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⁷ Pennsylvania

⁸ Wisconsin

October 30, 2025

Heather Lee Shaw
Duncan Moran
c/o Alan T. Ackerman
Ackerman & Ackerman, PC
988 S. Adams Road, Suite 207
Birmingham, MI 48009

Re: Peninsula Spur Project
Grand Traverse County, Michigan
Tax Parcel No. 51-790-013-00

Dear Sir/Madam:

We represent Consumers Energy Company ("Consumers Energy") which is in the process of evaluating property rights for its Peninsula Spur Project in Grand Traverse County (the "Peninsula Spur Project"). Because you ("Owners") hold certain property interests that may be affected by the Peninsula Spur Project, Consumers Energy is authorized under Michigan law to obtain financial information and financial documents from you so that Consumers Energy may evaluate just compensation for the interests that may be acquired. A copy of MCL 213.55, which is the law that sets forth Consumers Energy's right to the financial information, is attached.

Because of the character of the area where the Peninsula Spur Project will be located and the nature of many of the properties along its route, we will try to keep our requests short and simple. However, depending on your answers, we reserve the right to send you follow-up questions concerning those answers. Also, please keep in mind that the requests relate only to the real property with the tax parcel number identified in the above heading (the "Property"). If you own more than one parcel of property along the route of the Peninsula Spur Project, you will receive an identical letter for each parcel you own.

Consumers Energy requests that you produce the following documents and financial information within 21 days of receipt of this letter:

Request No. 1: Do you operate any type of home occupation or business on the Property, or do you grow, manufacture or sell any products on the Property? IF you do, please produce all annual financial statements, including balance sheets and income/expense statements, for the past five years for such business.

Request No. 2: Do you lease or rent any part of the Property to someone else? Or do you allow anyone other than an Owner to use the Property for any purpose (for example, do you allow a neighbor to use a driveway located on the Property)? IF you do, please produce copies of the leases and/or subleases for all tenants, subtenants, and/or occupiers/possessors of any part of the Property or anyone who has your permission to use any part of the Property. IF there are no written lease agreements, please briefly describe the length of the oral lease or rental agreement and the amount of rent or other payment, if any, you receive.

Request No. 3: Is anyone currently purchasing the Property from you under a land contract that is not recorded with the Grand Traverse County Register of Deeds? Or, is your Property currently "for sale," or under a contract or purchase agreement to sell it to someone else? IF so, please produce a copy of the land contract, listing agreement, and contract of sale or purchase agreement for the Property.

Request No. 4: For all tenants, subtenants, occupiers, or possessors identified in your answer to Request No. 2, and for all other interest holders identified in your answer to Request No. 3, please produce documents showing:

- a. The formal legal name of all tenants, subtenants, occupiers, possessors, and interest holders of any part of the Property;
- b. The specific address of the tenants, subtenants, occupiers, possessors, and other interest holders of any part of the Property;
- c. The mailing address of each tenant, subtenant, occupier, possessor, and other interest holder of any part of the Property; if different from the address in response to 4(b); and
- d. The name and contact information for any known representative (such as a realtor or an attorney) of each tenant, subtenant, occupier, possessor, and other interest holder of any part of the Property.

Request No. 5: If no documents responsive to Request No. 4 presently exist, please identify:

- a. The formal legal name of all tenants, subtenants, occupiers, possessors, and other interest holders of any part of the Property;

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- b. The specific address of the tenants, subtenants, occupiers, possessors, and other interest holders of any part of the Property;
- c. The mailing address of each tenant, subtenant, occupier, possessor, and other interest holder of any part of the Property, if different from the address in response to 5(b); and
- d. The name and contact information for a representative (such as a realtor or an attorney) of each tenant, subtenant, occupier, possessor, and other interest holder of any part of the Property.

Request No. 6: Do you own any other property that is adjacent to or in the near vicinity to the Property? IF so, please provide the description or tax parcel identification number for all other parcels of property you own that are adjacent or in the near vicinity of the Property.

Request No. 7: Are there any water wells, septic tanks, drainage fields, sprinkler systems, root cellars, invisible fences, or other buried facilities or devices on the Property? IF so, please provide a description for all such facilities and their approximate location on the Property. If you have a map or site plan of the Property that shows these facilities, please provide us with a copy of such map or site plan.

As required under MCL 213.55(2), Consumers Energy will keep non-public documents and other information you provide in response to this written request confidential. Please submit your responses to these requests either by email to ncanute@mikameyers.com or in hard copy to:

Nikole L. Canute
Mika Meyers PLC
900 Monroe Avenue, NW
Grand Rapids, MI 49503

Consumers Energy will gladly reimburse you for the actual, reasonable costs of copying or scanning any of the requested documents and financial information as well as any other actual, reasonable costs you incur as long as they do not duplicate any other reimbursement you receive under the statute.

We hope that you will provide the requested documents and information. If, however, you refuse to provide the documents and information, then Consumers Energy can exercise its rights under MCL 213.55(2) to file a civil complaint and proposed show cause order in the Grand Traverse County Circuit Court in order to obtain the financial documents and information. Moreover, pursuant to the statute, Consumers Energy will also have the right to seek to recover its expenses incurred in obtaining the documents and other information. We hope, however, that these steps will not be necessary and that you will voluntarily comply with our requests.

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If you have any questions, please do not hesitate to contact me at ncanute@mikameyers.com or (616) 632-8049.

Sincerely,



Nikole L. Canute

bjm
Enclosure

THE UNIFORM CONDEMNATION PROCEDURES ACT (EXCERPT)
Act 87 of 1980

213.55 Just compensation; amount; written notice to occupants; offer; review of appraisal; filing complaint for acquisition; "comparable replacement dwelling" defined; financial information; documents; determination of just compensation; items annexed to complaint; deposit; payment of additional amount for property which is principal residence; "taxable value" defined.

Sec. 5.

(1) Before initiating negotiations for the purchase of property, the agency shall establish an amount that it believes to be just compensation for the property and promptly shall submit to the owner a good faith written offer to acquire the property for the full amount so established. At the same time, if the taking of the property might require relocation, the agency shall provide written notice to the occupants of the property stating that an eminent domain proceeding has commenced and outlining the occupants' basic legal rights in the process, including, but not limited to, the fact that any person who has a leasehold interest of less than 6 months is entitled to a \$3,500.00 moving allowance as provided under section 2 of 1965 PA 40, MCL 213.352, and that an individual who is a residential occupant may not be displaced until moving expenses or a moving allowance is paid as provided under 1965 PA 40, MCL 213.351 to 213.355, and the person has had a reasonable opportunity, not to exceed 180 days after the payment date of moving expenses or the moving allowance as provided under 1965 PA 40, MCL 213.351 to 213.355, to relocate to a comparable replacement dwelling. If there is more than 1 owner of a parcel, the agency may make a single, unitary good faith written offer. The good faith offer shall state whether the agency reserves or waives its rights to bring federal or state cost recovery actions against the present owner of the property arising out of a release of hazardous substances at the property and the agency's appraisal of just compensation for the property shall reflect such reservation or waiver. The amount shall not be less than the agency's appraisal of just compensation for the property. If the owner fails to provide documents or information as required by subsection (2), the agency may base its good faith written offer on the information otherwise known to the agency whether or not the agency has sought a court order under subsection (2). The agency shall provide the owner of the property and the owner's attorney with an opportunity to review the written appraisal, if an appraisal has been prepared, or if an appraisal has not been prepared, the agency shall provide the owner or the owner's attorney with a written statement and summary, showing the basis for the amount the agency established as just compensation for the property. If an agency is unable to agree with the owner for the purchase of the property, after making a good faith written offer to purchase the property, the agency may file a complaint for the acquisition of the property in the circuit court in the county in which the property is located. If a parcel of property is situated in 2 or more counties and an owner resides in 1 of the counties, the complaint shall be filed in the county in which the owner is a resident. If a parcel of property is situated in 2 or more counties and an owner does not reside in 1 of the counties, the complaint may be filed in any of the counties in which the property is situated. The complaint shall ask that the court ascertain and determine just compensation to be made for the acquisition of the described property. As used in this subsection, "comparable replacement dwelling" means any dwelling that is all of the following:

- (a) Decent, safe, and sanitary.
- (b) Adequate in size to accommodate the occupants.
- (c) Within the financial means of the individual.
- (d) Functionally equivalent.
- (e) In an area not subject to unreasonable adverse environmental conditions.
- (f) In a location generally not less desirable than the location of the individual's dwelling with respect to public utilities, facilities, services, and the individual's place of employment.

(2) During the period in which the agency is establishing just compensation for the owner's parcel, the agency has the right to secure tax returns, financial statements, and other relevant financial information for a period not to exceed 5 years before the agency's request. The owner shall produce the information within 21 business days after receipt of a written request from the agency. The agency shall reimburse the owner for actual, reasonable costs incurred in reproducing any requested documents, plus other actual, reasonable costs of not more than \$1,000.00 incurred to produce the requested information. Within 45 days after production of the requested documents and other information, the owner shall provide to the agency a detailed invoice for the costs of reproduction and other costs sought. The owner is not entitled to a reimbursement of costs under this subsection if the reimbursement would be duplicative of any other reimbursement to the owner. If the owner fails to provide all documents and other information requested by the agency under this section, the agency may file a complaint and proposed order to show cause in the circuit court in the county specified in subsection (1). The court shall immediately hold a hearing on the agency's proposed order to show cause. The court shall order the owner to provide documents and other information requested by the agency that the court finds to be relevant to a determination of just compensation. An agency shall keep documents and other information that an owner provides to the agency under

agency. The declaration shall be recorded with the register of deeds of each county within which the property is situated. The declaration shall include all of the following:

- (i) A description of the property to be acquired sufficient for its identification and the name of each known owner.
- (ii) A statement of the estate or interest in the property being taken. Fluid mineral and gas rights and rights of access to and over the highway are excluded from the rights acquired unless the rights are specifically included.
- (iii) A statement of the sum of money estimated by the agency to be just compensation for each parcel of property being acquired.
- (iv) Whether the agency reserves or waives its rights to bring federal or state cost recovery actions against the present owner of the property.
- (5) When the complaint is filed, the agency shall deposit the amount estimated to be just compensation with a bank, trust company, or title company in the business of handling real estate escrows, or with the state treasurer, municipal treasurer, or county treasurer. The deposit shall be set aside and held for the benefit of the owners, to be disbursed upon order of the court under section 8.
- (6) If the property being taken is a principal residence for which an exemption from certain local taxation is granted under section 7cc of the general property tax act, 1893 PA 206, MCL 211.7cc, the agency is obligated to pay an additional amount to the owner or owners, which shall be deposited along with the amount estimated to be just compensation as provided in subsection (5). The additional amount shall be determined by subtracting the taxable value from the state equalized value, multiplying that amount by the total property tax millage rate applicable to the property taken, and multiplying that result by the number of years the owner or owners have owned the principal residence, but not more than 5 years.
- (7) As used in this section, "taxable value" means that value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

History: 1980, Act 87, Imd. Eff. Apr. 8, 1980 ;-- Am. 1985, Act 68, Imd. Eff. July 1, 1985 ;-- Am. 1993, Act 308, Eff. Jan. 28, 1994 ;-- Am. 1996, Act 474, Imd. Eff. Dec. 26, 1996 ;-- Am. 2006, Act 439, Eff. Dec. 23, 2006