger to the families, domestic animals and wildlife due to increased chance of fires, lightening, EMF's, Static electrical fields, erosion to the slopes, damage to our springs and watershed that is Tooele cities water supply, concern of herbicides leeching into our water and the erosion caused by the land scarring and herbicides that will be used by RMP to control and eliminate vegetation which root systems are currently holding the soils on the slopes rather than allowing soil erosion across the mountain slop and benches leaving bare slope exposure. The economic cost to Tooele County as a whole if HVTLs are constructed along our pristine, irreplaceable as well as irreparable Southeast Bench and East Mountain property will be unbearable by Tooele city

due to the poorest choice of location for the TLs and Tooele city having to bare the unbearable burden.

1. Tooele has grown where it is because of the watershed and view shed, which are the Southeast Bench and East Mountains, Sunrise Peak and Corner Mountain as we call them. As a real estate professional I can comfortably say that if HVTL's are ever constructed along the Southeast Bench Route that RMP has set their hearts on devaluing, then the loss to our County, its residents and future citizens will exceed half a billion dollars within, less than 40 years, due to a poorly conceived HVTL Corridor. This does not even consider the value of loss of enjoyment people would of realized over time due to the huge loss of this counties Southeast Benches protected views shed, recreational areas and wildlife. I appreciate the sincere efforts of all of those who are working and praying for the right solution and location of the TLs to be placed. And I personally abhor the ill conceived plan of RMP to cross an area that is so needed to be protected and not disturbed due to the risk of endangerment to our community residence, our water supply and our property values. Thank you!