



Hall County Government

BOARD OF COMMISSIONERS

August 14, 2025

Romar Properties, LLC
c/o Robert Blalock
2829 Browns Bridge Road
Gainesville, GA 30504

RE: 1033 Tax-Deferred Exchange & Condemnation Transaction
2829 Browns Bridge Road, Gainesville, GA 30504

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

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Dear Mr. Blalock,

I hope this letter finds you well. The purpose of this letter is to serve as documentation of the details of the real estate transaction involving 2829 Browns Bridge Road, Gainesville, GA 30504, further identified as Hall County Tax Parcel No. 08015 005032 (the "Property"), and to confirm the facts regarding the sale of the Property which may be required as part of any future proposed Section 1033 tax-deferred exchange by the Seller.

Per our previous discussions, it has been determined that the Property is required by Hall County, Georgia for additional space as part of the expansion of the Hall County Government Center campus, which use is a public use for which Hall County is authorized to condemn the Property.

Pursuant to the contract dated July 28, 2025, between Hall County, Georgia, (the "County") and Romar Properties, LLC ("Seller"), it is acknowledged that this transaction is being closed on _____, 2025 (the "Closing Date") in lieu of condemnation proceedings. It is further acknowledged by the County that such closing is considered involuntary, as failure to close would have necessitated instituting condemnation proceedings. This letter further confirms that prior to and as of the Closing Date, the Property was being put to a productive business use.

Please review this letter carefully and feel free to reach out to me with any questions or concerns you may have.

Sincerely,

David Gibbs
Chairman
Hall County Board of Commissioners