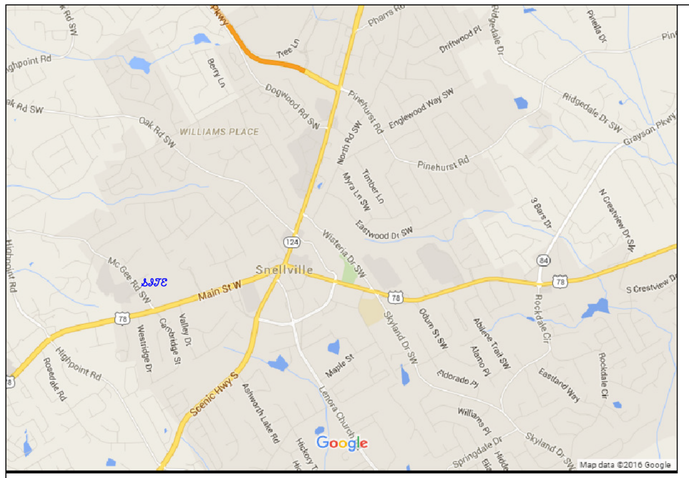


COMMITMENT NO. 2-34161
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, CONTAINING 8.478 ACRES ACCORDING TO AN AS-BUILT SURVEY OF FOUNTAIN SQUARE SHOPPING CENTER FOR C C REALTY FUND, BANK ONE, TEXAS, NA AND COMMONWEALTH LAND TITLE INSURANCE COMPANY PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC. (MACK L. MEEKS, GEORGIA REGISTERED LAND SURVEYOR NO. 1497), DATED DECEMBER 26, 1984, LAST REVISED NOVEMBER 18, 1998, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT A R-BAR FOUND AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD AND THE LINE DIVIDING LAND LOTS 7, AND 8, 5TH DISTRICT, GWINNETT COUNTY, THENCE NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE LAND LOT LINE COMMON TO LAND LOTS 7, AND 8, 962.04 FEET TO A R-BAR FOUND; THENCE SOUTH 32 DEGREES 09 MINUTES 59 SECONDS EAST 449.17 FEET TO A R-BAR FOUND; THENCE SOUTH 57 DEGREES 51 MINUTES 09 SECONDS WEST 304.27 FEET TO A NAIL SET; THENCE NORTH 32 DEGREES 06 MINUTES 00 SECONDS WEST 103.17 FEET TO A NAIL FOUND; THENCE SOUTH 57 DEGREES 45 MINUTES 00 SECONDS WEST 143.27 FEET TO A R-BAR FOUND; THENCE SOUTH 57 DEGREES 35 MINUTES 00 SECONDS WEST 250.00 FEET TO A R-BAR FOUND; THENCE SOUTH 55 DEGREES 48 MINUTES 00 SECONDS WEST 222.00 FEET TO A R-BAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE OF MCGEE ROAD NORTH 39 DEGREES 22 MINUTES 27 SECONDS WEST 83.47 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY LINE OF MCGEE ROAD NORTH 38 DEGREES 20 MINUTES 27 SECONDS WEST 297.49 FEET TO A R-BAR FOUND AT THE POINT OF BEGINNING.

AS SURVEYED

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, CONTAINING ACRES ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SURVEY SYSTEMS & ASSOC., INC. DATED 6-28-2016, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT A R-BAR FOUND AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD AND THE LAND LOT LINE DIVIDING LAND LOTS 7, AND 8, 5TH DISTRICT, GWINNETT COUNTY, THENCE, ALONG SAID LAND LOT LINE, NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 962.06 FEET TO A R-BAR FOUND; THENCE, LEAVING SAID LAND LOT LINE, SOUTH 32 DEGREES 10 MINUTES 27 SECONDS EAST 449.06 FEET TO A R-BAR FOUND; THENCE SOUTH 57 DEGREES 49 MINUTES 48 SECONDS WEST 304.36 FEET TO A NAIL FOUND; THENCE NORTH 32 DEGREES 05 MINUTES 11 SECONDS WEST 103.13 FEET TO A NAIL FOUND; THENCE SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST 143.57 FEET TO A R-BAR FOUND; THENCE SOUTH 57 DEGREES 35 MINUTES 32 SECONDS WEST 249.74 FEET TO A R-BAR FOUND; THENCE SOUTH 55 DEGREES 47 MINUTES 00 SECONDS WEST 221.98 FEET TO A R-BAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD; THENCE, ALONG SAID RIGHT-OF-WAY LINE OF MCGEE ROAD, NORTH 39 DEGREES 33 MINUTES 45 SECONDS WEST 83.53 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF MCGEE ROAD, NORTH 38 DEGREES 17 MINUTES 19 SECONDS WEST 297.47 FEET TO THE POINT OF BEGINNING.

COMMITMENT NO. 2-34161
PART II, SCHEDULE B
3. SPECIAL EXCEPTIONS

G. RIGHTS OF OTHER, IF ANY, IN AND TO ROADWAYS THAT CROSS OR TRAVERSE SUBJECT PROPERTY. NOTE: GWINNETT COUNTY TAX MAP SHOWS AN OLD ROADWAY, WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY KNOWN NOW OR FORMERLY AS FOUNTAIN SQUARE. (REFERENCED MAP NOT PROVIDED TO THIS SURVEYOR)

H. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN FEDERATED DEPARTMENT STORES, INC., A DELAWARE CORPORATION, BOBBY W. WILLIAMS, AND HAROLD P. WILLIAMS, DATED AS OF JANUARY 14, 1983, FILED FOR RECORD JANUARY 17, 1983 AT 1:49PM, RECORDED IN DEED BOOK 2493, PAGE 351, RECORDS OF GWINNETT COUNTY, GEORGIA, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN FEDERATED DEPARTMENT STORES, INC., A DELAWARE CORPORATION, BOBBY W. WILLIAMS, AND HAROLD P. WILLIAMS, DATED JANUARY 14, 1983, FILED FOR RECORD JANUARY 17, 1983 AT 1:49PM, RECORDED IN DEED BOOK 2493, PAGE 399, AFORESAID RECORDS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

I. EASEMENT FROM BOBBY W. WILLIAMS TO C.V. BRIGMAN AND DAN PATTILLO, DATED DECEMBER 14, 1990, FILED FOR RECORD FEBRUARY 21, 1991 AT 3:02 PM, RECORDED IN DEED BOOK 6405, PAGE 280 AFORESAID RECORDS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

J. ALL MATTERS OF SURVEY AS SHOWN ON THAT CERTAIN AS-BUILT SURVEY OF FOUNTAIN SQUARE SHOPPING CENTER FOR C C REALTY FUND, BANK ONE, TEXAS, NA AND COMMONWEALTH LAND TITLE INSURANCE COMPANY PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC. (MACK L. MEEKS, GEORGIA REGISTERED LAND SURVEYOR NO. 1497), DATED DECEMBER 26, 1984, LAST REVISED NOVEMBER 18, 1998. (AS SHOWN THEREON)

FLOOD HAZARD STATEMENT

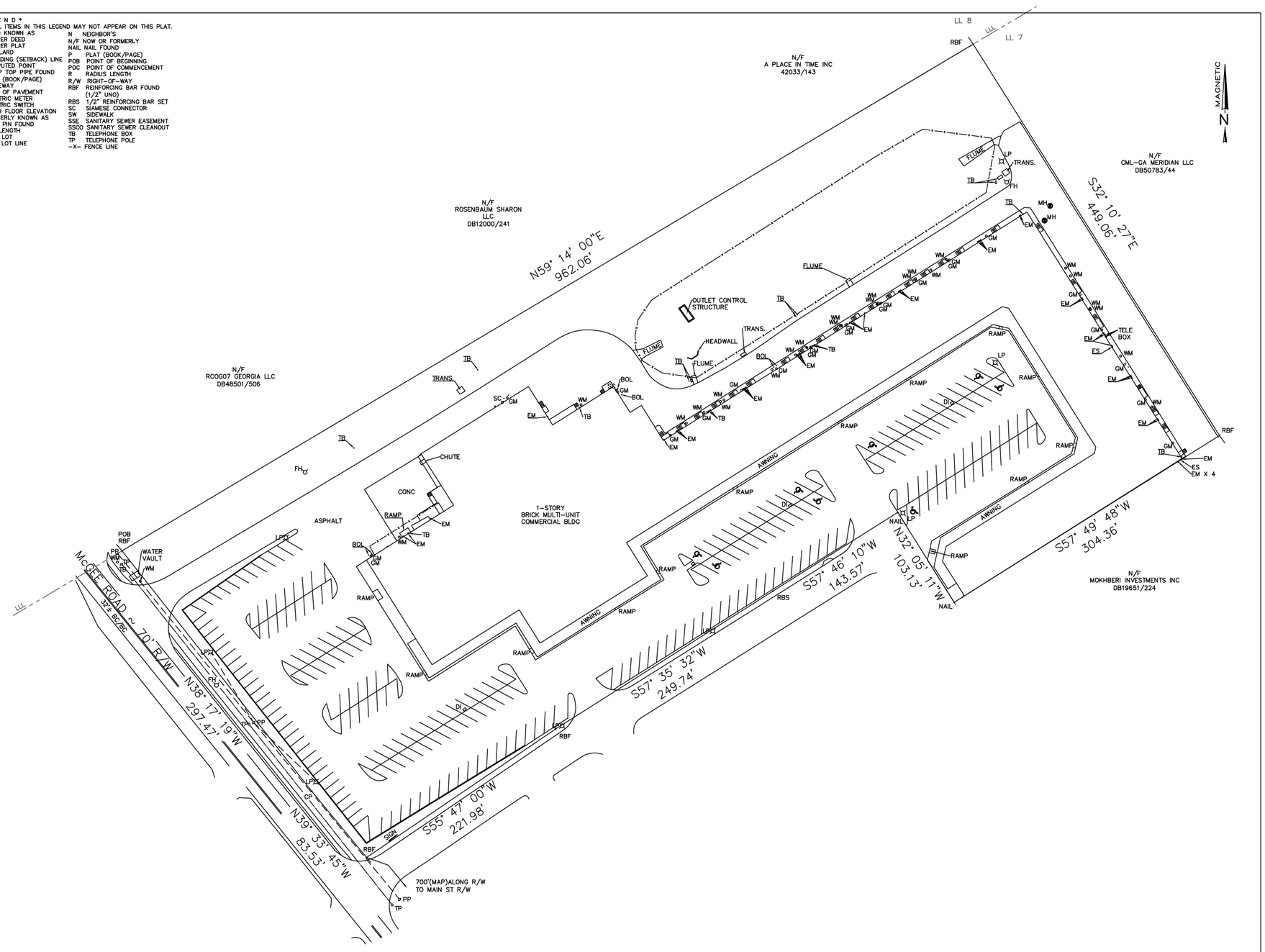
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13135C0129F EFFECTIVE DATE: 09/29/2006

ZONE "X"

* L E G E N D *
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA	ALSO KNOWN AS	N	NEIGHBOR'S
APD	AS PER DEED	N/F	NOW OR FORMERLY
APP	AS PER PLAT	NAIL	NAIL FOUND
BOL	BOLLARD	P	PLAT (BOOK/PAGE)
BSL	BUILDING (SETBACK) LINE	POB	POINT OF BEGINNING
CP	COMPUTED POINT	POC	POINT OF COMMENCEMENT
CTP	CRIMP TOP PIPE FOUND	R	RADIUS LENGTH
D	DEED (BOOK/PAGE)	R/W	RIGHT-OF-WAY
DW	DRIVEWAY	RBF	REINFORCING BAR FOUND (1/2" UNO)
EP	EDGE OF PAVEMENT	RBS	1/2" REINFORCING BAR SET
EM	ELECTRIC METER	SC	SIAMESE CONNECTOR
ES	ELECTRIC SWITCH	SW	SIDEWALK
FFE	FINISH FLOOR ELEVATION	SSE	SANITARY SEWER EASEMENT
FKA	FORMERLY KNOWN AS	SSCO	SANITARY SEWER CLEANOUT
IPF	IRON PIN FOUND	TB	TELEPHONE BOX
L	ARC LENGTH	TP	TELEPHONE POLE
LL	LAND LOT	-X-	FENCE LINE
LLL	LAND LOT LINE		



SURVEY NOTES:

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

NO DELINEATION OF WETLANDS MARKERS HAVE BEEN OBSERVED ON SUBJECT PROPERTY.

To:

Murchison Commercial Real Estate, Inc., a Texas corporation
& CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no Items of Table A thereof.

The field work was completed on 6-24-2016.

Date of Plat or Map: 6-28-2016.

Surveyor's signature [redacted]
CHARLES W. LOVELESS

PROPERTY ADDRESS:
2204 McGee Road, Snellville, Georgia 30078

LAND AREA:
369369 SF
8.48 AC

0 50
SCALE 1" = 50'

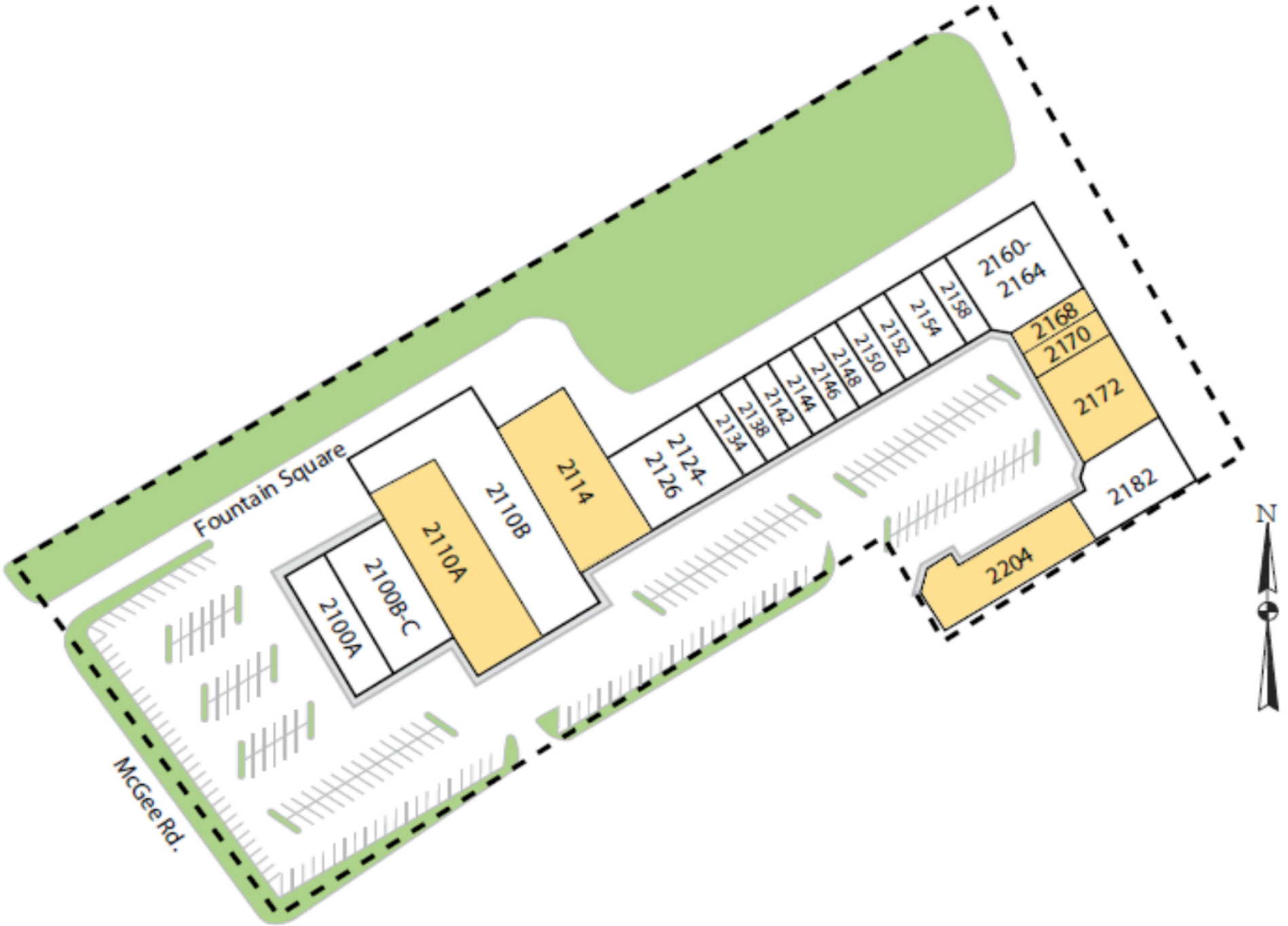
ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
Murchison Commercial
Real Estate, Inc.

LAND LOT 7 5th DISTRICT	SECTION	BY:
GWINNETT COUNTY, GEORGIA	FIELD: DATE 6-21-2016	TH
LOCATED IN SNELLVILLE	DRWN: DATE 6-27-2016	TW
PLAT BOOK , PAGE DEED BOOK 38780, PAGE 62	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

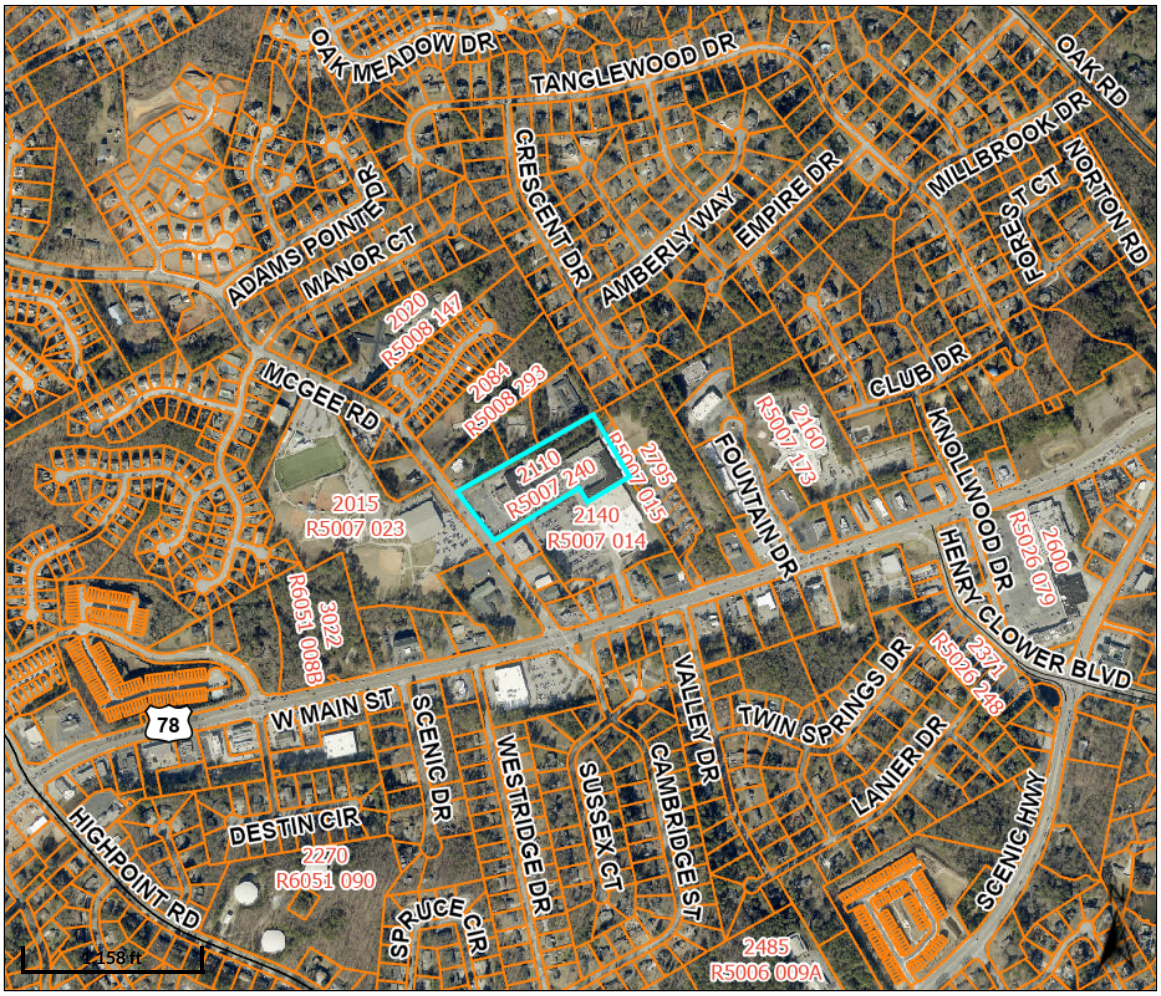
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 415377 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

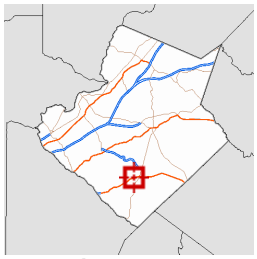
SURVEY SYSTEMS & ASSOC., INC.
657 Lake Drive, Snellville, GA 30039 ~ COA #
LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-760-0010


Fountain Square
McGee Rd.
2100A
2100B-C
2110A
2110B
2114
2124-2126
2134
2138
2142
2144
2146
2148
2150
2152
2154
2158
2160-2164
2168
2170
2172
2182
2204
N

Gwinnett County, GA



Overview



Legend

Parcels
- Condo
- <blank>

Street Centerlines
- Freeway
- Highway
- Ramp
- Collector Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private

County Boundary

Adjacent Counties

Parcel ID	R5007 240	**Account Number**	290483	**Owner Address**	HAGHNAZARZADE JOSEF 2551 FERNWOOD AVE LYNWOOD, CA 90262-1744	**Last 2 Sales**			
Property Address	2110 MCGEE RD SNELLVILLE 2551 FERNWOOD AVE	**Class**	343 - Nbhd Shopping Ctr			**Date**	**Price**	**Grantor**	**Grantee**	**Qual**
		Acreage	8.47			8/1/2025	0	HAGHNAZARZADE JOSEF	HAGHNAZARZADE JOSEF	U
						8/1/2025	$3300000	REIGER ASSOCIATES 90-1 LTD	HAGHNAZARZADE JOSEF	Q
District	10									
Brief Tax Description	MCGEE RD (Note: Not to be used on legal documents)									

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 3:39:53 AM

Developed by SCHNEIDER GEOSPATIAL