



February 7, 2010

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Craig Light  
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Dear Otis and Craig,

I wanted to give each of you an update as to the status of the Harp's Food Store development at the intersection of Highland and Harrisburg. We are currently scheduled to meet with the MAPC on February 8th and on March 8th to present, and hopefully obtain, our final site and building plan approvals. We continue our due diligence related to other site conditions and site development costs to verify this is an economically viable project. Fortunately it appears that while the site dictates a significant amount of dirt work, the soils on the site are conducive to building construction and will not require a large amount of fill being brought in to stabilize the soils. However, since the topography of the site dictates that we move a significant amount of dirt on the site, it will be imperative that we start the site work in late spring, or we will likely find ourselves stuck in a big mud hole. Quite frankly, not being able to start site work this summer puts the whole project in jeopardy.

That leads me to bring up the proposed road improvements to Harrisburg at the intersection of Highland. This is still a bit of a grey area to me. The rezoning ordinance the Council approved in late December indicates that Harps "agrees to contribute in lieu of construction towards the widening of Harrisburg Road at the northbound approach to Highland Drive". We have indicated that we will contribute \$30,000 towards these improvements as well as curb and gutter the west side of Harrisburg Drive between Highland and the proposed entrance into the Harp's development on Harrisburg. The plans we have submitted show the additional left turn lane as recommended by Peters and Associates and as specified in the approved ordinance. My understanding is that the current design accommodates the extra lane without requiring right of way acquisition on the east side of Harrisburg. I have also indicated to Jonesboro planning and engineering staff, as well as the Transportation Committee during their December 2010 meeting, that Harps would be willing to estimate the construction costs of the Harrisburg curb and gutter work and contribute those funds to the City in lieu of actual construction.

My conversation with Craig Light in mid-January led me to believe that the engineering staff was concerned with the Harp's traffic study conclusions from Peters and Associates. Those concerns were centered around potentially diverting even more traffic to the west on Highland towards Church and Main Street and that Jonesboro's engineering department was considering expanding the scope of the Harp's traffic study previously completed by Peters to include Rain Street to the east of Harrisburg. During this process I have

certainly come to appreciate that there is a history of concern related to traffic on Highland street between Main and Harrisburg (including Church) and that those issues will remain whether we build a store or not. Hopefully, everyone sees this project, and our participation, as an opportunity to actually improve the situation.

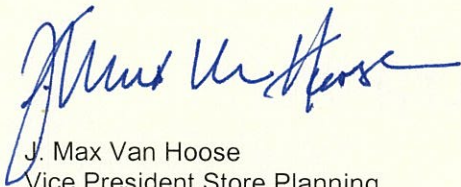
All this to say there are several moving parts related to the "street stuff", and ultimately I am requesting the following information:

- Are we in a position to receive a building permit after the March 8th MAPC meeting (assuming their approval)?
- Are we in a position to receive an occupancy permit in late 2011 or early 2012 if the improvements to Harrisburg and Highland are not complete?
- After receiving a building permit, and making the monetary contributions to the City of Jonesboro for improvements to Harrisburg Road, will the City of Jonesboro be willing to commit that the improvements be complete within thirty months of Harps receiving a building permit?

I appreciate everyone's help with this project, and thought it prudent to further document our level of commitment and the need to clarify a couple of items related to the road improvements.

Thanks so much and I look forward to hearing back from you.

Sincerely,



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JVH/clh

cc: Mayor Harold Perrin - City of Jonesboro  
Bo Wilkins - Engineering Services, Inc.  
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Robin Nix - Broker for Mrs. Rusher  
Dennis Moore - Commerce Construction  
Brian Jones - Harps Food Store's  
Ernie Peters - Peters and Associates  
Randy Tolbert - Peters and Associates