



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Agenda Public Works Council Committee

---

Tuesday, September 7, 2010

5:30 PM

Huntington Building

---

### 1. Call To Order

### 2. Approval of minutes

**MIN-10:071** Minutes for the Public Works Committee meeting on August 3, 2010.

**Attachments:** [Minutes 8/3/2010](#)

**MIN-10:078** Minutes for the special called Public Works Committee meeting on August 10, 2010.

**Attachments:** [Minutes 8/10/10](#)

### 3. New Business

#### *Ordinances To Be Introduced*

**ORD-10:071** AN ORDINANCE TO AMEND ORDINANCE NO. 10:029 AND SECTION 117-32 OF CHAPTER 117 OF THE JONESBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT DRAWING REQUIREMENTS AS IT RELATES TO MULTI-FAMILY AND COMMERCIAL APPLICATIONS

**Sponsors:** Planning and Inspections

**Attachments:** [Memo of Intent Building Permit Submission Requirements](#)

#### *Resolutions To Be Introduced*

**RES-10:099** A RESOLUTION TO ENTER INTO A LEASE AGREEMENT WITH THE JONESBORO SCHOOL DISTRICT NO. 1 OF CRAIGHEAD COUNTY, ARKANSAS

**Sponsors:** Mayor's Office

**Attachments:** [Jonesboro School District Lease Agreement](#)  
[Jonesboro School District Lease Agreement - PDF](#)

**RES-10:103** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO THE SALE OF REAL PROPERTY LOCATED AT 700 S. FISHER STREET

**Sponsors:** Building Facilities Committee

**Attachments:** [Fisher Street Plats](#)  
[First Baptist Church Offer Letter](#)  
[Fisher St. Appraisal](#)  
[Warranty Deed - Fisher Street](#)

**RES-10:106** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT FOR FACILITIES (UTILITY EASEMENT) TO RITTER COMMUNICATIONS

**Sponsors:** Engineering

**Attachments:** [Ritter Easement](#)  
[Herndon Add](#)

**RES-10:108** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE A CHANGE ORDER WITH CAMERON CONSTRUCTION COMPANY, INC. FOR THE PUBLIC WORKS FACILITY GRADING - 2009:26

**Sponsors:** Engineering

**Attachments:** [#2](#)

**4. Pending Items**

[Long-range facilities update](#)

**5. Other Business**

**6. Public Comments**

**7. Adjournment**



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** MIN-10:071    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 8/4/2010    **In control:** Public Works Council Committee  
**On agenda:**    **Final action:**  
**Title:** Minutes for the Public Works Committee meeting on August 3, 2010.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes 8/3/2010](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

title

Minutes for the Public Works Committee meeting on August 3, 2010.



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes - Draft Public Works Council Committee

---

Tuesday, August 3, 2010

5:30 PM

Huntington Building

---

### 1. Call To Order

*Mayor Perrin was also in attendance.*

**Present** 5 - Gene Vance; Jim Hargis; John Street; Mitch Johnson and Darrel Dover

**Absent** 1 - Chris Moore

### 2. Approval of minutes

**MIN-10:065** Minutes for the Public Works Committee meeting on July 6, 2010

**Attachments:** [Minutes 7/6/10](#)

**A motion was made by Councilman Jim Hargis, seconded by Councilman Gene Vance, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

### 3. New Business

#### *Resolutions To Be Introduced*

**RES-10:089** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM ESTHER L. KITTERMAN REVOCABLE TRUST FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

**Sponsors:** Engineering

**Attachments:** [Permanent Drainage Easement](#)

**A motion was made by Councilman Darrel Dover, seconded by Councilman Jim Hargis, that this matter be Recommended to Council . The motion PASSED by a unanimous vote**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**RES-10:090** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE

## EASEMENT FROM CITY WATER &amp; LIGHT PLANT

**Sponsors:** Mayor's Office

**Attachments:** [CWL Drainage Easement](#)  
[CWL Drainage Easement - PDF version](#)

**A motion was made by Councilman Gene Vance, seconded by Councilman Jim Hargis, that this matter be Recommended to Council . The motion PASSED by a unanimous vote**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

**RES-10:093**

A RESOLUTION TO ENTER INTO A PLANNING ASSISTANCE TO STATES AGREEMENT WITH THE DEPARTMENT OF THE ARMY FOR THE JONESBORO, ARKANSAS MASTER DRAINAGE PLAN STUDY

**Sponsors:** Engineering

**Attachments:** [PAS Agreement](#)

*City Engineer Craig Light explained this is a 4 year project. He added the Corps of Engineers currently has \$192,000 allocated for this project and the City has \$150,000 in Capital Improvements. He noted the City's 50% match would be an in kind contribution. He stated the City will do an amendment to this agreement and then come back for Council's approval of additional work. He noted over the next 4 years there will be multiple agreements.*

*Mayor Perrin explained once the Corps of Engineers is finished with each study the City will hold public hearings to go over the data.*

**A motion was made by Councilman Jim Hargis, seconded by Councilman Darrel Dover, that this matter be Recommended to Council . The motion PASSED by a unanimous vote**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore

#### **4. Pending Items**

##### Long-range facilities update

*Mayor Perrin noted some of the plans were delivered to Grant Coordinator Tony Thomas' Office today. Councilman Vance asked why the plans were delivered to Mr. Thomas' Office. Mayor Perrin answered he did not know.*

*Councilman Vance stated he and Mr. Light are not happy with the architect because they do not receive responses back and the architect does the opposite of what they said they would do.*

*Councilman Dover asked if there is a breaking point. Councilman Vance answered the architect wants to start the warehouse building, but the City is not sure they want to start. He added he may recommend that the Mayor review the contract to see what he wants to do.*

*Mr. Light explained the JETS building should be completed within the next few weeks. He noted CWL should have the sewer done within the next two weeks, but are looking into bringing in a tank to flush the waste into until the sewer is installed. He added the move-in date should be during the second week of September.*

*Mayor Perrin explained he has not had time to review the bids for the fiber optics for JETS, Street & Sanitation and the rural water at Joe Mack Campbell Park.*

**5. Other Business**

**6. Public Comments**

**7. Adjournment**

**A motion was made by Councilman Darrel Dover, seconded by Councilman Jim Hargis, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.**

**Aye:** 4 - Gene Vance; Jim Hargis; Mitch Johnson and Darrel Dover

**Absent:** 1 - Chris Moore



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** MIN-10:078    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 9/1/2010    **In control:** Public Works Council Committee  
**On agenda:**    **Final action:**  
**Title:** Minutes for the special called Public Works Committee meeting on August 10, 2010.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes 8/10/10](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



title

Minutes for the special called Public Works Committee meeting on August 10, 2010.



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes - Draft Public Works Council Committee

---

Tuesday, August 10, 2010

4:45 PM

Huntington Building

---

### Special Called Meeting

#### 1. Call To Order

*Mayor Perrin was also in attendance.*

**Present** 5 - Gene Vance; Jim Hargis; Chris Moore; John Street and Darrel Dover

**Absent** 1 - Mitch Johnson

#### 2. New Business

**RES-10:096**

A RESOLUTION TO EXECUTE A LEASE AGREEMENT WITH NETTLETON LODGE 657

**Sponsors:** Mayor's Office

**Attachments:** [Lease Agreement Nettleton Masonic Lodge](#)  
[Lease Agreement Nettleton Masonic Lodge - PDF](#)

*Mayor Perrin explained the lease expired and the Lodge was behind three or four years on their payments for the city-owned land next to the Lodge. The Lodge paid the balance for the years they were behind and the new lease will start this year with a term of five years.*

**A motion was made by Councilman Jim Hargis, seconded by Councilman Chris Moore, that this matter be Recommended to Council . The motion PASSED by a unanimous vote**

**Aye:** 4 - Gene Vance; Jim Hargis; Chris Moore and Darrel Dover

**Absent:** 1 - Mitch Johnson

**COM-10:083**

Letter from FEMA rescinding their request of \$200,000 regarding the CTP Agreement

**Sponsors:** Mayor's Office

**Attachments:** [FEMA letters](#)

*Mayor Perrin stated FEMA has gone through all of the information and received the DFIRM maps, so they sent him a letter officially forgiving the \$200,000 repayment they were previously requesting.*

**This item was Read.**

#### 3. Adjournment

**A motion was made by Councilman Gene Vance, seconded by Councilman Chris Moore, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.**

**Aye:** 5 - Gene Vance; Jim Hargis; Chris Moore; John Street and Darrel Dover

**Absent:** 1 - Mitch Johnson



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** ORD-10:071    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** To Be Introduced

**File created:** 8/23/2010    **In control:** Public Works Council Committee

**On agenda:** 9/7/2010    **Final action:**

**Title:** AN ORDINANCE TO AMEND ORDINANCE NO. 10:029 AND SECTION 117-32 OF CHAPTER 117 OF THE JONESBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT DRAWING REQUIREMENTS AS IT RELATES TO MULTI-FAMILY AND COMMERCIAL APPLICATIONS

**Sponsors:** Planning, Inspections

**Indexes:**

**Code sections:**

**Attachments:** [Memo of Intent Building Permit Submission Requirements](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

AN ORDINANCE TO AMEND ORDINANCE NO. 10:029 AND SECTION 117-32 OF CHAPTER 117 OF THE JONESBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT DRAWING REQUIREMENTS AS IT RELATES TO MULTI-FAMILY AND COMMERCIAL APPLICATIONS

Body

WHEREAS, currently Chapter 117, Section 117-32 (c), the Zoning Ordinance specifies: Multi-family development plans of five (5) or more units and all commercial developments shall be sealed by an architect licensed in the State of Arkansas.

WHEREAS, The City of Jonesboro desires to encourage orderly development and provide clarity in the permit submittal requirements and assure that City standards comply with the State of Arkansas architectural licensing requirements for residential and commercial construction as well as the International Existing Building Code (IEBC), and

WHEREAS, The Metropolitan Area Planning Commission (MAPC) held a public hearing on April 13, 2010 and voted unanimously to recommend approval of this text amendment to City Council.

BE IT ORDAINED by the City Council for the City of Jonesboro, Arkansas that:

SECTION ONE: That Chapter 117, Section 117-32 (c) (formerly known as Section 14.44.02 *Zoning and Building Permits*, and *ORDINANCE 10:029*) of the Jonesboro Code of Ordinances is hereby amended as follows:

Section (c): Multi-family development plans having three (3) or more units and all commercial developments with project costs exceeding \$100,000 shall be sealed by an architect licensed in the State of Arkansas. The Chief Building Code Official is authorized to require all applicable architect and engineer stamps when deemed necessary for safety per the Submittal of Documents Section of the 2007 Arkansas Fire Prevention Code (AFPC).

Section (c.1): All Group A (Assemblies), E (Educational), and I (Institutional) occupancies, (except Group A occupancies with an occupant load less than or equal to 50) shall have the official seal of a registered **architect design professional** affixed ~~to the Submittal Documents.~~

Section (c.2): All buildings and structures three (3) or more stories in height, and all buildings and structures 5,000 square feet (464.5 m<sup>2</sup>) or more in area shall have the official seal of a registered **architect design professional.** ~~affixed to the Submittal Documents.~~

SECTION TWO: This ordinance, being necessary for the preservation of the public peace, health and safety, is hereby declared to be an emergency and this ordinance shall take effect and be in full force from and after its passage and approval.



# Memo

To: City Council/Public Works Committee  
From: Otis T. Spriggs, Planning Dept./ Terry Adams, Building Inspections  
CC.: Phillip Crego, City Attorney; Mayor Harold Perrin  
Date: August 24, 2010  
Re.: **Text Amendment**

**AN ORDINANCE TO AMEND ORDINANCE NO. 10:029 AND SECTION 117-32 OF CHAPTER 117 OF THE JONESBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT DRAWING REQUIREMENTS AS IT RELATES TO MULTI-FAMILY AND COMMERCIAL APPLICATIONS**

*Section 117-32, Zoning and Building Permits*, of the Code of Ordinances was recently amended and adopted by Council on 5/18/2010 under Ordinance 10:029. For the sake of clarification and to remain in compliance with state licensing board policies, Staff is requesting this necessary and minor text update to the Jonesboro Code of Ordinances. This in no way makes any code regulation more restrictive, in fact it allows for applicants to save on additional costs of hiring multiple design professionals on smaller projects.

An Emergency Clause has been added within the Ordinance for reasons that this will allow our code change to take immediate effect once adopted, and also will bring us into compliance with all state building code and board licensing requirements for document submittal. If you have any questions, please direct them to the undersigned or Terry Adams, Chief Building Inspector.

Thank you.



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** RES-10:099    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** To Be Introduced  
**File created:** 8/11/2010    **In control:** Public Works Council Committee  
**On agenda:**    **Final action:**  
**Title:** A RESOLUTION TO ENTER INTO A LEASE AGREEMENT WITH THE JONESBORO SCHOOL DISTRICT NO. 1 OF CRAIGHEAD COUNTY, ARKANSAS  
**Sponsors:** Mayor's Office  
**Indexes:**  
**Code sections:**  
**Attachments:** [Jonesboro School District Lease Agreement](#)  
[Jonesboro School District Lease Agreement - PDF](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

A RESOLUTION TO ENTER INTO A LEASE AGREEMENT WITH THE JONESBORO SCHOOL DISTRICT NO. 1 OF CRAIGHEAD COUNTY, ARKANSAS

Body

WHEREAS, the City of Jonesboro and the Jonesboro School District No. 1 of Craighead County, Arkansas has entered into a lease agreement for the following described property:

The mechanics bay, bathroom, and office located on the west end of the mechanics bay building of the Lessors bus shop property located at 1608 Oakhurst Street, Jonesboro, AR 72401.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Jonesboro, Arkansas, that the Mayor and City Clerk are hereby authorized and directed to execute the attached lease agreement with the Jonesboro School District No. 1 of Craighead County, Arkansas.



**LEASE AGREEMENT**

This agreement is made and entered into on this date by and between **Jonesboro School District No. 1 of Craighead County, Arkansas**, ("Lessor") and the **City of Jonesboro, Arkansas** ("Lessee"). In consideration of the agreements set forth below, Lessor hereby leases to Lessee the following described premises and improvements situated in Craighead County, Arkansas:

The mechanic's bay, bathroom, and office located on the west end of the mechanic's bay building of the Lessor's bus shop property located at 1608 Oakhurst Street, Jonesboro, Arkansas, 72401.

(1) This lease shall commence on August 1, 2010 and extend on a month to month basis. Either party may terminate this lease by giving the other party at least thirty days prior notice in writing. Notice shall be given to the superintendent of Lessor or the mayor of Lessee.

(2) Lessee agrees to pay and Lessor agrees to accept as rental for said premises the sum of One Dollar (\$1.00) per month payable in advance. The receipt of the first month's payment by Lessee is hereby acknowledged by Lessor. The primary consideration flowing to the parties will be the rendition of a public service to the patrons and taxpayers of both parties occasioned by the use of the property consistent with the current needs and goals of both parties.

(3) The land described in this Lease Agreement is leased to the City of Jonesboro for the purpose of repairing police vehicles. The lease is to terminate when Lessee ceases to use the property for the purpose of repairing police vehicles.

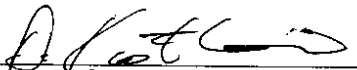
(4) If Lessee ceases to use the property or attempts to use the property for any other purpose, if Lessor shall deem any use of the property inconsistent with Lessor's educational mission, or if Lessor shall deem the property necessary for the exercise of its educational mission, then Lessor may immediately declare this lease terminated. Lessor shall be governed only by its


own absolute discretion in making any determination under this lease.

(5) Lessee covenants that it will not assign this lease nor sublet any portion of the leased premises without written consent of the Lessor first obtained.

Dated this August 1, 2010.

**Jonesboro Special School District No. 1  
of Craighead County, Arkansas**

By   
President, Board of Directors

ATTEST  
  
Secretary, Board of Directors

**City of Jonesboro, Arkansas**

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** RES-10:103    **Version:** 1    **Name:**

**Type:** Resolution    **Status:** To Be Introduced

**File created:** 8/19/2010    **In control:** Public Works Council Committee

**On agenda:**    **Final action:**

**Title:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO THE SALE OF REAL PROPERTY LOCATED AT 700 S. FISHER STREET

**Sponsors:** Building Facilities Committee

**Indexes:**

**Code sections:**

**Attachments:** [Fisher Street Plats](#)  
[First Baptist Church Offer Letter](#)  
[Fisher St. Appraisal](#)  
[Warranty Deed - Fisher Street](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO THE SALE OF REAL PROPERTY LOCATED AT 700 S. FISHER STREET

Body

WHEREAS, the City of Jonesboro has for sale the property located at 700 S. Fisher St.; and

WHEREAS, bids were taken for the sale of property located at 700 S. Fisher St., with the First Baptist Church being the sole bidder; and

WHEREAS, both the City of Jonesboro and the First Baptist Church have agreed on the purchase price of (\$8,000.00) Eight Thousand Dollars, provided upon signing;

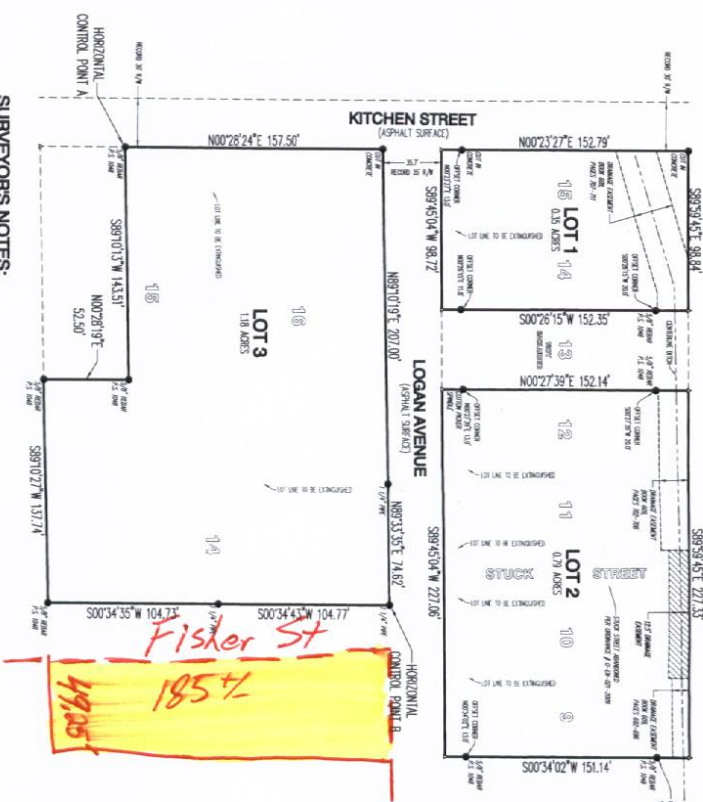
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: That the Mayor and City Clerk are hereby authorized to issue all documents necessary to effectuate the closing of the sale of said real estate owned by the City of Jonesboro known as:

PROPERTY DESCRIPTION: The West 49.24 feet of Lot 7, Block 1 of Broadway Addition

Section 2: That the Mayor and said City Clerk are hereby authorized to accept the sum of \$8,000.00 for the sale of said property.

MAY 29 PM 2:00  
ANN HUDSON  
CLERK OF PUBLIC WORKS



**SURVEYORS NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF ANY RECORDS OF RECORD OR ANY OTHER FACTS WHICH MAY AFFECT THIS SURVEY AND REPLAT.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, GEO METRIC ZONE (GEO) BASED ON JOHNSONSON'S MONUMENTS 77 AND 78.
3. HORIZONTAL CONTROL POINTS:
  - A. H-SPRINGFIELD-18-18-18
  - B. H-SPRINGFIELD-18-18-18
4. THE FOLLOWING MONUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - MONUMENTS LOCATED TO THE CITY OF JONESBORO, ARKANSAS, RECORDED IN BOOK 16 PAGE 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
5. SUBJECT PROPERTY LIES OUTSIDE THE STREETS LAYOUT SHOWN AS SHOWN ON PLATS (BOOK RECORDS) AND ANY SUBSEQUENT PLATS.
6. SUBJECT PROPERTY IS ZONED R-1, MULTI-FAMILY RESIDENT DISTRICT.
7. RECORDING SPECIAL REQUIREMENTS:
  - REAM RECORDING
  - REAM RECORDING
  - REAM RECORDING
  - REAM RECORDING

**LEGEND:**  
• ACCELERATED PERMIT (PER INDICATED)



CITY OF JONESBORO  
PLANNING  
ENGINEERING  
DATE: 05-18-2019  
RP-09-14



BASES OF BEARINGS: ARKANSAS STATE PLANE, GEO METRIC ZONE (GEO), BASED ON JOHNSONSON'S MONUMENTS 77 AND 78.

**CERTIFICATE OF REPLAT:**

THIS IS TO CERTIFY THAT HAYWOOD, BARE & ASSOCIATES, INC., PROFESSIONAL LAND SURVEYORS, HAVE REPLATED THE FOLLOWING: MONUMENTS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, AND 13, OF BLOCK 1, AND 14, AND 15, OF BLOCK 2, OF BROOKDALE ADDITION, TOGETHER WITH LOTS 14, 15, AND 16, AND 17, OF BLOCK 1, OF BROOKDALE ADDITION TO THE CITY OF JONESBORO, JONESBORO COUNTY, ARKANSAS.

SAID REPLAT SHALL BE FILED IN MY OFFICE AND RETURNED TO US:

**FIRST BAPTIST CHURCH  
KITCHEN STREET ADDITION**  
TO THE CITY OF JONESBORO, JONESBORO COUNTY, ARKANSAS

WE BEING THE AGENTS OF SAID CHURCH, TO THE PUBLIC USE FOREGOING, ALL THE CERTS OF WORK, LISTS, AND LOCATIONS AS SHOWN ON THE PLAT HEREIN, AND OUR AGENTS TO VERIFY DECATS, ALL DOCUMENTS TO THE PUBLIC RECORD, THE CORRECTNESS THEREOF, SAID DOCUMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSES BY THE PUBLIC.

ISSUED THIS 14TH DAY OF MAY 2009

BY: *Rickey Greer* SURVEYOR  
THE *Chloeanna - Deanna Baker* Trustees

RECORDED  
BOOK 5177, PAGE 100  
DATE: 05-18-2019  
BY: *[Signature]*



**RECORD REPLAT**  
FIRST BAPTIST CHURCH  
KITCHEN STREET ADDITION  
TO THE CITY OF JONESBORO, JONESBORO COUNTY, ARKANSAS  
HAYWOOD, BARE & ASSOCIATES, INC.  
CIVIL ENGINEERING - SURVEYING - PLANNING  
JONESBORO, ARKANSAS 72404 FAX: 870-424-1078

DATE	BY	REVISIONS
05/18/2019	[Signature]	INITIAL REVISION
JUN 1 2019	[Signature]	CHANGED BY
JUN 1 2019	[Signature]	CHANGED BY
JUN 1 2019	[Signature]	CHANGED BY



**Deacon Board**

***Bobby Brown***  
**935-5197**

***Wilbert Gaines***  
**935-1528**

***Rickey Greer***  
**931-9430**

***Victor Hill***  
**935-7710**

***David Howard***  
**935-4770**

***Greg Jones***  
**931-6510**

***J.W. Mason***  
**932-0804**

***Max Mays***  
**275-0906**

***James McDaniel***  
**910-3555**

***Herman Strickland***  
**935-8441**

***Andre Watson***  
**935-2410**

***Billie J. Hill***  
**Clerk/Secretary**  
**935-7710**



# First Baptist Church

P.O. Box 1881 ● State University, Arkansas 72467  
Office 931-0493 ● Res. 972-0304 ● Church 931-0493  
Reverend Curtis Wilson, Pastor

August 2, 2010

First Baptist Church  
700 Kitchen Street  
Jonesboro, AR 72401

City of Jonesboro

Mayor Harold Perrin

To whom it may concern:

The Pastor, Deacons and Members of First Baptist Church would like to submit a Bid for the property located on the corner of Logan and Fisher Streets here in the City. Our offer for the 6000 square foot is \$8000.

Thank You for this opportunity to acquire this property. We look forward to hearing from you in the near future.

Yours in Christ

First Baptist Church

  
Rev. Curtis Wilson, Pastor

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

700 S Fisher St  
W 49.25' Lot 7 Block 1 Broadway Addition  
Jonesboro, AR 72401-3031

**FOR:**

City of Jonesboro

**AS OF:**

June 24, 2010

**BY:**

Bob Gibson, CG0247



Bob Gibson and Associates Inc.  
P O Box 3071  
420 W Jefferson, Suite A  
Jonesboro, AR 72401

June 25, 2010

City of Jonesboro

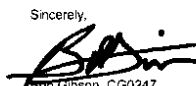
Re: Property: 700 S Fisher St  
Jonesboro, AR 72401-3031  
Borrower: NA  
File No.:

Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. As you have requested, I have prepared this report in accordance with most area lenders. To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)).

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached. The person(s) signing this report have the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

  
Bob Gibson, CG0247



**SUMMARY OF SALIENT FEATURES**

SUBJECT DESCRIPTION	Subject Address	700 S Fisher St
	Legal Description	W 49.25' Lot 7 Block 1 Broadway Addition
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401-3031
	Census Tract	0001.00
	Map Reference	27860
SALE PRICE	Sale Price	\$ NA
	Date of Sale	NA
CLIENT	Owner	City of Jonesboro
	Appraiser	Bob Gibson, CG0247
DESCRIPTION OF APPRAISED	Size (Square Feet)	NA
	Price per Square Foot	\$ NA
	Location	Urban
	Age	NA
	Condition	NA
	Total Rooms	NA
	Bedrooms	NA
Baths	NA	
APPRAISER	Appraiser	Bob Gibson, CG0247
	Date of Appraised Value	June 24, 2010
VALUE	Final Estimate of Value	\$ 5,000

## LAND APPRAISAL REPORT

**Summary Appraisal Report** File No. \_\_\_\_\_

Borrower NA Census Tract 0001.00 Map Reference 27860

Property Address 700 S Fisher St

City Jonesboro County Craighead State AR Zip Code 72401-3031

Legal Description W 49.25' Lot 7 Block 1 Broadway Addition

Sale Price \$ NA Date of Sale NA Loan Term NA yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD

Actual Real Estate Taxes \$ 217.79 (yr) Loan charges to be paid by seller \$ NA Other sales concessions NA

Lender/Client City of Jonesboro Address \_\_\_\_\_

Occupant Vacant Land Appraiser Bob Gibson, CG0247 Instructions to Appraiser As Is

Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	Present Land Use <u>75% 1 Family</u> <u>5% 2-4 Family</u> <u>5% Apts</u> <u>% Condo</u> <u>15% Commercial</u> <u>% Industrial</u> <u>% Vacant</u> Change in Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From <u>Residential</u> To <u>Commercial</u> Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>5 % Vacant</u> Single Family Price Range \$ <u>10,000</u> to \$ <u>75,000</u> <span style="margin-left: 50px;">Predominant Value \$ <u>40,000</u></span> Single Family Age <u>10</u> yrs. to <u>70</u> yrs. <span style="margin-left: 50px;">Predominant Age <u>50</u> yrs.</span>	<table border="0" style="width: 100%;"> <tr> <td>Employment Stability</td> <td>Good</td> <td>Avg</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Employment Stability	Good	Avg	Fair	Poor	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	Good	Avg	Fair	Poor																																																										
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound to the north by Washington, to the south by Nettleton, to the west by Main Street, and to the east by Caraway. Subject is located in a residential area that is slowly being converted to commercial. No negative influences noted at time of inspection.

Dimensions 49.25' x 121.9' = 14 Sq. Ft. or Acres  Corner Lot

Zoning classification R-2 Multi-Family Residential Present improvements  do  do not conform to zoning regulations

Highest and best use  Present use  Other (specify) Commercial

Public  Other (Describe) \_\_\_\_\_ OFF SITE IMPROVEMENTS Topo Level \_\_\_\_\_

Elec.  Street Access  Public  Private Size Average

Gas  Surface Asphalt Shape Rectangular

Water  Maintenance  Public  Private View Resid/Commercial

San. Sewer  Storm Sewer  Curb/Gutter Drainage Appears Adequate

Undergound Elect. & Tel.  Sidewalk  Street Lights Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No apparent adverse easements or encroachments noted during the physical inspection.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>700 S Fisher St Jonesboro</u>	<u>See Addenda</u>		
Proximity to Subject				
Sales Price	\$ <u>NA</u>	\$ _____	\$ _____	\$ _____
Price	\$ _____	\$ _____	\$ _____	\$ _____
Data Source	<u>Inspection/Tax Rec</u>			
Date of Sale and Time Adjustment	<u>NA</u>	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>
Location	<u>Urban</u>	<u>+(-) \$ Adjust</u>	<u>+(-) \$ Adjust</u>	<u>+(-) \$ Adjust</u>
Site/View	<u>.14 ac</u>			
Sales or Financing Concessions	<u>NA</u>			
Net Adj. (Total)	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____
Indicated Value of Subject	<u>Net % \$ _____</u>	<u>Net % \$ _____</u>	<u>Net % \$ _____</u>	<u>Net % \$ _____</u>

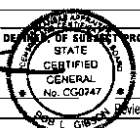
Comments on Market Data: \_\_\_\_\_

Comments and Conditions of Appraisal: \_\_\_\_\_

Final Reconciliation: See Addenda

I ESTIMATE THE MARKET VALUE, AS OF \_\_\_\_\_ OF SUBJECT PROPERTY AS OF June 24, 2010 to be \$ 15,000

Appraiser(s) Bob Gibson, CG0247  Did  Did Not Physically Inspect Property



**Supplemental Addendum**

File No.

Owner	City of Jonesboro						
Property Address	700 S Fisher St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401-3031
Appraiser	Bob Gibson, CG0247						

**Scope of Work:**

This report has been prepared for the referenced client. The report has been performed to assist the client in determining fair market value. If this report is placed in the hands of anyone other than the client, the client shall make such third party aware of all the assumptions and limiting conditions of the assignment. The scope of this appraisal consisted of an observation of subject site from public street. Pictures of the site and street were taken and can be found in this report. The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. An opinion of value was then rendered based on the data available. This report is an appraisal and not an environmental inspection.

I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. Any easements, encroachments, restrictions, covenants, etc uncovered through a title search, legal opinion, or property survey should be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

**Digital Signature**

This appraisal report contains digital signatures that meet the requirements of Statement on Appraisal Standards No.8 (SMT-8). The software programs used to transfer the report electronically provide digital signature security features for the appraiser signing the report. The appraiser that has signed (affixed an electronic signature) to this report has ensured that the electronic signature(s) is protected and the appraiser has maintained control of the signature. Per SMT-8 of the Uniform Standards of Professional Appraisal Practice, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an original ink signature on a paper copy report.

**Sale #1**  
Grantor/Grantee: Chamberlain Jr/Jonesboro Real Estate Holding Co  
Location: 506 S Patrick  
Date of Sale: 8-21-06  
Sales Price: \$26,000  
Land Size: 9400 sf  
Price/Sf: \$2.77  
Source: Bk 730 Pg 708

**Sale #2**  
Grantor/Grantee: Thrasher/Jonesboro Real Estate Holding Co  
Location: 521 S Patrick  
Date of Sale: 5-18-06  
Sales Price: \$19,000  
Land Size: 7400 sf  
Price/Sf: \$2.57  
Source: Bk 723 Pg 741

**Sale #3**  
Grantor/Grantee: RES Holdings/Jonesboro Real Estate Holding Co  
Location: 817 Haltom  
Date of Sale: 7-26-05  
Sales Price: \$25,000  
Land Size: 13,650 sf  
Price/Sf: \$1.83  
Source: Bk 702 Pg 772

**Sale #4**  
Grantor/Grantee: Scales/Jonesboro Real Estate Holding Co  
Location: 1115 Washington  
Date of Sale: 8-15-06  
Sales Price: \$11,000  
Land Size: 4320 sf  
Price/Sf: \$2.55  
Source: Bk 730 Pg 105

**Sale #5**  
Grantor/Grantee: Johnson/Jonesboro Real Estate Holding Co  
Location: 515 Borgman  
Date of Sale: 8-16-06  
Sales Price: \$19,000  
Land Size: 7250 sf  
Price/Sf: \$2.62  
Source: Bk 730 Pg 224

**Supplemental Addendum**

File No.

Owner	City of Jonesboro			
Property Address	700 S Fisher St			
City	Jonesboro	County	Craighead	State AR Zip Code 72401-3031
Appraiser	Bob Gibson, CG30247			

Sale #6  
Grantor/Grantee: Pettye/Jonesboro Real Estate Holding Co  
Location: 517 Borgman  
Date of Sale: 8-11-06  
Sales Price: \$19,000  
Land Size: 7250 sf  
Price/Sf: \$2.62  
Source: Bk 729 Pg 963

Sale #7  
Grantor/Grantee: Lagrone/Jonesboro Real Estate Holding Co  
Location: 514 Borgman  
Date of Sale: 8-13-07  
Sales Price: \$19,000  
Land Size: 7250 sf  
Price/Sf: \$2.62  
Source: Bk 755 Pg 432

Sale #8  
Grantor/Grantee: Lewellen/St Bernards Hospital Inc  
Location: 1013 E Washington  
Date of Sale: 10-7-08  
Sales Price: \$13,000  
Land Size: 7500 sf  
Price/Sf: \$1.73  
Source: Bk 783 Pg 455

A search was made in the subject market area for sales comparable to our subject. The majority of sales are purchased for the purpose of expanding St. Bernards Hospital medical services. The location of such site is determined by the specific use the hospital may intend and the ability to assemble such. They range in zoning from R-2 (multi-family) to C-5 (commercial). Sales range in age from July 2005 to October 2008. They range in price per square foot from \$1.73 to \$2.77. Given a lack of recent sales, a time adjustment was not justified. All sales were in similar size and locations. The mean (average) of all sales is \$2.41/sf, while the median is \$2.60/sf. Given the above sales, the estimated value of our subject is \$2.50/sf.

Therefore, \$2.50 x 6004 sf = \$15,010. Rounded \$15,000

### Subject Photo Page

Owner	City of Jonesboro				
Property Address	700 S. Fisher St				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401-3031
Appraiser	Bob Gibson, CG0247				



#### Subject Site

700 S Fisher St  
Sales Price NA  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Urban  
View .14 ac  
Site  
Quality  
Age



#### Subject Street

### Location Map

Owner	City of Jonesboro				
Property Address	700 S Fisher St				
City	Jonesboro	County	Craighead	State	AR
Appraiser	Bob Gibson, CG0247	Zip Code	72401-3031		



**ENVIRONMENTAL ADDENDUM**  
**APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

Owner	City of Jonesboro						
Address	700 S Fisher St						
City	Jonesboro	County	Craighead	State	AR	Zip code	72401-3031
Appraiser	Bob Gibson, CG0247						

\*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

**DRINKING WATER**

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments \_\_\_\_\_

**SANITARY WASTE DISPOSAL**

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments \_\_\_\_\_

**SOIL CONTAMINANTS**

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments \_\_\_\_\_

**ASBESTOS**

- N/A All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- N/A The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments \_\_\_\_\_

**PCBs (POLYCHLORINATED BIPHENYLS)**

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments \_\_\_\_\_

**RADON**

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments \_\_\_\_\_



**USTs (UNDERGROUND STORAGE TANKS)**

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

- N/A All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- N/A The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments \_\_\_\_\_

**LEAD PAINT**

- N/A All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- N/A The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- N/A The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments \_\_\_\_\_

**AIR POLLUTION**

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
  - Excess Noise \_\_\_\_\_
  - Radiation + Electromagnetic Radiation \_\_\_\_\_
  - Light Pollution \_\_\_\_\_
  - Waste Heat \_\_\_\_\_
  - Acid Mine Drainage \_\_\_\_\_
  - Agricultural Pollution \_\_\_\_\_
  - Geological Hazards \_\_\_\_\_
  - Nearby Hazardous Property \_\_\_\_\_
  - Infectious Medical Wastes \_\_\_\_\_
  - Pesticides \_\_\_\_\_
  - Others (Chemical Storage + Storage Drums, Pipelines, etc.) \_\_\_\_\_
- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

**MULTI-PURPOSE SUPPLEMENTAL ADDENDUM  
FOR FEDERALLY RELATED TRANSACTIONS**

Bob Gibson Appraisal Service

Owner	City of Jonesboro						
Property Address	700 S. Fisher St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401-3031
Appraiser	Bob Gibson, CG0247						

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

**This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.**

**PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

**EXTENT OF APPRAISAL PROCESS**

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on \_\_\_\_\_ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

**SUBJECT PROPERTY OFFERING INFORMATION**

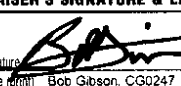

- According to Owner the subject property:
- has not been offered for sale in the past:  30 days  1 year  3 years.
  - is currently offered for sale for \$ \_\_\_\_\_
  - was offered for sale within the past:  30 days  1 year  3 years for \$ \_\_\_\_\_
  - Offering information was considered in the final reconciliation of value.
  - Offering information was not considered in the final reconciliation of value.
  - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

**SALES HISTORY OF SUBJECT PROPERTY**

- According to Craighead County Tax Records the subject property:
- Has not transferred  in the past twelve months.  in the past thirty-six months.  in the past 5 years.
  - Has transferred  in the past twelve months.  in the past thirty-six months.  in the past 5 years.
  - All prior sales which have occurred in the past \_\_\_\_\_ are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.
- | Date | Sales Price | Document # | Seller | Buyer |
|------|-------------|------------|--------|-------|
|      |             |            |        |       |
|      |             |            |        |       |
|      |             |            |        |       |

**FEMA FLOOD HAZARD DATA**

- Subject property is not located in a FEMA Special Flood Hazard Area.
  - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date  | Name of Community |
|------|------------------|-----------|-------------------|
| X    | 05031C0044C      | 9/27/1991 | Jonesboro         |
- The community does not participate in the National Flood Insurance Program.
  - The community does participate in the National Flood Insurance Program.
  - It is covered by a regular program.
  - It is covered by an emergency program.

<input checked="" type="checkbox"/> <b>CURRENT SALES CONTRACT</b>									
<input checked="" type="checkbox"/> The subject property is currently not under contract. <input type="checkbox"/> The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section. <input type="checkbox"/> The contract and/or escrow instructions were reviewed. The following summarizes the contract:									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Contract Date</th> <th style="width: 20%;">Amendment Date</th> <th style="width: 20%;">Contract Price</th> <th style="width: 40%;">Seller</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Contract Date	Amendment Date	Contract Price	Seller				
Contract Date	Amendment Date	Contract Price	Seller						
<input type="checkbox"/> The contract indicated that personal property was not included in the sale. <input type="checkbox"/> The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____									
<input type="checkbox"/> Personal property was not included in the final value estimate. <input type="checkbox"/> Personal property was included in the final value estimate. <input type="checkbox"/> The contract indicated no financing concessions or other incentives. <input type="checkbox"/> The contract indicated the following concessions or incentives: _____									
<input type="checkbox"/> If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.									
<input checked="" type="checkbox"/> <b>MARKET OVERVIEW</b> Include an explanation of current market conditions and trends.									
4-6 months is considered a reasonable marketing period for the subject property based on <u>MLS data, appraiser's knowledge of the local market and discussions with brokers and agents.</u>									
<input checked="" type="checkbox"/> <b>ADDITIONAL CERTIFICATION</b>									
The Appraiser certifies and agrees that:									
(1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply. (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.									
<input checked="" type="checkbox"/> <b>ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS</b>									
The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.									
<input type="checkbox"/> <b>ADDITIONAL COMMENTS</b>									
<input checked="" type="checkbox"/> <b>APPRAISER'S SIGNATURE &amp; LICENSE CERTIFICATION</b>									
Appraiser's Signature:  									
Appraiser's Name (print) <u>Bob Gibson, CG0247</u> No. <u>CG0247</u> Date Prepared <u>June 24, 2010</u> Date Prepared <u>June 25, 2010</u> State <u>AR</u> <input type="checkbox"/> License <input checked="" type="checkbox"/> Certification      Phone # <u>870-932-5206</u> Tax ID # <u>71-0792672</u>									
<input type="checkbox"/> <b>CO-SIGNING APPRAISER'S CERTIFICATION</b>									
<input type="checkbox"/> The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser has not personally inspected the interior of the subject property and: <input type="checkbox"/> has not inspected the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> has inspected the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.									
<input type="checkbox"/> <b>CO-SIGNING APPRAISER'S SIGNATURE &amp; LICENSE/CERTIFICATION</b>									
Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____ Co-Signing Appraiser's Name (print) _____ Phone # _____ State _____ <input type="checkbox"/> License <input type="checkbox"/> Certification # _____ Tax ID # _____									

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.





## PRIVACY NOTICE

**Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.**

### **Types of Nonpublic Personal Information We Collect**

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

### **Parties to Whom We Disclose Information**

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

### **Confidentiality and Security**

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

**QUALIFICATIONS OF  
BOB L. GIBSON**

**POSITION:** Real Estate Appraiser/Consultant, 420 W. Jefferson, Jonesboro, AR, 72401 Telephone: (870) 932-5206.

**PROFESSIONAL EXPERIENCE:**

Chief Appraiser for Home Federal Savings. 1965 to 1975, Fee Appraiser for area financial and real estate concerns, 1965 to 1980.

President of H.S.C. Service Corporation. Developed three (3) Subdivisions, constructed single-family homes, one hotel, and numerous condominiums from 1975 to 1990.

**EDUCATION:**

B.S. Degree in Business Administration and Minor in Economics from Arkansas State University in 1965.

Graduate of School of Savings & Loans at University of Indiana, Bloomington, Indiana, 1979 to 1982.

U.S. League of Savings Associations Appraised Study Course, 1965.

Principles of Real Estate Appraising-1968 Audit, Arkansas State University.

National Association of Independent Fee Appraisers, Principles of Residential Real Estate, 1990.

NAIF Income Property Appraising, 1990.

Marshall and Swifts Valuation Guides Seminar - Residential and Commercial Cost Approach, 1990.

The Appraisal Institute - Real Estate Appraisal Methods, 1991.

Uniform Standards of Professional Appraisal Practice, 1991.

Techniques of Income Property Appraising 1991.

Uniform Residential Appraisal Report Seminar, IFA, Jonesboro, AR 1993.

FIRREA: Overview and Practical Application Seminar, IFA, Jonesboro, AR 1994.

American Disabilities Act Seminar, I.F.A., Jonesboro, AR 1993.

HUD Guidelines - Lender Selection of the Appraiser, I.F.A., Little Rock, AR, Dec. 7, 1994 - Member of Lender Appraiser Selection Roster, HUD, Little Rock, AR.

Appraiser Accountability and Legal Liabilities Seminar, Arkansas Appraisal Foundation, Little Rock, AR, May 10, 1995.

Standards of Professional Practice, I.F.A., Jonesboro, AR, 1996.

HUD/FHA Appraiser Training, HUD/FHA, Hot Springs, AR, 1996.

Legal Journal, West Memphis, AR, April 30, 1998.

Principles of Condemnation, San Antonio, TX, June 3, 1999.

Arkansas Appraisal Board Annual Meeting, Little Rock, AR April 18, 2000.

USPAP, Kelton Schools, Jonesboro, AR, May 17, 2000.

USPAP Update, RCI, Jonesboro, AR, January 20, 2003.

USPAP, Lincoln Graduate Center, San Antonio TX Feb 21-22, 2004.

Fannie Mae Underwriting, NEA Mortgage Bankers, Jonesboro AR July 8, 2004.

Day With the Board, Little Rock AR April 2004

Day With the Board, Little Rock AR April 2005

Day With the Board, Little Rock AR April 2006

USPAP Update, RCI, Jonesboro, AR, March 27, 2006

Effective Communications in Appraisal Practice, RCI, Jonesboro, AR, March 27, 2006

Day With the Board, Little Rock AR April 2007

USPAP Update, RCI, Jonesboro, AR Jan 28, 2009

Mortgage Fraud, RCI, Jonesboro AR Jan 29, 2008

Day With the Board, Little Rock AR April 2008

USPAP, RCI, Russellville AR April 2009

Basic Income Capitalization, RCI, Russellville AR April 2009

Report Writing, RCI, Russellville AR Oct 2009

USPAP Update, RCI, Jonesboro AR Jan 2010

**PROFESSIONAL MEMBERSHIP:**

Charter Member of National Society of Environmental Consultants.

Master Senior Appraisers (MSA), National Association of Master Appraisers.

**CERTIFICATION AND DESIGNATION:**

State Certified Residential Appraiser #CG0247, December 28, 1991.

State Certified General Appraiser #CG0247, January 6, 1992.

**PARTIAL LIST OF CLIENTS:**

Beiz-Burrow, Regions Bank, Simmons Bank, Caldwell Construction Co., First Financial Mortgage, Fowler Foods, Liberty Bank, Bank of America, IBERIABANK/sb, BancorpSouth, First Security Bank, Focus Bank, City of Jonesboro, First National Bank, Unico Bank, Integrity First Bank



D 409

Prepared by [illegible]  
Jonesboro, Ark.

493

WARRANTY DEED

I, Alberta Muse, a single person, for and in consideration of the sum of ONE AND NO/100 Dollars (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the City of Jonesboro, Arkansas, and unto its successors and assigns forever, the following described property located in Jonesboro, Craighead County, Arkansas:

The West 49.25 feet of Lot 7, Block 1 of Broadway Addition to the City of Jonesboro.

To have and to hold the same unto the said City of Jonesboro and unto its successors and assigns forever, together with all of the improvements and appurtenances thereunto belonging.

And I, Alberta Muse, hereby covenant with the City of Jonesboro that I will forever warrant and defend the title to the property aforesaid against all lawful claims whatever.

WITNESS my hand and seal on this August \_\_, 1991.

(Newmark)  
Alberta Muse

I certify under penalty of laws governing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Wicki Petty  
Clerk of Christal's Agent  
Clerk's Address

This Instrument Prepared by  
PENIX L. [illegible]  
P.O. Box 1305 • [illegible]  
Jonesboro, Arkansas

185 x 44.00 = 9,111.25  
\$15000 x 9.11125 = 136,668.75

D 409

494

ACKNOWLEDGMENT

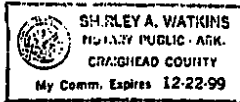
STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, That on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Alberta Muse, to me well known as the Grantor in the foregoing Deed, and stated that she had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this August 2, 1991.

*Shirley A. Watkins*  
NOTARY PUBLIC

My Commission Expires:  
12-22-99





# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** RES-10:106    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** To Be Introduced  
**File created:** 8/26/2010    **In control:** Public Works Council Committee  
**On agenda:**    **Final action:**  
**Title:** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT FOR FACILITIES (UTILITY EASEMENT) TO RITTER COMMUNICATIONS  
**Sponsors:** Engineering  
**Indexes:**  
**Code sections:**  
**Attachments:** [Ritter Easement](#)  
[Herndon Add](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO GRANT AN EASEMENT FOR FACILITIES (UTILITY EASEMENT) TO RITTER COMMUNICATIONS

Body

WHEREAS, the City of Jonesboro, Arkansas desires to grant an Easement for Facilities (Utility Easement) to Ritter Communications to construct, reconstruct, install, modify, supplement, maintain, repair, replace, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used, together with the right to have commercial electrical service extended in, under, over, upon and across a strip of land situated in the City of Jonesboro, Craighead County, State of Arkansas, described as follows:

A 10 X 10 TRACT IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, ALSO BEING A PART OF LOT 4 OF HERNDON ADDITION, PLAT RECORDED IN BOOK 123, PAGE 153 & DEED RECORDED IN BOOK 827, PAGE 351, IN THE OFFICE OF THE CIRCUIT CLERK, CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE WEST 15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 FEET PARALLEL TO THE EAST LINE OF LOT 4; THENCE WEST 10 FEET PARALLEL TO THE NORTH LINE OF LOT 4; THENCE NORTH 10 FEET PARALLEL TO THE EAST LINE OF LOT 4; THENCE EAST 10 FEET ALONG THE NORTH LINE OF LOT 4, ALSO BEING THE SOUTH RIGHT-OF-WAY OF ARKANSAS HWY 18 (HIGHLAND DRIVE), TO THE POINT OF BEGINNING.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to grant an Easement for Facilities (Utility Easement) described above to Ritter Communications.



PON 2-7

## EASEMENT FOR FACILITIES

THIS EASEMENT, entered into by **CITY OF JONESBORO, ARKANSAS**, the undersigned, 515 W. Washington Jonesboro, AR 72401, hereinafter referred to as GRANTOR, and **RITTER COMMUNICATIONS**, 2109 Fowler Avenue, Jonesboro, AR 72401, hereinafter referred to as GRANTEE, wherein GRANTOR, in consideration of the sum of One and 00/100 Dollars (\$1.00), and/or other valuable consideration, receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto GRANTEE, its affiliates, its and their respective successors, assigns and licensees, a permanent easement to construct, reconstruct, install, modify, supplement, maintain, repair, replace, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to conduit, ducts and handholes, equipment, cables, wires, fiber optic cables, marker posts and signs, and other related or useful, improvements and facilities, together with the right to have commercial electrical service extended in, under, over, upon and across a strip of land situated in the City of Jonesboro, Craighead County, State of Arkansas and which is part of GRANTOR'S land described as follows:

A 10' X 10' TRACT IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, ALSO BEING A PART OF LOT 4 OF HERNDON ADDITION, PLAT RECORDED IN BOOK 123, PAGE 153 & DEED RECORDED IN BOOK 827, PAGE 351, IN THE OFFICE OF THE CIRCUIT CLERK, CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE WEST 15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 FEET PARALLEL TO THE EAST LINE OF LOT 4; THENCE WEST 10 FEET PARALLEL TO THE NORTH LINE OF LOT 4; THENCE NORTH 10 FEET PARALLEL TO THE EAST LINE OF LOT 4; THENCE EAST 10 FEET ALONG THE NORTH LINE OF LOT 4, ALSO BEING THE SOUTH RIGHT-OF-WAY OF ARKANSAS HWY 18 (HIGHLAND DRIVE), TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD same, with all rights and appurtenances to the same belonging, unto GRANTEE, its successors, assigns and licensees, until the use of the easement is relinquished or abandoned, including (1) the right of ingress and egress to and from the easement by reasonable routes across Grantor's property; (2) the right to place on or below the surface of the easement handholes, cable, conduit, connector terminals, testing terminals, route marker, etc.(3) in the event that this easement would interfere with any future Grantor projects, Grantee would agree to move, at Grantees expense, the existing equipment to another location on the same parcel of ground.

GRANTEE, its successors, assigns and licensees shall promptly repair and restore the property following construction and maintenance work. Further, GRANTOR reserves the right to use and enjoy its interests in the easement area insofar as the exercise thereof does not endanger or interfere with the construction, installation, repair, operation, maintenance and removal of said facilities.

Signed and executed this \_\_\_\_\_ day of \_\_\_\_\_ 2010 A.D

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CORPORATION ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_

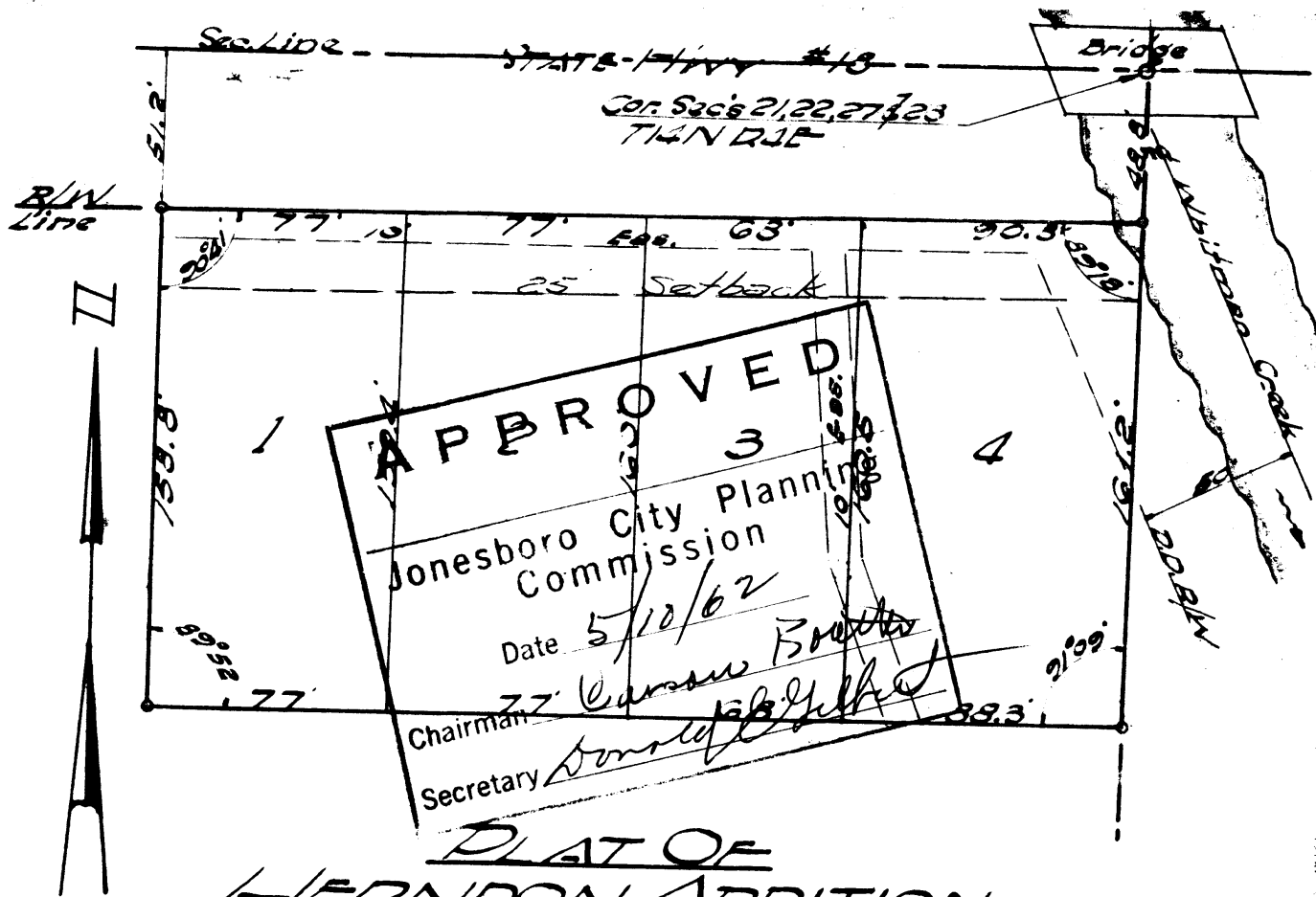
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

\_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and who, upon being duly sworn, did state and acknowledge that he/she is \_\_\_\_\_ of \_\_\_\_\_, a corporation organized under the laws of the State of \_\_\_\_\_, and that he/she executed the foregoing instrument in the capacity stated under authority of its Board of Directors, therein expressed as the free and voluntary act and deed of the corporation.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires



PLAT OF  
HERNDON ADDITION  
JONESBORO, ARK.  
Scale 1" = 50'  
Surveyed 5-8-62 by  
FRED HAYWOOD & ASSOC.

**CERTIFICATE OF SURVEY**

This is to certify that Fred Haywood & Associate, Reg. Prof. Civil Engineer, have surveyed the following described property:  
 Begin at the corner of sections 21, 22, 27 & 28, T14N R4E thence South on the section line 48.8' to the point of beginning proper, which is the south right of way line of State Highway #18; thence continue South on the aforesaid line 161.2'; thence West parallel to the section line 310.3'; thence North 158.8' to the south right of way line of State Highway #18; thence East along aforesaid right of way line 312.8' to the point of beginning proper. The above described tract being a part of the NE 1/4 of the NE 1/4 of Sec. 28 T14N R4E Jonesboro, Arkansas.

Fred Haywood & Assoc.  
 By *[Signature]*

*Filed for record this 11th day of May 1962 at 10:25 a.m.*

*Searcy Taylor, Clerk*  
*By Alice Taylor D.C.*



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** RES-10:108    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** To Be Introduced  
**File created:** 8/30/2010    **In control:** Public Works Council Committee  
**On agenda:**    **Final action:**  
**Title:** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE A CHANGE ORDER WITH CAMERON CONSTRUCTION COMPANY, INC. FOR THE PUBLIC WORKS FACILITY GRADING - 2009:26  
**Sponsors:** Engineering  
**Indexes:**  
**Code sections:**  
**Attachments:** [#2](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



Title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE A CHANGE ORDER WITH CAMERON CONSTRUCTION COMPANY, INC. FOR THE PUBLIC WORKS FACILITY GRADING - 2009:26

Body

WHEREAS, the City of Jonesboro desires to change the Public Works Facility Grading project with Change Order No. 2 as attached increasing the contract \$82,500.00, the new contract amount is \$476,422.05; and,

WHEREAS, the funding for the Change Order shall come from the 2010 Capital Improvements budget and compensation shall be paid in accordance with the contract documents.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1. The City of Jonesboro shall accept Change Order No. 2 in the amount of \$82,500.00 from Cameron Construction Company, Inc. for the Public Works Facility Grading project.

Section 2. Funding for the Change Order shall come from the 2010 Capital Improvements budget and compensation shall be paid in accordance with the contract documents.

Section 3. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this change order.

CITY OF JONESBORO	P.O. BOX 1845 JONESBORO, AR 72403	CHANGE ORDER NO.	2
PO NUMBER 39142	DATE PREPARED 8/30/2010	PROJECT NAME	Public Works Facility Grading

**NAME AND ADDRESS OF CONTRACTOR**  
 Cameron Construction Co., Inc.  
 P.O. Box 1492, Jonesboro, AR 72403

**DESCRIPTION OF WORK INCLUDED IN CONTRACT**

A. Adjustments necessary to ensure that the Vehicle Maintenance Facility project continues during the bidding process

B. Fencing needed to control access the the property during bidding process

C. Increase contract time

**CHANGES ORDERED AND REASON ORDERED (List Individual Changes as A, B, C, D, etc.)**

A. Compacted to Spec the building pad to grade ± 1" and parking lot to subgrade (asphalt and concrete paving areas), place and compact 4" Class 7 Limestone to Spec (asphalt and concrete paving areas), and to install construction entrance and erosion control measures until general contractor takes control of site.

B. Install temporary construction fencing around perimeter of site control access.

C. Contract time is being increased due to additional adjustments to ensure that the Vehicle Maintenance Facility projects continues during the bidding process

	Bid Item No.	Unit	Original Estimated Quantity	Contract Unit Price	Revised Estimated Quantity	Negotiated C.O. Unit Price	Original Estimated Cost	Revised Estimated Cost
A.	14	L.S.	-	\$ -	1	\$ 81,500.00	\$ -	\$ 81,500.00
B.	15	L.S.	-	\$ -	1	\$ 1,000.00	\$ -	\$ 1,000.00
C.								
D.								
E.								


**TOTAL** \$ - \$ 82,500.00

Original Contract Amount	\$ 448,932.50	
Previously Approved Change Orders	\$ (55,010.45)	
This Change Order	\$ 82,500.00	Overrun
<b>New Contract Amount</b>	<b>\$ 476,422.05</b>	

Contract time increased by 77 days. New contract 441 days.

**THIS AGREEMENT SUBJECT TO ALL ORIGINAL CONTRACT PROVISIONS**

ISSUED FOR REASONS INDICATED ABOVE

  
 Signature

CITY ENGINEER  
 Title

8/30/10  
 Date

ACCEPTED BY CONTRACTOR

  
 Signature

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

ACCEPTED BY OWNER

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date