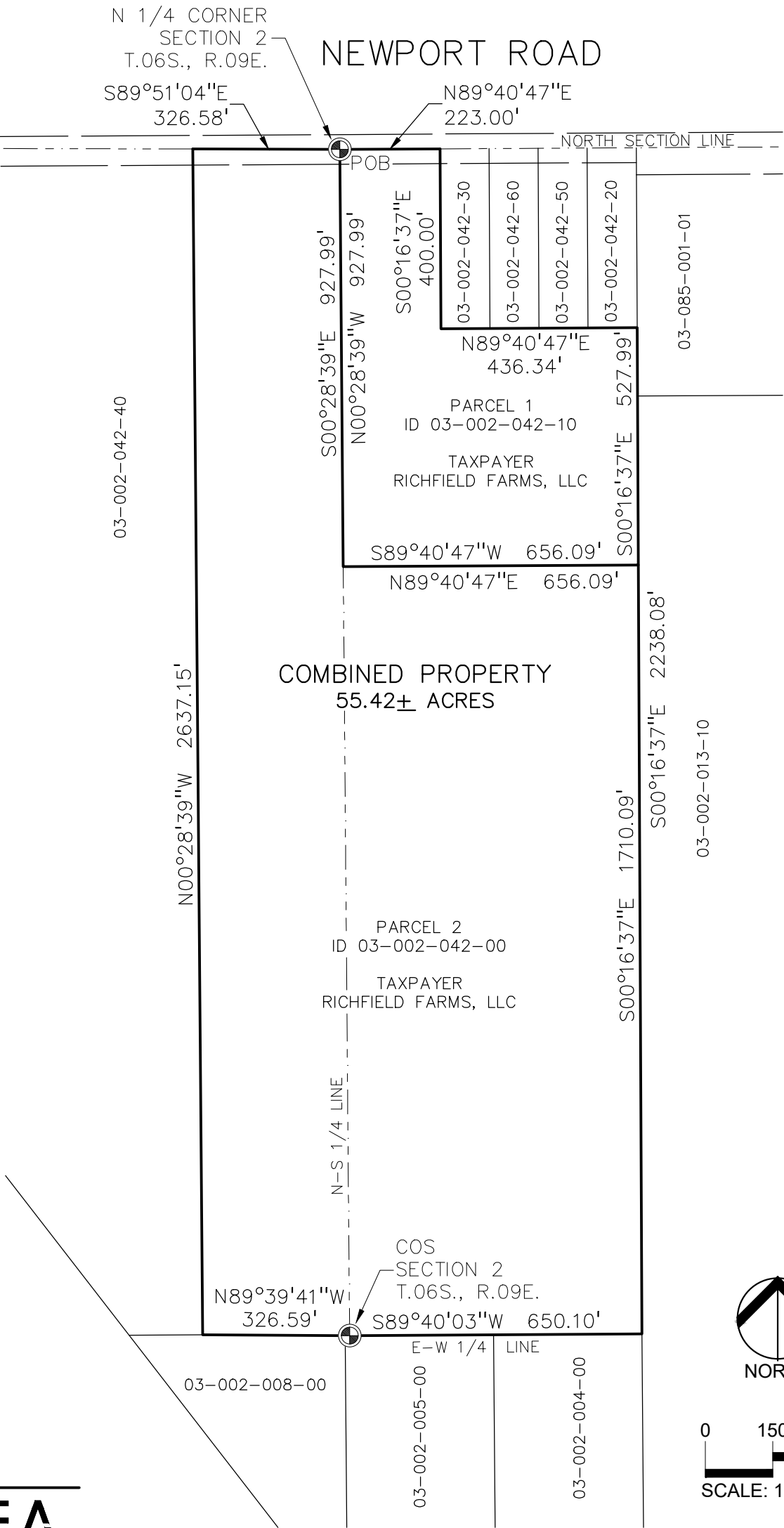


COMBINED LEGAL
DESCRIPTION



PEA
GROUP

t: 844.813.2949
www.peagroup.com

**RICHFIELD
PROPERTIES, LLC**
PO BOX 984
UNION LAKE, MI 48387

SHEET 1 OF 2
AUGUST 4, 2025
25-1264

COMBINED LEGAL
DESCRIPTION

LEGAL DESCRIPTIONS

COMBINED PROPERTY

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 2, T06S., R.09E., BERLIN TOWNSHIP, MONROE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 2 THENCE ALONG THE NORTH LINE OF SAID SECTION ALSO BEING THE CENTERLINE OF NEWPORT ROAD (WIDTH VARIES) N89°40'47"E, 223.00 FEET; THENCE S00°16'37"E, 400.00 FEET; THENCE N89°40'47"E, 436.34 FEET; THENCE S00°16'37"E, 2238.08 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 2; THENCE ALONG SAID 1/4 LINE S89°40'03"W, 650.10 FEET TO THE CENTER OF SECTION 2; THENCE N89°39'41"W, 326.59 FEET; THENCE N00°28'39"W, 2637.15 FEET TO THE NORTH LINE OF SAID SECTION 2 AND THE CENTERLINE OF NEWPORT ROAD; THENCE ALONG SAID NORTH LINE S89°51'04"E, 326.57 FEET TO THE **POINT OF BEGINNING**. CONTAINING 55.42± ACRES

EXISTING PARCELS

PARCEL 1:
ID 03-002-042-10
LAND SITUATED IN THE TOWNSHIP OF BERLIN, MONROE COUNTY, MICHIGAN, DESCRIBED AS:

A PARCEL OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 6 SOUTH, RANGE 9 EAST, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE CENTERLINE OF NEWPORT ROAD, A DISTANCE OF 223.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 37 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 436.34 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 37 SECONDS EAST, A DISTANCE OF 527.99 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 47 SECONDS WEST ALONG A LINE DRAWN SOUTHERTY OF AND PARALLEL WITH THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 656.09 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 39 SECONDS WEST ALONG THE NORTH AND SOUTH QUARTER LINE, A DISTANCE OF 927.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
ID 03-002-042-00
LAND SITUATED IN THE TOWNSHIP OF BERLIN, MONROE COUNTY, MICHIGAN, DESCRIBED AS:

A PARCEL OF LAND BEING PART OF THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 2, TOWN 6 SOUTH, RANGE 9 EAST, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 2; THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS EAST A DISTANCE OF 927.99 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 47 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SECTION 2, (ALSO BEING THE CENTERTLNE OF NEWPORT ROAD) A DISTANCE OF 656.09 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 37 SECONDS EAST, A DISTANCE OF 1710.94 FEET TO THE EAST AND WEST QUARTER LINE OF SECTION 2; THENCE SOUTH 89 DEGREES 40 MINUTES 03 SECONDS WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 650.10 FEET TO THE CENTER OF SECTION 2; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS WEST, A DISTANCE OF 326.59 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 2637.15 FEET TO THE NORTH LINE OF SECTION 2; THENCE DUE EAST ALONG THE NORTH LINE OF SECTION 2, ALSO BEING THE CENTERLINE OF NEWPORT ROAD, A DISTANCE OF 326.58 FEET TO THE POINT OF BEGINNING.

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