



PUBLIC HEARING APPLICATION REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	•	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Crystal Wellness LLC</u>	NAME: <u>TGA NAP FORUM ON PEACHTREE OWNER LLC</u>
ADDRESS: <u>13215 Addison Rd</u>	ADDRESS: <u>5185 Peachtree Parkway, Suite 340</u>
CITY: <u>Roswell</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30075</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>404.791.2600</u>	PHONE: _____
E-MAIL: <u>devin.borland@thenowmassage.com</u>	E-MAIL: <u>aniela.respress@naproperties.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Devin Borland</u> PHONE: <u>404.791.2600</u>	
CONTACT'S E-MAIL: <u>devin.borland@thenowmassage.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): MUD REQUESTED ZONING DISTRICT: MUD/No Change

LAND DISTRICT(S): 6 LAND LOT(S): 317 ACREAGE: 2,414 sq ft

ADDRESS OF PROPERTY: 5161 Peachtree Parkway, Suite 615, Peachtree Corners, Georgia.

PROPOSED DEVELOPMENT: The NOW Peachtree Corners

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

No. of Buildings/Lots: 1

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: 2414

Gross Density: N/A

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-I00, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-I0, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-I, C-2, C-3, O-I, OBP, M-I, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Handwritten Signature]

11/6/2023

Signature of Applicant

Date

Devin Borland - Owner

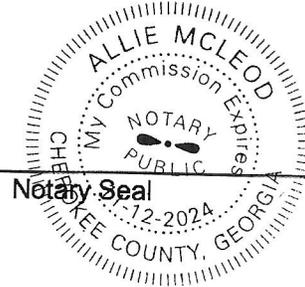
Type or Print Name and Title

Allie McLeod

11/6/2023

Signature of Notary Public

Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

Susan Storck

11/6/23

Signature of Property Owner

Date

Susan Storck General Manager

Type or Print Name and Title

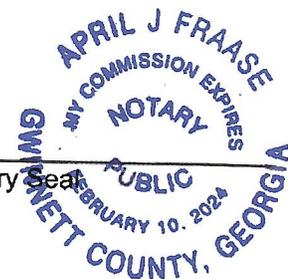
April J Fraase

11/6/23

Signature of Notary Public

Date

Notary Seal



APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
Yes. The proposed use will be complimentary to many of the health and wellness businesses in the adjacent and nearby property.
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
No. It will be complimentary.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
Yes, but the proposed use is complimentary to many of the current health and wellness businesses.
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
No.
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
Yes, it will be complimentary to many of the existing health and wellness businesses.
- F. Are 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, special use permit, or change in conditions?
Yes, the property is being redeveloped at a mixed use community and the personal wellness services to be provided at the proposed business will be complimentary to the community.

**DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
 (If yes, please complete the "Campaign Contributions" section below)

Devin Borland

 Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

 11-10-2023 Devin Borland - Owner

 Signature of Applicant Date Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 Signature of Notary Date Notary Seal



NOTE: Cross-hatched areas are NOT included in definition of Shopping Center

THE FORUM

Shopping Center defined as area outlined in the bold black boundary line



NORTH

LAST UPDATED: 8.29.2023

NELSON

0 0.5 1
SCALE: 1"=80'-0"
@ 30x42



Peachtree Corners
Letter of Intent

Devin Borland
404.791.2600
devin.borland@thenowmassage.com



November 14, 2024

Crystal Wellness, LLC
13215 Addison Rd
Roswell, GA 30075

Crystall Wellness, LLC d/b/a The NOW Peachtree Corners is seeking a Special Use Permit to operate as an affordable luxury spa franchise at The Forum Peachtree Corners.

The NOW started in Los Angeles in 2015 and, after opening four successful locations in metro LA, began franchising in late 2019 and currently has 48 open locations and dozens more in the pipeline throughout the US. The NOW Peachtree Corners will offer three core massage types (Swedish, sports, and energy balancing) with various à la carte enhancements (e.g., herbal heat, scalp renewal, soothing eye mask, etc.) in a chic minimalist oasis, featuring whitewashed walls, exposed beams, natural wood surfaces, and live plants. Additionally, The NOW Peachtree Corners will offer standalone Gliding Cupping, Stretching, and Sound Therapy services as well as Gua Sha Facials.

The NOW Peachtree Corners will also sell an array of wellness products, including an exclusive line of skincare, body, aromatherapy, and home products allowing customers to continue their connection to the brand away from the boutique.

Crystall Wellness LLC is wholly owned by BFC Roswell Inc, the Northern Atlanta franchisee for The NOW, that owns the exclusive license to open two boutiques in the northern suburbs of Atlanta. The first BFC Roswell, Inc location of The NOW opened in Roswell in July 2022 and has been well received by our guests and the community. BFC Roswell, Inc is seeking to open a second location through its subsidiary under the tradename The NOW Peachtree corners.

The NOW Peachtree Corners will provide a place for health and wellness for the community, a refuge for guests disconnect from the outside world and reconnect within. The NOW is where the community goes to turn down the noise so they can listen to what their body needs. At The NOW, we say show up for yourself so you can better support others.

Relax your body. Reset your soul. The NOW Peachtree Corners

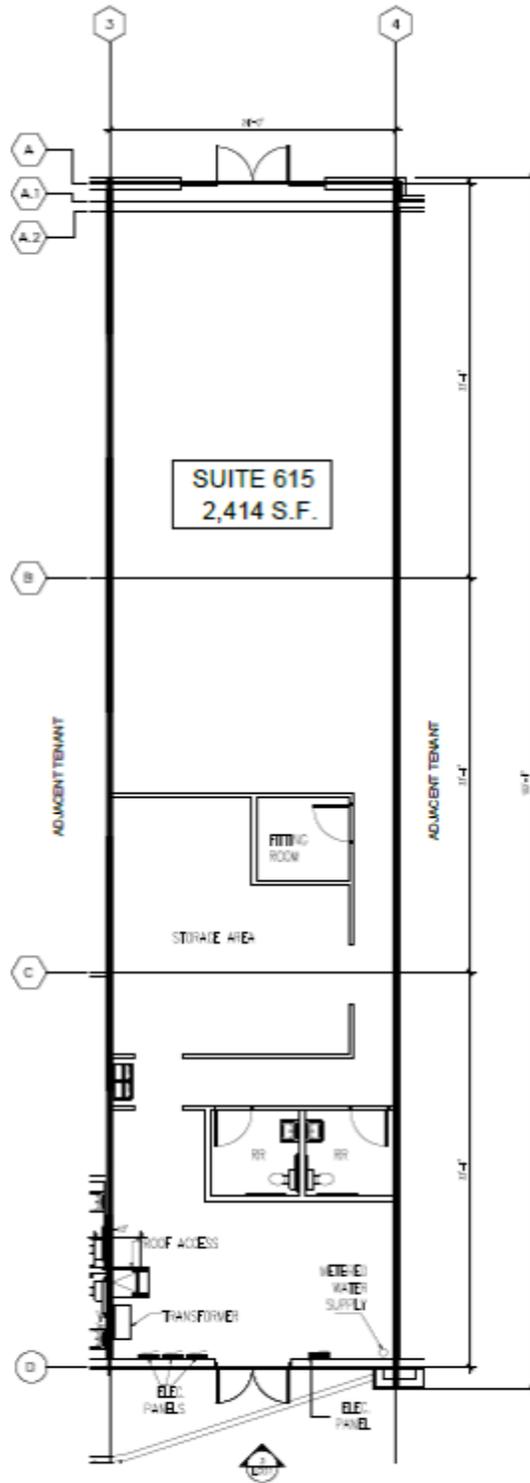
Devin Borland

Devin Borland
President, BFC Roswell, Inc, Manager Crystall Wellness LLC



Peachtree Corners

Special Use Permit Request – Boundary Survey & Site Plan



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



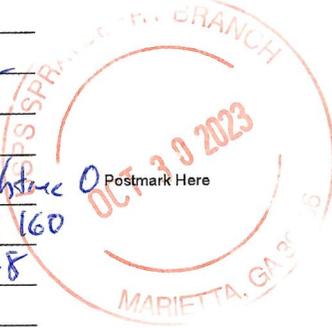
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Crystal Wellness, LLC
13215 Addison Rd
Roswell, GA 30075

To: TGA NAP FORUM on Peachtree
1175 Peachtree St NE STE 160
Atlanta, GA 30361-3528



Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



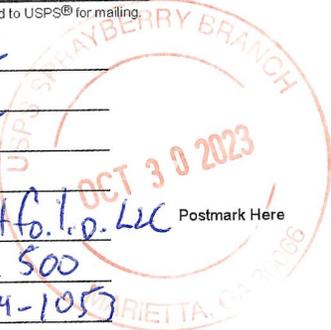
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Crystal Wellness LLC
13215 Addison Rd
Roswell, GA 30075

To: Broadstone Tax Part G.I.P. LLC
1921A Katy Fwy Ste 500
Houston, TX 77044-1055



Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



OFFICE OF COMMUNITY DEVELOPMENT
Diana Wheeler | Community Development Director

COMMUNITY INFORMATION MEETING CERTIFICATION

A Community Information Meeting means the following:

A meeting arranged by the applicant and held prior to submittal of the public hearing application which invites the surrounding community to an informational meeting. The purpose of this is to provide an overview of your request and allows for you to answer any questions the neighboring residents and/or businesses may have.

This is your meeting, and an opportunity for free discussion with neighbors without city involvement, but the city will provide you a list of the mailing addresses of land owners within a 500' radius of your subject property. This allows for the same adjacent owners to be notified of your community meeting who will then later be notified by the city of your subsequent public hearing process.

This meeting should be held in a place and time convenient to nearby property owners. Reasonable notice (no less than one week) should be given by mail of the meeting's date and time. Completion of the Community Information Meeting Certification form should follow the meeting and is required to be submitted with the public hearing application.

The meeting must be held no more than 45 days prior to the submittal date of the complete application for a public hearing. A postmarked United States Postal Service Certificate of Mailing form must also be submitted with this form as evidence of mailing of meeting notices.

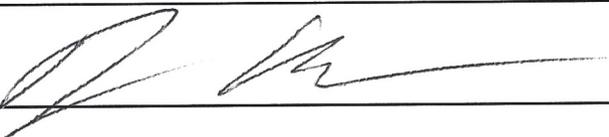
TO BE COMPLETED BY APPLICANT:

Date & time meeting held November 10, 2023 - 9:00 ET

Location of meeting The Forum at Peachtree Corners - 5145 Peachtree Parkway,, Suite 452; Peachtree Corners, Georgia 30092

Summary of meeting The meeting was held to discuss plans to open a The NOW Spa franchise location at The Forum.

Community members were invited to see information about the brand, the services, and corporate culture and to ask questions, make comments, or share concerns.

Applicant's signature 

(See back for meeting sign-in sheet)



ESTD 1954

NORTH AMERICAN
PROPERTIES

October 19, 2023 - Final

Jackson Hill
Reimagine CRE
Via Email:

Jhill@ReimagineCRE.com

Re: Lease proposal by and between TGA NAP FORUM ON PEACHTREE OWNER LLC, or its successors or assigns ("Landlord") and The Now ("Tenant") at The Forum, Peachtree Corners, GA ("Center")

Dear Jackson:

Pursuant to our recent conversations, I have prepared a lease proposal for The Now to open in The Forum located in Peachtree Corners, GA.

Landlord: TGA NAP FORUM ON PEACHTREE OWNER LLC

Tenant: The Now

Guaranty: **Please send financials.** Tenant shall provide a full guaranty for the first five years with a rolling twelve month for the remainder of the term.

Permitted Use Clause: Tenant shall have the right to operate as an upscale massage studio and for no other purpose – please provide additional details. We will sell Now branded candles, massage items, jewelry. We will also be required to add non massage services to receive city approval (reviewing our options)

Premises: Approximately 2,414 sf in suite #615 as shown on Exhibit A.

Term: Ten (10) Years and two (2) months.

Minimum Rent:

Years 1-2	\$43.00 per square foot per year
Years 3-10	2.5% annual increases

Renewal Options: One (1) additional five (5) year option period with one hundred twenty (120) days' written notice to Landlord. 1st option at 3% annual increases.

Percentage Rent: Five (5%) over natural breakpoint

Commencement Date: Ninety (90) days after the earlier of a) (i) delivery of Possession and (ii) the date on which Tenant's permits and approvals necessary for start of its pre-opening construction have been issued by the applicable governing authority. Or b) open for business . Tenant shall provide architectural plans to Landlord within 45 days of Lease execution (unless permit submissions is dependent on CUP, SUP or other prerequisites), and shall apply for its permits within 5 days following Landlord's approval of the plans. In the event Tenant is unable to secure the required permits within one hundred twenty (120) days of

application, Landlord may elect to assist Tenant at Tenant's sole cost and expense – tenant and landlord to mutually agree on any expense before Landlord provides any assistance that will be a cost to Tenant.. If neither party can obtain permits within one hundred eighty (180) days of initial application, either party may elect to terminate, provided such termination letter is received by the non-terminating party prior to the date said permits are issued, and said, "Prepaid Rent and NNN's" and "Security Deposit and NNN's" shall be returned to the Tenant.

OPERATING HOURS:

**Maximum: Monday through Sunday 9 AM to 10 PM
Minimum number of hours open: 65 during those periods.**

Subject to seasonal adjustment by Landlord, or adjustment by Tenant, subject to local laws and ordinances.

PREPAID RENT:

One (1) month's base rent plus NNNs upon lease signing.

Common Area Maintenance:

Tenant shall pay a Fixed Common Area Maintenance fee ("CAM") starting at \$7.69 PSF fixed with 4% annual increases thereafter

Real Estate Taxes:

Tenant shall pay its prorata share estimated to be \$3.05 per square foot per year for year one and then reconciled to actual each year thereafter.

Insurance:

Tenant shall pay its prorata share estimated to be \$0.28 per square foot per year for year one and then reconciled to actual each year thereafter.

Utilities:

Tenant shall be solely responsible for and pay utility company directly for all costs and charges, including installation thereof, ordinary new-account fees and deposits where applicable, for all gas, heat, electricity, cable, telephone, internet, satellite, and other utilities provided or used in or at the Premises, commencing on the date on which Tenant shall take possession of the Premises and continuing throughout the Term.

Water: Supplied by Landlord and initially estimated at \$1.50 psf per year

Trash Removal:

Tenant shall pay its prorata share estimated to be \$0.26 per square foot per year for year one and then reconciled to actual each year thereafter.

One-Time Charges:

Security Deposit: One Month's Rent
Construction Period Trash Fee: at tenant's cost and expense

Landlord's Work:

Landlord shall deliver to Tenant its Premises in as-is condition. Please confirm Exhibit B in response.

AS BUILTS:

Landlord shall provide the most recent "As Builts/ LOD / CAD-file" of demised space, at Landlord's cost, to Tenant upon presentation of a response to this proposal. Please insert into Exhibit "D" -As-Builts / LOD / CAD-file, to be attached.

Delivery Date:

Five (5) days after lease execution

Tenant's Work:

Tenant shall be responsible for the completion of the construction of its store & new storefront to a finished condition, including all furniture, fixtures,

equipment and décor. Tenant shall engage a licensed, registered architect, where required, to complete all required design and working drawings in accordance with the lease provisions. All of Tenant's construction and finish work shall conform to the requirements of governmental authorities and be shall consistent with the design criteria established by Landlord's project architect.

Construction Allowance:

So long as Tenant is not in default in the performance of its obligations under the Lease, Landlord shall reimburse Tenant a Construction Allowance up to \$50 per square foot for the improvements installed by Tenant. Payments will be made in two installments:

1. Thirty days after Tenant's Work is 50% complete & Landlord has received contractor & subcontractor interim lien waivers.
 2. Thirty days after the following:
 - Tenant's Work is 100% complete.
 - Receipt by Landlord of Certificate of Final Completion issued by Tenants architect.
 - Receipt by Landlord of Certificate of Occupancy for the Premises.
 - Receipt by Landlord of final plans and lien waivers from the general contractor and all subcontractors. Tenant shall have opened its store to the public for business.
 - Receipt by Landlord or Tenant executed Commencement Date Agreement.
- Agreement pending HVAC age and tonnage information

Rent Abatement:

Sixty (60) days of abated base rent after the Rent Commencement Date.

Tenant's Signage:

Tenant shall be permitted the maximum amount of signage allowable by local authority and subject Tenant Design Criteria Manual. Tenant will be allowed to use its nationally recognized logo and color of sign. All signage will be professionally and tastefully prepared by signage professional.

Continuous Operation:

Tenant shall be obligated to initially open the Leased Premises for business to the public on the Commencement Date and to continuously operate its business in accordance with this Lease during the entire Term of this Lease.

Radius Restriction:

Two Miles (2)

Redevelopment:

Tenant acknowledges and agrees that Landlord shall have the right at any time during the Term of the Lease to change, redevelop and remerchandise the Center shown as Landlord deems feasible, reasonable, and desirable (the "Redevelopment Work"), which work includes, but is not limited to, reconfiguring and making alterations, additions, and eliminations to such area; adding additional stories to buildings; decreasing the height of buildings; altering, adding, removing, reconfiguring, and relocating buildings and other structures; adding greenspace and other common areas; adding or removing parking facilities; and using air rights over any building or structure. Tenant hereby consents to any such changes and any resulting inconvenience, and Tenant hereby acknowledges and agrees that no such modifications by Landlord shall entitle Tenant to any abatement of rent or constitute an eviction (constructive or otherwise) or cause Landlord to be in breach, violation, or default of any quiet enjoyment, excessive vacancy, or other co-tenancy provisions. Notwithstanding the forgoing Landlord agrees not to materially or

adversely affect the access to or visibility of tenant's premise. Landlord agrees to use commercially reasonable efforts not to materially and adversely disturb Tenant's peaceful operation of business, including sound from construction during Tenant's typical business hours.

NO RELOCATION: Landlord hereby waives any right to relocate Tenant now, or at any time during the Primary Term..

Parking: Parking shall be available free of charge for use by Tenant, its employees, agents, and customers/clients. Landlord represents the parking for the Shopping Center meets applicable governmental codes

Lease Document & Process: Tenant agrees to utilize the Landlord's lease form and agrees to diligently pursue completion of all lease negotiations.

Condition: The terms contained herein are conditioned upon Landlord's review of Tenant/Guarantor's certified financial information and credit worthiness. Tenant/Guarantor shall provide income statements for the current fiscal YTD and two prior full years, along with a current balance sheet (and other information that Landlord may request), signed and dated by an officer.

Broker Commission: Tenant and Landlord acknowledge that Tenant is represented by **Reimagine CRE** and a tenant rep brokerage commission will be due in the event a lease is executed by both parties and all contingencies, if any, are removed. The terms of the Commission Agreement shall be described in a separate agreement. 3% of base minimum rent for primary term.

Tenant Contact Info: Copies of the lease draft should be sent to:

Name: _____
Email Address: _____
Phone: _____

This proposal is not a binding agreement, but rather an expression of our mutual interest to enter a binding lease containing the provisions outlined herein and such other provisions as are necessary to constitute a completed lease. If these terms are acceptable, please indicate by having a duly authorized representative of Tenant sign this letter on the acceptance line provided below, and return an executed original to me along with the following required documentation:

- **Tenant financials – Note: financials must match the legal entity of the Tenant**
- **Guarantor financials (if applicable)**
- **Tenant's Attorney Contact Information**

Upon receipt of this signed letter of intent, I will submit this proposal for formal approval by Landlord. If approved, the terms and conditions will be incorporated into a lease for your review. Should you have any questions, please email me at molly.morgan@naproperties.com.

Sincerely,

Molly Morgan

Molly Morgan
North American Properties

TENANT:

AGREED AND ACCEPTED by TENANT:

By: _____

Its: _____

Date: _____

LANDLORD:

AGREED AND ACCEPTED by LANDLORD:

By: _____

Its: _____

Date: _____

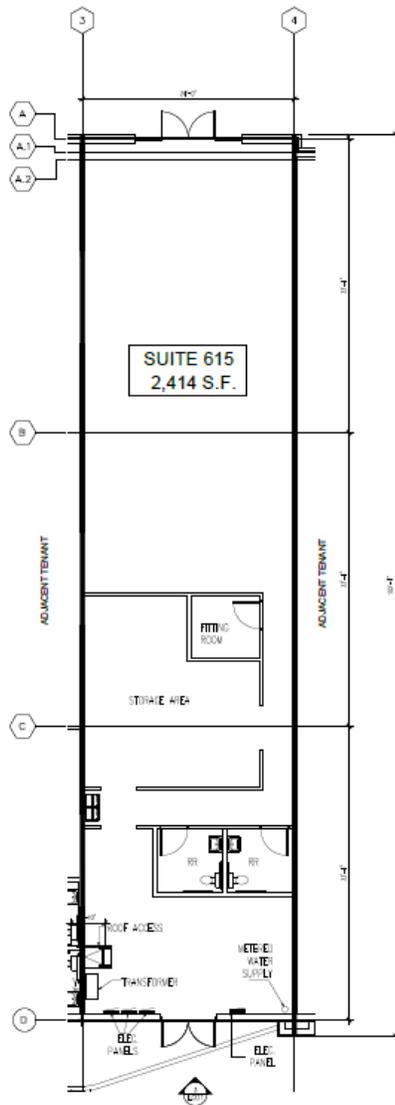
Exhibit B

“AS IS” Condition Specifications

The Landlord warrants that the space is free of all hazardous material and will render Tenant harmless and defend them from any claims arising from any such material. The Landlord agrees to comply with all laws regarding public accommodations contained in the Americans with Disabilities Act of 1990, as amended and all regulations and guidelines, where applicable. Following completion of Landlord work, the Interior of Demised Premises, including all storage areas and basements, shall be free of all personal property and/or debris and the Premises shall be delivered in a “broom-clean” condition.

- Storefront and rear door existing and in good working order, including lock, closure and threshold.
- Floor - Miscellaneous Carpet, VCT Ceramic Tile, and Concrete
- Existing utilities, plumbing and sewerage systems, gas, electrical and other existing utilities shall be in good working order inside the Premises. Including, but not limited to, the meters are existing, compliant, and appropriately sized but may be shut off. (It being understood that the portions of such systems located inside the Premises are the future responsibility of the Tenant.)
- All building, electrical, and utility systems including but not limited to sprinkler, fire alert, and other safety systems shall be installed if required by code and in good working order.
- Existing fixtures and equipment shall be removed from the Premises.

- Existing HVAC units to be delivered in good working order. Please provide copies of HVAC maintenance and service reports issued within the last year along with make/model/age information.



i FLOOR PLAN
SCALE 3/8" = 1'-0"

Exhibit "D"

Landlord will provide items available that would pertain to the permit.

Exhibit "E"

The NOW preferred Exterior Sign Types

1. White awning with printed graphics

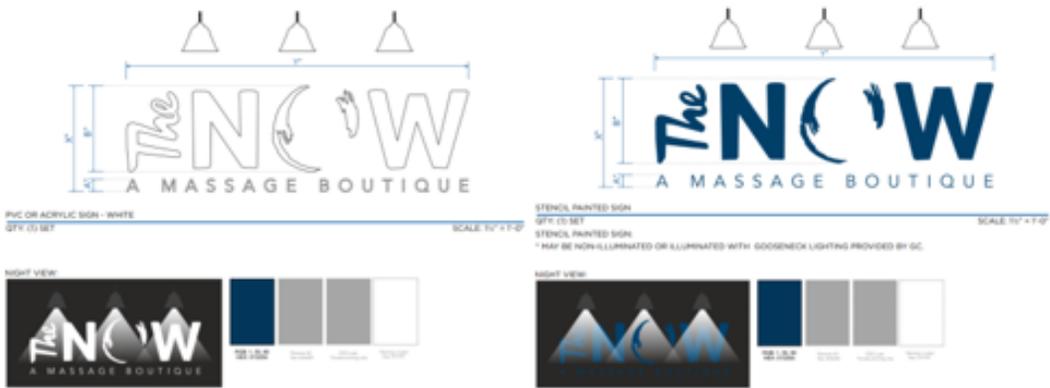
PREFERRED SIGN TYPE



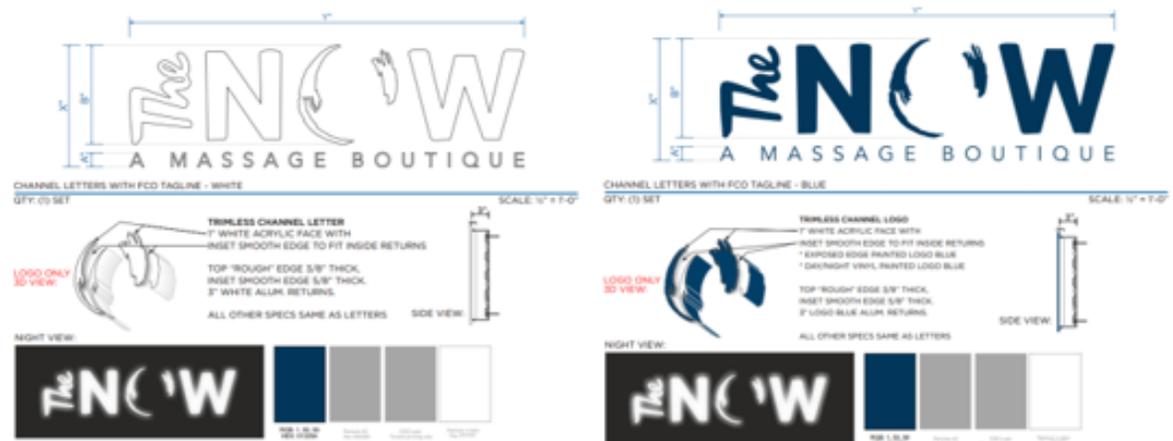
AWNING
 QTY: (4) SETS
 NON-ILLUMINATED AWNING
 1" SQ TUBE FRAME, WHITE COOLEY FABRIC
 WITH GRAPHIC OVERLAYS. COLOR: RGB: 1, 50, 90



2. Acrylic Sign with Gooseneck Lighting – white or blue



3. Face-lit 3" trimless channel letters white or blue – (low lumen), illuminate white at night



All Tax Commissioner Offices will be closed Friday, November 10 in observance of Veterans Day. Kiosks and online services will still be available.
Tag Office Schedule



ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:

TGA NAP FORUM ON PEACHTREE
 OWNER LLC
 1175 PEACHTREE ST NE STE 160
 ATLANTA, GA 30361-3528

[Change Mailing Address](#)

SITUS:

5165 PEACHTREE PKWY Ste
 417

Tax District:

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6317 001	Real Property	11/2/2023 8:13:16 PM

Legal Description

JONES BR RD

Pay Now

Select a payment option:

- Total Due \$1,090,651.32
- Partial

[ADD TO CART](#)



[Print Tax Bill](#)





Click here to view and print your 2023 tax bill.*

* Bill as of August 15, 2023. For current amount due see information below.



Tax Bills

Note: Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2023	\$1,090,651.32	\$0.00	\$0.00	\$0.00	12/1/2023	\$1,090,651.32
2022	\$725,461.32	\$725,461.32	\$0.00	\$0.00	11/1/2022	\$0.00
2021	\$835,687.80	\$835,687.80	\$0.00	\$0.00	3/1/2022	\$0.00
2020	\$841,339.40	\$841,339.40	\$0.00	\$0.00	7/1/2021	\$0.00
2019	\$1,246,498.48	\$1,246,498.48	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$1,251,784.48	\$1,251,784.48	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$1,218,644.24	\$1,218,644.24	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$1,207,017.64	\$1,207,017.64	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$1,090,651.32

Translate our website:

Select Language ▼

