



**Southern Illinois
Power Cooperative**

11543 Lake of Egypt Road
Marion, IL 62959
(618) 964-1448, Fax (618) 964-1867

Certified Mail No. 700722560-000 0060-7593
Return Receipt Requested

OFFICIAL FILE

Fredric D. Beasley
Connie S. Beasley
5388 Rogerville Lane
Creal Springs, Illinois 62922

C. C. DOCKET NO. 10-0711

Subsequent Case EXHIBIT NO. B

August 6, 2010

3-1-12 Reporter CB

Dear Mr. & Mrs. Beasley:

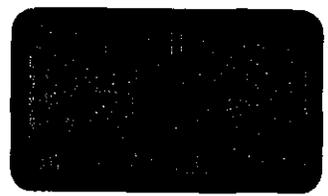
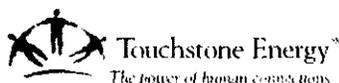
The public records indicate that you are the owner of or own a legal interest in the following described property:

Index #12-03-300-006 & #12-03-300-008 & 12-04-400-010 & 12-04-200-002
South 20 Acres of the SW1/4, SW1/4 of Section 3 AND SE1/4, SE1/4, SE1/4 of Section 4 AND East 1/2, NE1/4, NE1/4 of Section 9 all in T 10 S – R 4 E, Williamson County, Illinois

Southern Illinois Power Cooperative (SIPC) has deemed that a permanent right-of-way easement across a portion of the above –described property is necessary for the purpose of constructing a 161 kV transmission power line in the Illinois counties of Saline and Williamson. The transmission line’s point of origin will be at the SIPC Marion generation plant switch yard and generally run eastward 22 miles to a new substation site near Carrier Mills, IL. The transmission line will consist of a combination of single and double pole structures set on average a distance of 650 feet apart. The transmission line will utilize 795ACSR conductors. The eastern region of SIPC’s control area is the most heavily loaded area of SIPC’s transmission system and the new transmission line will provide an additional tie and/ or connection between existing transmission facilities of SIPC allowing SIPC to route adequate power to its eastern control area and thereby reduce losses and significantly decrease line loading in SIPC’s eastern control area. This will promote increased reliability to the distribution systems of SIPC’s member cooperatives which will in turn increase the ability of the member cooperatives of SIPC to provide reliable electric service to their member customers. The exact description of the right-of-way easement to be acquired is found in the enclosed appraisal report and instrument of conveyance.

SIPC offers the sum of \$15,200.00 for the permanent right-of-way easement on the above Described property free and clear of all claims of other parties, liens, taxes, and encumbrances.

The compensation offered has been established pursuant to an appraisal conducted by an independent fee appraiser. The appraiser considered the size, shape, location, topography, and zoning of the subject property. The appraiser also considered one or more of the following measures of value: recent sales of comparable properties; reproduction or replacement costs, less depreciation; and the income generated by the subject property. The complete appraisal report is attached to this letter.



Unless we hear from you or your attorney within 14 days from the date of this letter, we shall assume that you have rejected this offer, and proceedings before the Illinois Commerce Commission will be initiated by which SIPC will seek authority to exercise the right of eminent domain to acquire the necessary right-of-way easement over your property. Once SIPC obtains proper authority from the Illinois Commerce Commission, condemnation proceedings to acquire the necessary property interest will be instituted in a court of law pursuant to the Illinois Eminent Domain Act. Awaiting your reply we remain.

Very Truly Yours,
Southern Illinois Power Cooperative

William Hutchison, P. E.

If you wish to discuss this offer, please make an appointment with:

Mike Livesay
618-964-1448 Ext. 490

APPRAISAL REPORT
OF
FREDRIC & CONNIE BEASLEY,
TRUSTEES OF THE BEASLEY FAMILY TRUST (PARCEL # 24)
AGRICULTURAL / RECREATIONAL PROPERTY

IN
STONEFORT TOWNSHIP
WILLIAMSON COUNTY, ILLINOIS

VALUED AS OF

JULY 7, 2010

PREPARED ON

JULY 8, 2010

FOR

MR. MIKE LIVESAY
TRANSMISSION SUPERVISOR
SOUTHERN ILLINOIS POWER COOPERATIVE
11543 LAKE OF EGYPT ROAD
MARION, ILLINOIS 62959

BY

BRIGGS APPRAISAL ASSOCIATES

207 WEST STATE STREET

JACKSONVILLE, ILLINOIS 62650

BRIGGS APPRAISAL ASSOCIATES

207 West State Street
Jacksonville, IL 62650
Phone: (217) 245-7814
Fax: (217) 245-7437

Sally Briggs Stock
Paul A. Reither
Cathy A. Doyle
Jill A. Briggs Roegge

July 8, 2010

Mr. Mike Livesay, Transmission Supervisor
Southern Illinois Power Cooperative
11543 Lake of Egypt Road
Marion, Illinois 62959

Re: Appraisal of the Beasley Family Trust property, a
± 502.97 acre agricultural / recreational
property in Williamson County, Illinois (Parcel # 24).

Dear Mr. Livesay:

At your request, I am submitting the attached appraisal report. The purpose of this appraisal is to estimate market value of the above-captioned property. Additionally, I have estimated proper compensation for proposed permanent easement to be used for an electrical transmission line by Southern Illinois Power Cooperative. It is my understanding that this report is to be used to assist the client in negotiating for the proposed easement.

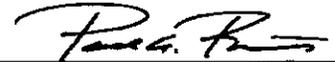
I have valued the subject property as of July 7, 2010, the date of my most recent physical inspection of the subject property. I have valued the property in fee simple estate. The value is contingent on the assumptions and limiting conditions found in the Assumptions and Limiting Conditions section of this report. Market data is available in sufficient quantity so as to develop a credible value indication from the Sales Comparison Approach. Considering the information in the Scope of Work section of this appraisal report, the subject property type, the data available from the market, and the specific needs of my client, it is considered that the Sales Comparison Approach to value provides the most reliable value estimate. For these reasons, the Sales Comparison Approach to value has been the only approach to value considered in this report.

This appraisal report is intended to comply with the requirements of the current Uniform Standard of Professional Appraisal Practice (USPAP).

The information contained in this report is specific to the needs of the client and for the intended use stated in this report. I am not responsible for unauthorized use of this report by third parties. This appraisal report is prepared for the sole and exclusive use of Mr. Mike Livesay and the Southern Illinois Power Cooperative of Marion, Illinois to assist with the acquisition of an easement for an electric transmission line. This report is not to be relied upon by any third parties for any purpose, whatsoever.

On the basis of the facts and opinions contained in the attached report, my final estimate for the noted subject property as of the date of value is:

Whole Property ----- \$ 1,459,000.00
Total Compensation ----- \$ 15,200.00



Paul A. Reither
State License # 553.001154