



P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

APPLICATION

City Council

- ☐ Waivers
☐ Variance

Staff Approval Only

- ☐ Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Hayley Todd, on behalf of PEC+</u>	NAME <u>Many, see attachment</u>
ADDRESS <u>350 Research Court Ste 200</u>	ADDRESS _____
CITY <u>Norcross</u>	CITY _____
STATE <u>GA</u> ZIP <u>30092</u>	STATE _____ ZIP _____
PHONE <u>678-684-6287</u> FAX _____	PHONE _____ FAX _____

APPLICANT IS THE:

- ☒ OWNER'S AGENT
☐ PROPERTY OWNER

* Include any person having a property interest
and/or a financial interest in any business entity having
property interest (use additional sheets if necessary).

CONTACT PERSON Same as applicant

COMPANY NAME PEC+

ADDRESS htodd@pec.plus

PHONE _____ FAX _____

PRESENT ZONING DISTRICT(S) C-1, C-2, R-1200, OI LAND LOT(S) 302 DISTRICT(S) 5
ADDRESS OF PROPERTY SE corner of Broad St and Third Ave B/T Second Ave ACREAGE 3.22

Describe your request in detail and state justification/hardship: _____
See attached LOI

(Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? ☒ Yes ☐ No

If Yes, please describe: Rezoning of parcel assemblage to R-TH and C-2/DOD

(Attach additional sheets if necessary)

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and
TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER: _____

8/14/2025

Re: **Letter of Intent – Variances R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)**
PEC+ Project No. 25062.00A

Dear Community Development Officials,

This application seeks three variances in association with the proposed R-TH and C-2/DOD rezoning for the approximately 3.22-acre assemblage of parcels at 103 and 107 Broad Street, 217 and 227 Wilson Street between Second and Third Avenues in the City of Dacula (the “Subject Property,” PIDs R5302A081, R5302A077, R5302A076, R5302A140, R5302A222, and R5302A017). The variances and the change would allow for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail.

Site and Proposal

The Subject Property is an assemblage of six parcels (of which three are City-owned) just north of Downtown Dacula in the ‘Old Downtown’ district. The site is located directly east of Dacula High School, and is within walking distance of City Hall to the south. This site is part of the Downtown District as identified in the City’s Urban Redevelopment plan.

The proposed rezoning (as described below) in conjunction with the requested variances (this application) would facilitate the development of 40 new, rear-loaded traditional ‘rowhomes’ in the downtown area, as well as 6,000 square feet of new local retail uses, which directly supports the City of Dacula’s 2024 Urban Redevelopment Plan.

Requested Variances

The full realization of the proposed development requires three variations to the Downtown Overlay District. These include:

1. A variance to Appendix B, Article 9, Section 917 D.1.c. to allow off-street parking to be visible from the public ROW, as identified as “V1” on Exhibit E,
2. A variance to Appendix B, Article 9, Section 917 D.1.f. to allow two curb cuts within 300 feet of each other, as identified as “V2” on Exhibit E, and;
3. A variance to Appendix B, Article 9, Section 917 H. Table 5, to waive the requirement for a build-to zone for the proposed commercial building on the east side of proposed New Parcel 2, with frontage on Wilson Street, as identified as “V3” on Exhibit E.

Associated R-TH and C-2/DOD Rezoning

The associated application’s requested zoning actions include:

- An amendment to the City of Dacula zoning map for parcels R5302A081, R5302A077, and part of parcel R5302A076; aka Parcels 1, 2, and part of 3 as labeled on Exhibits A and D from R-1200 and OI to R-TH/DOD, and;
- An amendment to the City of Dacula zoning map for parcels R5302A140, R5302A222, R5302A017, and part of parcel R5302A076; aka Parcels 4-6 and part of Parcel 3, respectively as labeled on Exhibits A and D from OI, C-1, and C-2 to C-2/DOD.

Rationale for Request

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan.

As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

By bringing attractive new rowhomes and boutique businesses to this area, the proposal advances the following redevelopment goals:

- To facilitate future creation of tax allocation districts, enterprise, and opportunity zones;
- To provide a variety of transportation options through paths, sidewalks, trails, and complete streets;
- To support diverse housing options to achieve sustainable and balanced housing types with a distinct architectural character;
- To pursue public improvements including appropriate land uses, improved traffic, public transportation, public utilities, communal spaces, and other public projects; and
- To create an increased sense of place through placemaking projects.

The subject site has numerous hardships that are out of the applicant's control, the first of which is the relatively small size of the project. While it meets the intent of the DOD, the 3.22-acre assemblage is constrained without the possibility of expansion. The second hurdle is the topography, which reaches a high point on the southern end and drops dramatically toward the Third Avenue frontage. The applicant plans to use the unique topography as a placemaking technique, which will feature a pedestrian corridor through the commercial uses and will extend into a courtyard that the new rowhomes will overlook. However, this constraint also prevents a public through-road between the commercial and residential uses. Without vehicular access on a fourth side of the subject site, it is impossible to construct commercial buildings that comply with the build-to and parking location regulations of the DOD.

The combination of actions are necessary unify the underlying zoning from several disparate districts to a single master-planned district in a manner that works with the existing site constraints.

By using this two-pronged zoning approach, the proposal will begin to bridge the gap in development between the historic downtown and Dacula's new downtown district, as expressed in the Urban Redevelopment Plan. The result will be an attractive, high-quality, walkable addition to the Downtown area, preserving and adding to the traditional character.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Dacula (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for R-TH AND C-2/DOD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by the City of Dacula and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Dacula and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Dacula and the City Council, Planning Commission and Planning Staff approve and support the Applicant's variance request and associated rezoning request for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

Dacula Old Town District Rezoning

Subject Parcels



Legend

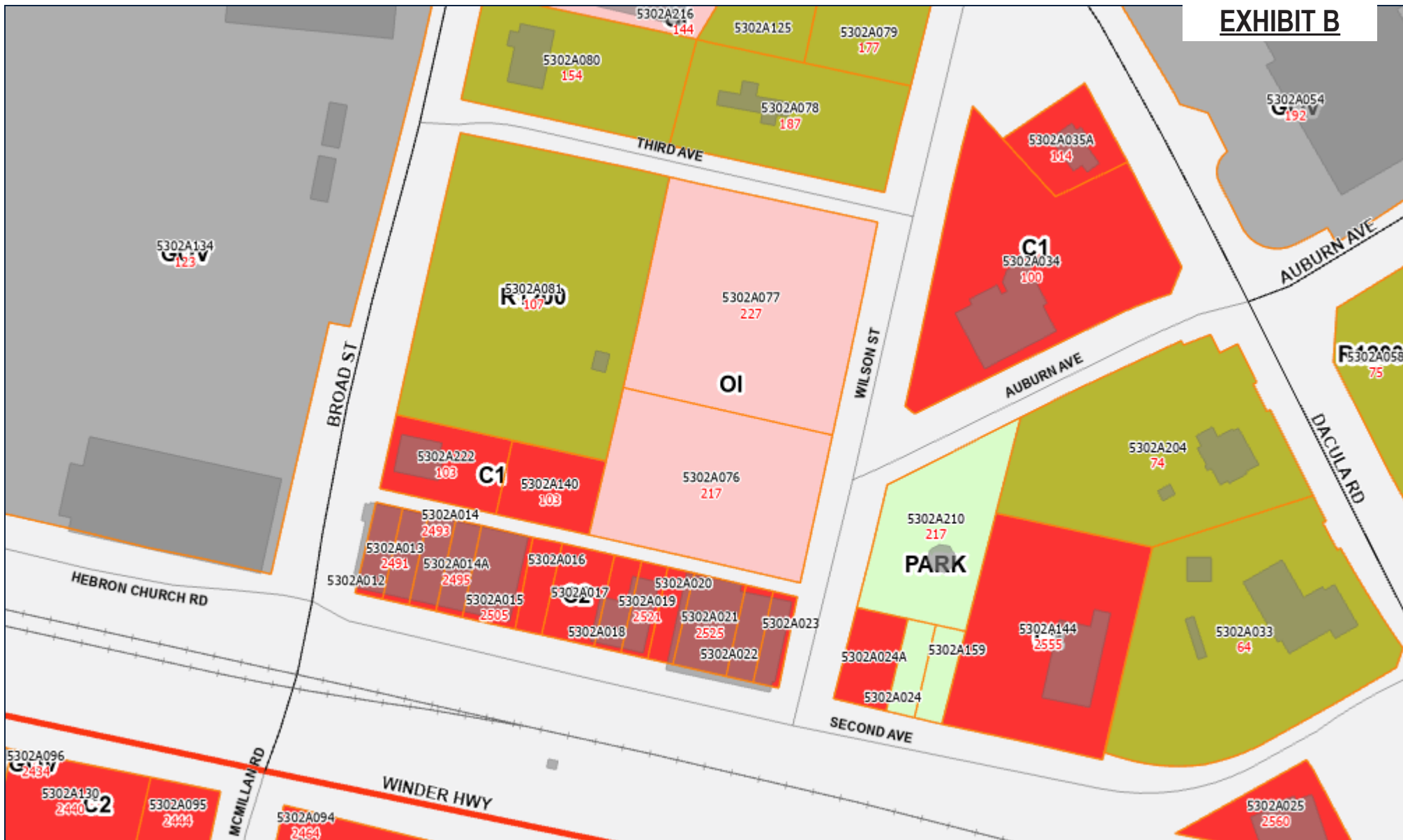
Parcels

- Condo
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Street Centerlines

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

- County Boundary
- Adjacent Counties



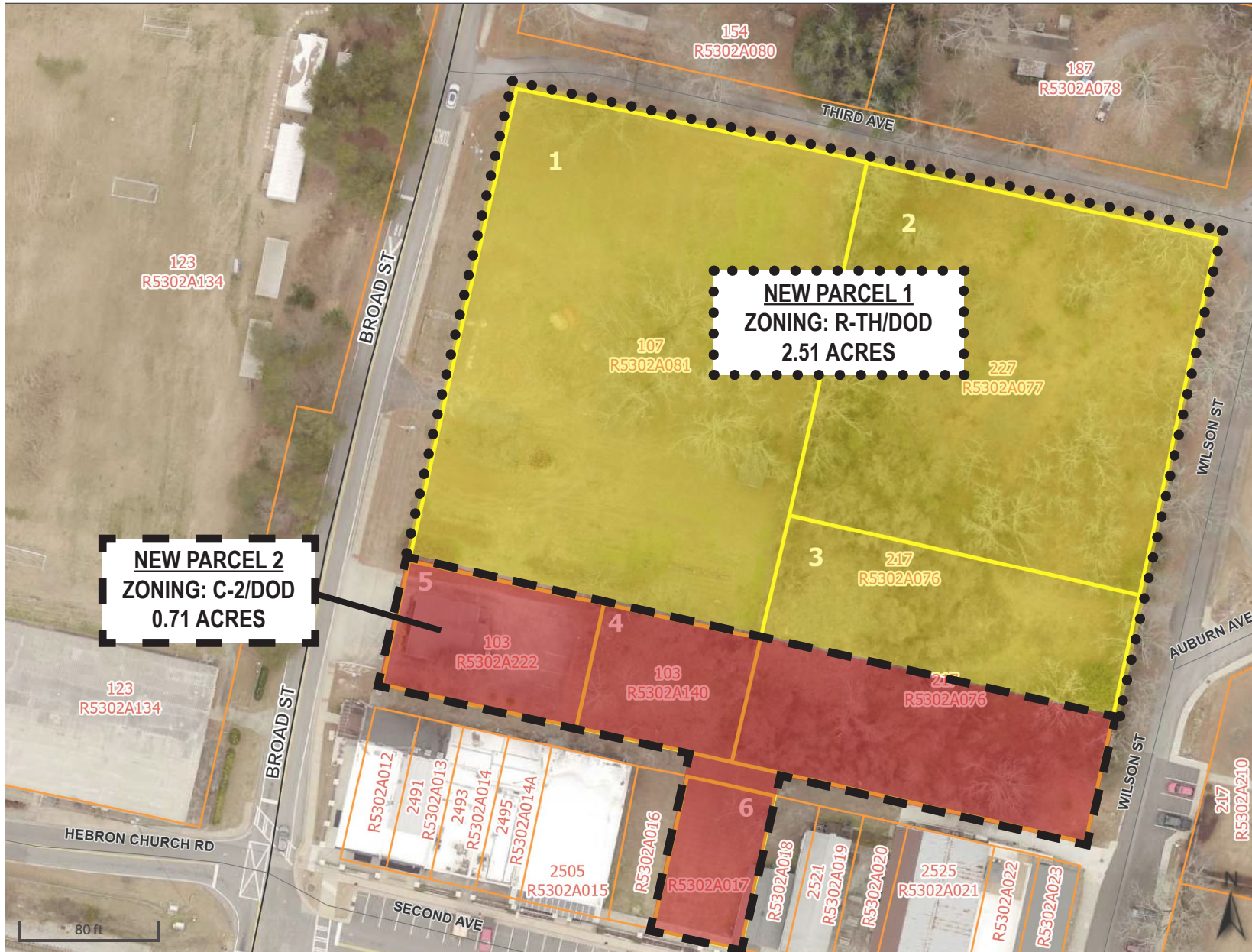
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City of Dacula Zoning

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Dacula Old Town District Rezoning

Subject Parcels



Legend

Parcels

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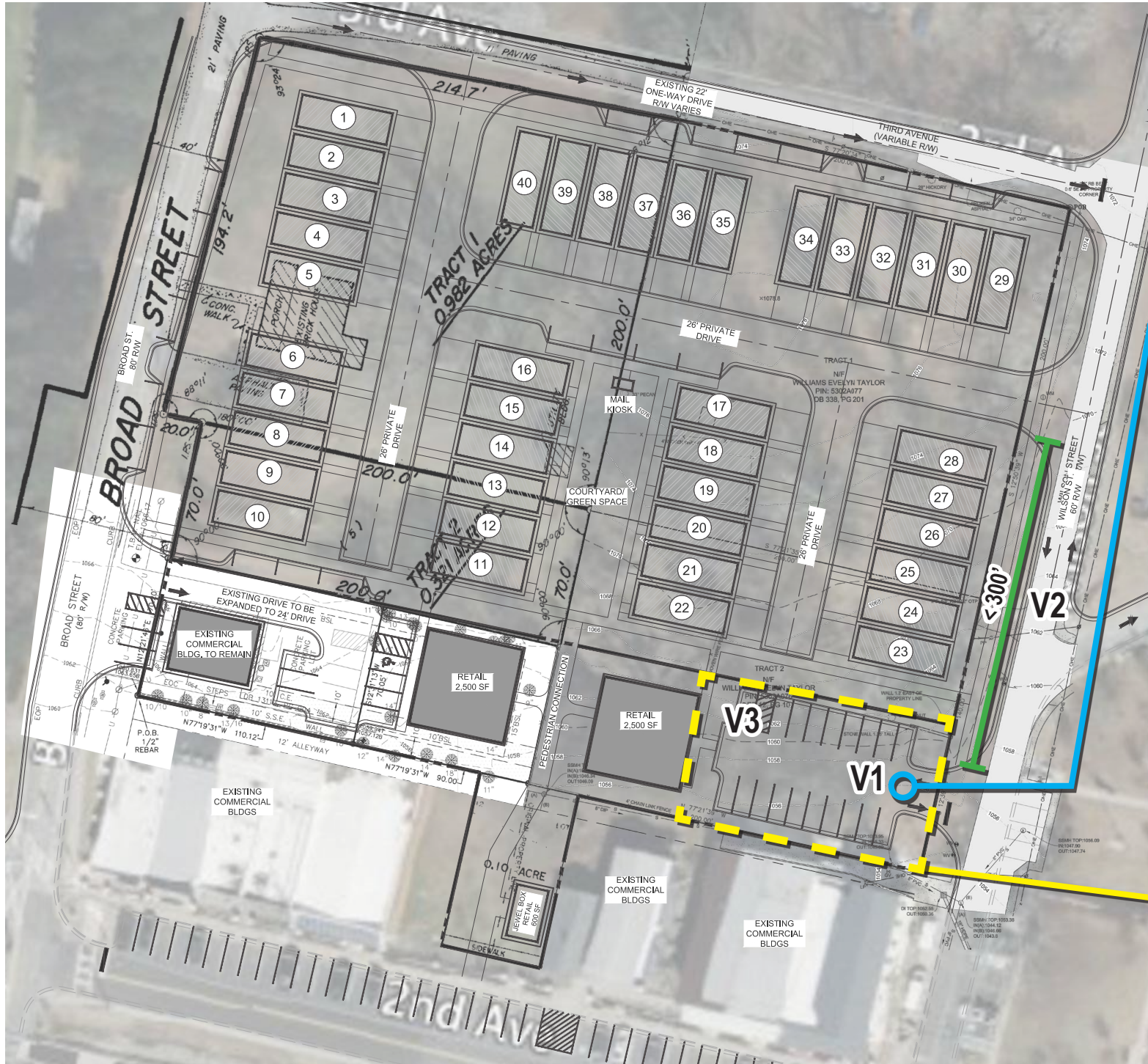
Street Centerlines

- Freeway
- Highway
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- Collector Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private
- County Boundary
- Adjacent Counties

EXHIBIT D

KEY NO.	PID	OWNER	OWNER ADDRESS	SITE ADDRESS	ACREAGE (GIS)
1	R5302A081	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	107 BROAD ST DACULA, GA 30019	1.24
2	R5302A077	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	227 WILSON ST DACULA, GA 30019	0.92
3	R5302A076	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0008	217 WILSON ST DACULA, GA 30019	0.64
4	 R5302A140	SECOND AND BROAD LLC	2572 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.14
5	R5302A222	SECOND AND BROAD LLC	2573 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.18
6	R5302A017	INGRAM PARTNERS, LLC	366 AUBURN RD AUBURN, GA 30011-2315	SECOND AVE DACULA, GA 30019	0.1
				Total acres	3.22

EXHIBIT E



V1: Variance to Sec. 917 D.1.c. to allow off-street parking to be visible from street

V2: Variance to Sec. 917 D.1.f. to allow two curb cuts within 300 feet of one another

V3: Variance to Sec. 917 H. Table 5 to waive build-to-zone requirement where indicated

8/13/2025

Re: **Impact Statement – R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)**
PEC+ Project No. 25062.00A

Dear Community Development officials,

Please see below the responses to the City's Impact Statement criteria:

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal includes 40 rowhomes and approximately 6,000 square feet of local commercial space in the Dacula Downtown character area, which are compatible with the surrounding uses, including single family homes, local commercial, parks, and public facilities. Therefore, the proposed change would allow for a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development would set a precedent for the future high-quality redevelopment of this area, as intended by the City's Urban Redevelopment and Comprehensive Plans. The new rowhomes would bring walkable residential uses to patronize the existing commercial spaces and would begin to reinvigorate the historic downtown fabric. The proposed new use would be in harmony with the use and usability of existing properties.

C. Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned:

The proposal does not have a reasonable use as zoned. As evinced by the property's lack of redevelopment up to this time, the existing zoning designations of C-1, C-2, OI and R-1200 are disjointed and prohibitive to cohesive development. This proposal, however, would inject investment in the site and broader area, improving economic use.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities in any one particular way. Additionally, the historic downtown is designated as a prime redevelopment area because of its ability to support new growth by way of utilities and a unified street network. This development will improve multimodal transportation opportunities in downtown Dacula, and will enable residents to walk to achieve some errands, thereby reducing traffic.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan. As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

8/12/2025

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

Rezoning the site to R-TH and C-2/DOD would unify the underlying zoning from several disparate districts to two cohesive districts.

This zoning approach and proposal will begin to bridge the gap in development between the historic downtown and Dacula's new downtown district, as expressed in the Urban Redevelopment Plan. The result will be an attractive, high-quality, walkable addition to the Downtown area, preserving and adding to the traditional character. The applicant and developer are seeking partnership with the City to advance the vision of the Redevelopment Plan.

The applicant and owner respectfully request that the Dacula City Council, Planning Commission and Planning Staff approve and support the Applicant's request to rezone the subject property from OI, C-1, C-2 and R-1200 to R-TH and C-2/DOD for the purposes of creating a new, high-quality, mixed-use redevelopment. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

DEED B: 60975 P: 00676
12/28/2023 11:10 AM Pgs: 3 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023030764
ERECORDED
eFile Participant IDs: 5705353253,

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After Recording Return To:

Robert Jackson Wilson, PC
295 S. Culver Street, Suite C
Lawrenceville, GA 30046
Deed preparation Only

Tax Parcel No. R5302A081
Gwinnett County

STATE OF GEORGIA

GWINNETT COUNTY

QUIT-CLAIM DEED

THIS INDENTURE, made this 28th day of December in the year Two Thousand Twenty-Three between,

**SYBLE PLOTT BLACKSTOCK and
LONNIE F. PLOTT, AS HEIRS
OF THE ESTATE OF RUTH ANN LOCHABY PLOTT**

as party or parties of the first part, hereinafter called "Grantor," and

**CITY OF DACULA, GEORGIA,
A Georgia Municipal Corporation**

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said party of the first part for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the

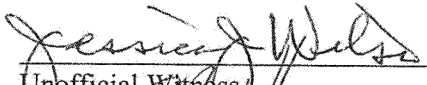
first part has or may have had in and to the real property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, its successors and assigns, so that neither the said party of the first part nor her successors, nor any other person claiming under them shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

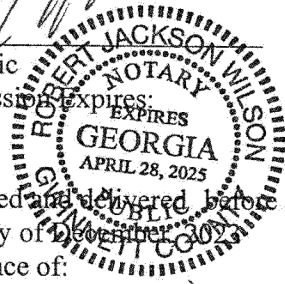
GRANTOR:


Unofficial Witness


Syble Plott Blackstock, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

Notary Public

My Commission Expires:



Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

GRANTOR:


Unofficial Witness


Lonnie F. Plott, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

Notary Public

My Commission Expires:



EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE

All that tract or parcel of land lying and being in the City of Dacula, Gwinnett County, Georgia, and being part of Land Lot 302 of the 5th Land District of said county, and being known as the Mattie M. Hill home place being located on the East side of Broad Street in Dacula, Georgia, and being on the South side of an unnamed street, and being bounded on the East by lot of Haney, formerly Mauldin place, and on the South by lot of Julia McMillan, formerly Ben Wilson, and being more particularly described as follows:

BEGINNING at the Southeast corner of the intersection of Broad Street and on the 20-foot unnamed street, thence run in a Southerly direction along Broad Street 200 feet, more or less, to a corner with lands of Julia McMillan; thence run East along the Julia McMillan land 200 feet, more or less, to the property of Haney, formerly the Mauldin place; thence run in a Northerly direction along Haney lot 200 feet, more or less, to a paved unnamed street; thence run in a Westerly direction along said paved unnamed street 200 feet, more or less, to the point of beginning.

The above-described property being the same property as described in the Executrices Deed from the Estate of Mrs. Mattie M. Hill to A. F. Plott dated July 17, 1967, and recorded in Deed Book 276, Page 642, Gwinnett County, Georgia records.

TRACT TWO

All that tract or parcel of land lying and being in the 5th District of Gwinnett County, Georgia, and being part of Lot No. 302, beginning on the East side of Broad Street, on the corner of J. M. Stanley lot and thence running East 200 feet with Stanley's line and cornering with J. M. Stanley Pool Pound Co., and A. K. King; thence North 70 feet with King's line cornering with A. K. King, L. C. Mauldin and E. R. Hill; thence West 200 feet with E. R. Hill's line to Broad Street; thence South 70 feet along Broad Street to beginning point and being Lot No. 5 in Block "B", in the Town of Dacula, Georgia, on the S.A.L.R.R.

The above-described property being the same property as described in the Warranty Deed from Julia Wilson McMillan to A. F. Plott dated August 20, 1970, recorded in Deed Book 358, Page 345, Gwinnett County, Georgia records.

Please Return Document To:
STELL, SMITH & MATTISON, P.C.
P.O. Box 644
Winder, GA 30680
File #: R19-7863 - Ingram Partners, LLC

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE made this 18th day of September, 2019, between Dacula Medicine Center, Inc., of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Ingram Partners, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 302 of the 5th District, Gwinnett County, Georgia, and in the Town of Dacula, being the east half of Lot 12, Block B, and the west half of Lot 13, Block B, as shown on a plat of map of Freeman, Georgia, as recorded in Deed Book 3, Page 205, Gwinnett County Records, and being more particularly described as follows: Beginning at a p.k. nail set on the northerly side of 2nd Avenue (50-foot right-of-way) 175.0 feet southwesterly of the point of intersection of the northerly right-of-way of 2nd Avenue and the westerly right-of-way of Wilson Street (60-foot right-of-way); thence north 11 degrees 22 minutes 15 seconds east 88.0 feet to an iron pin found at the southerly side of a 12-foot alley; thence north 78 degrees 37 minutes 45 seconds west, along the south side of said 12-foot alley, 50.0 feet to an iron pin set; thence south 11 degrees 22 minutes 15 seconds west 88.0 feet to a p.k. nail set at the northerly side of 2nd Avenue, (50-foot right-of-way); thence south 78 degrees 37 minutes 45 seconds east, along the northerly side of 2nd Avenue, 50.0 feet to the p.k. nail set at the point of beginning. Said tract containing 0.10 acres as shown on a plat of survey for Dacula Medical Center, Inc., prepared by Thomas Wood, R.L.S., dated August 23, 1995, and recorded in Plat Book 70, Page 113A, Gwinnett County Records, to which plat reference is made for a more detailed description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

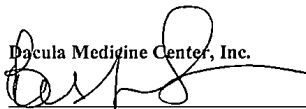
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

Notary Public
My commission expires
(Notary Seal)


Dacula Medicine Center, Inc.
Billy M. Stone, President/Secretary

(Corp Seal)

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC, a Georgia Limited Liability Company**, as party or parties of the first part, hereinunder called Grantor, and **Second and Broad, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

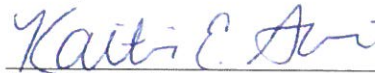
This Deed is given subject to all easements and restrictions of record.

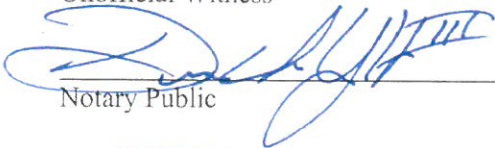
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

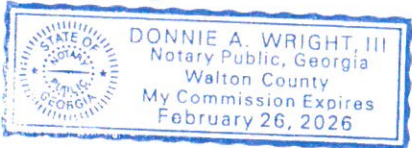
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By:  (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillian, run thence easterly along the line of said McMillian property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

Tax Parcel ID No. R5302A 140

For Informational Purposes Only:

This being the real property commonly known as 103 Broad Street according to the present system of numbering properties in the Town of Dacula, Gwinnett County, Georgia.

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC, a Georgia Limited Liability Company**, as party or parties of the first part, hereinunder called Grantor, and **Second and Broad, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

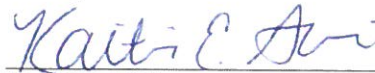
This Deed is given subject to all easements and restrictions of record.

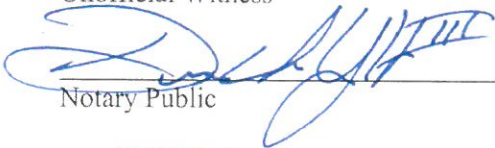
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

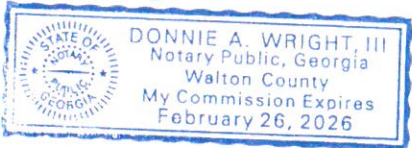
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By:  (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillian, run thence easterly along the line of said McMillian property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

Tax Parcel ID No. R5302A 140

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