



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Finance & Administration Council Committee

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Tuesday, June 9, 2015

4:00 PM

Municipal Center

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### 1. Call To Order

### 2. Roll Call by City Clerk Donna Jackson

### 3. Approval of minutes

[MIN-15:058](#) Minutes for the special called Finance Committee meeting on June 2, 2015

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

### 4. New Business

#### *Resolutions To Be Introduced*

[RES-15:090](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT AN APPLICATION FOR THE 2015 DEPARTMENT OF JUSTICE LOCAL SOLICITATION JAG (JUSTICE ASSISTANCE GRANT) GRANT

**Sponsors:** Grants

**Attachments:** [MOU Letter with County.docx](#)

[RES-15:092](#) A RESOLUTION TO CONTRACT WITH JONESBORO RADIO GROUP FOR RENTAL OF SOUTHSIDE SOFTBALL COMPLEX

**Sponsors:** Parks & Recreation

**Attachments:** [jonesboro radio group 4th july contract.pdf](#)

[RES-15:093](#) RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 2, OF BEACONS AND BRIDGES FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, REPLAT OF LOTS 6, 7 AND 8 OF WATKINS SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 193 IN THE RECORDS OF JONESBORO, ARKANSAS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

**Sponsors:** Grants

**Attachments:** [Commit A.pdf](#)

[JBcopier@lenderstitle.com](mailto:JBcopier@lenderstitle.com) [20150602\\_104727.pdf](#)

**5. Pending Items**

**6. Other Business**

**7. Public Comments**

**8. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** MIN-15:058    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 6/3/2015    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**  
**Title:** Minutes for the special called Finance Committee meeting on June 2, 2015  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the special called Finance Committee meeting on June 2, 2015



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Finance & Administration Council Committee

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Tuesday, June 2, 2015

5:15 PM

Municipal Center

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### Special Called Meeting

#### 1. Call To Order

#### 2. Roll Call by City Clerk Donna Jackson

*Mayor Perrin was also in attendance.*

**Present** 6 - Ann Williams; John Street; Darrel Dover; Charles Coleman; Todd Burton and Rennell Woods

#### 3. New Business

##### [MIN-15:051](#)

Minutes for the Finance Committee meeting on May 12, 2015

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

**A motion was made by Councilman John Street, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 5 - Ann Williams; John Street; Charles Coleman; Todd Burton and Rennell Woods

#### *Resolutions To Be Introduced*

*Chairman Dover informed the committee all of the items on the agenda will need to be walked on to the City Council meeting tonight.*

##### [RES-15:087](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS FOR THE DONATION OF CITY EQUIPMENT TO CRAIGHEAD COUNTY

**Sponsors:** Finance

*Mayor Perrin explained this is for the old street striping machine in the Street Department. The city purchased a new one this year. Craighead County would like to have the old machine.*

**A motion was made by Councilman John Street, seconded by Councilman Charles Coleman, that this matter be Recommended to Council and to walk the**

resolution on to the Council meeting tonight. The motion PASSED with the following vote.

**Aye:** 5 - Ann Williams; John Street; Charles Coleman; Todd Burton and Rennell Woods

*Councilman Street motioned, seconded by Councilwoman Williams, to add RES-15:030 to the special called meeting agenda. All voted aye.*

**ORD-15:030**

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE CITY OF JONESBORO TO PURCHASE A USED CATERPILLAR 320E EXCAVATOR FROM JA RIGGS

**Sponsors:** Finance

*Councilman Street explained the excavator the city has is not working. The purchase of an excavator is in the budget, but needs to be taken care of quickly so the city can start using it. He added it is not an item that went out for bid because it is a used piece of equipment.*

**A motion was made by Councilman John Street, seconded by Councilwoman Ann Williams, that this matter be Recommended to Council and to walk the ordinance on to the Council meeting tonight. The motion PASSED with the following vote:**

**Aye:** 5 - Ann Williams; John Street; Charles Coleman; Todd Burton and Rennell Woods

**4. Adjournment**

**A motion was made by Councilman John Street, seconded by Councilwoman Ann Williams, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 5 - Ann Williams; John Street; Charles Coleman; Todd Burton and Rennell Woods



## Legislation Details (With Text)

<b>File #:</b>	RES-15:090	<b>Version:</b>	1	<b>Name:</b>	Authorize application for 2015 JAG Grant
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	To Be Introduced
<b>File created:</b>	5/21/2015	<b>In control:</b>		<b>In control:</b>	Finance & Administration Council Committee
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT AN APPLICATION FOR THE 2015 DEPARTMENT OF JUSTICE LOCAL SOLICITATION JAG (JUSTICE ASSISTANCE GRANT) GRANT				
<b>Sponsors:</b>	Grants				
<b>Indexes:</b>	Grant				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">MOU Letter with County.pdf</a>				

Date	Ver.	Action By	Action	Result
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RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT AN APPLICATION FOR THE 2015 DEPARTMENT OF JUSTICE LOCAL SOLICITATION JAG (JUSTICE ASSISTANCE GRANT) GRANT

Whereas, the City of Jonesboro is designated as a disparate jurisdiction with the Bureau of Justice Assistance and will therefore enter into a Memorandum of Understanding with Craighead County, and

Whereas, the City of Jonesboro will apply for \$27,675 for the intended use of purchasing body cameras for sworn officers; and

Whereas, the JAG program is 100% federally funded with no local match required.

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

SECTION 1: The City of Jonesboro will apply for \$27,675 from the Bureau of Justice Assistance for the 2015 Local Solicitation JAG Program for body camera equipment, and

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this application.



## *CITY OF JONESBORO*

May 21, 2015

The Honorable Ed Hill  
Craighead County Judge  
511 Union Ave.  
Jonesboro, AR 72401

Re: JAG 2015 Funds

Judge Hill:

The City of Jonesboro appreciates the spirit of cooperation displayed by Craighead County in administering the FY 2015 – Edward Byrne Memorial Justice (JAG) award from the Bureau of Justice Assistance.

Pursuant to Department of Justice guidelines, the City of Jonesboro will receive 100% of the funds and is responsible for 100% of any local match. In addition, the City of Jonesboro will serve as the fiscal agent with reporting responsibilities.

We look forward to collaborating with you and other local officials in our efforts to make this area one of the safest in the nation.

Sincerely,

Harold Perrin  
Mayor

Ed Hill  
Craighead County Judge



## Legislation Details (With Text)

<b>File #:</b>	RES-15:092	<b>Version:</b>	1	<b>Name:</b>	Contract with Jonesboro Radio Group for Southside Softball Complex rental
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	To Be Introduced
<b>File created:</b>	5/27/2015	<b>In control:</b>		<b>In control:</b>	Finance & Administration Council Committee
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	A RESOLUTION TO CONTRACT WITH JONESBORO RADIO GROUP FOR RENTAL OF SOUTHSIDE SOFTBALL COMPLEX				
<b>Sponsors:</b>	Parks & Recreation				
<b>Indexes:</b>	Contract				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">jonesboro radio group 4th july contract.pdf</a>				

Date	Ver.	Action By	Action	Result
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A RESOLUTION TO CONTRACT WITH JONESBORO RADIO GROUP FOR RENTAL OF SOUTHSIDE SOFTBALL COMPLEX

WHEREAS, the City of Jonesboro owns and maintains Southside Softball Complex located at 5301 Stadium Blvd;

WHEREAS, Jonesboro Radio Group is seeking rental for Fourth of July fireworks at Southside Softball Complex; and

WHEREAS, Jonesboro Radio Group is renting the complex for the sum of \$1,000.00;

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

SECTION 1: That the City of Jonesboro, Arkansas shall contract with Jonesboro Radio Group for the rental of Southside Softball Complex. A copy of said contract is attached as Exhibit A.

SECTION 2: The Mayor, Harold Perrin and City Clerk, Donna Jackson are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.



**RENTAL AGREEMENT**

**THIS AGREEMENT** made this 16th day of June, 2015 is between CITY OF JONESBORO, hereinafter called Lessor and Jonesboro Radio Group hereinafter called Lessee.

Lessor leases to Lessee, property located at 5003 Stadium Boulevard, Jonesboro, Arkansas commonly known as the Southside Ball Complex in Jonesboro, Arkansas under the following conditions:

1. **TERM:** The term of this lease shall be for three (3) days, beginning on July 3, 2015, and ending at midnight on July 5, 2015.
2. **RENT:** Rent is payable in advance, no later than June 27, 2015 and shall be made in a single payment of one thousand dollars (\$1,000.00). Said payment shall be delivered to the Lessor at 300 South Church Street, Jonesboro, Arkansas 72401.
3. **USE:** Lessee agrees to use said premises for the purpose of a July 4<sup>th</sup> Fireworks Display, and for no other purpose.
4. **SUBLET:** Lessee may not sublet the property or assign this lease without written consent of lessor.
5. **USE:** The property shall be used for a July 4<sup>th</sup> Fireworks Display. Lessee shall be responsible for the following:
  - ✓a. Supplying and removing portable toilets to be placed on the premises for the use of the public during the activities on the property.
  - ✓b. Cleaning up the property following the event, to include trash pick up and repair of any damages caused by the public or the Lessee to the property during their use. Property must be left in the same condition as it was in prior to the event hosted by the Lessee.
  - ✓c. Lessee is responsible for providing for the smooth flow of traffic into and out of the event. In addition, Lessee will provide traffic control to ensure that no persons are parking in areas on the property which are restricted and not designated for parking of vehicles.

✓d. Lessee will barricade restricted access areas to prevent the public from entering.

✓e. Lessee will coordinate with fire and police and follow all safety requirements determined by them.

✓f. Lessee will not charge an admission or parking fee to the public for this event.

**6. CONCESSIONS:** The parties agree that the Lessor will open and operate a concession stand during this event for the public. All monies made at the concession stand will go to the City of Jonesboro.

**7. RISK OF LOSS:** Lessee shall be solely responsible for losses including but not limited to any losses caused by fire on the premises during the rental period. In addition, Lessee shall be responsible for any damages caused by the public to the premises during the rental period. Lessee shall be required to maintain insurance to cover any losses caused by fire, damage, or otherwise to existing structures or to the premises as a whole.

**8. INDEMNIFICATION:** Lessee releases lessor from liability for and agrees to indemnify lessor against all losses incurred by lessor as a result of:

(a) Lessee's failure to fulfill any condition of this agreement;

(b) Any damage or injury happening in or about the house or premises to lessee's invitees or licensees or such person's property; and

(c) Lessee's failure to comply with any requirements imposed by any governmental authority.

**9. FAILURE OF LESSOR TO ACT:** Failure of lessor to insist upon strict compliance with the terms of this agreement shall not constitute a waiver of lessor's right to act on any violation.

**10. REMEDIES CUMULATIVE:** All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by lessee, lessee shall pay to lessor all expenses incurred in connection therewith.

**11. NOTICES:** Any notices required by this agreement shall be in writing and shall be deemed to be given if delivered

personally or mailed by registered or certified mail.

**12. COMPLIANCE WITH LAWS:** Lessee agrees not to violate any law, ordinance, rule or regulation of any governmental authority having jurisdiction of the leased premises. There shall be no alcoholic beverages allowed on the premises.

**13. SEVERABILITY:** Each paragraph of this lease agreement is severable from all other paragraphs. In the event any court of competent jurisdiction determines that any paragraph or subparagraph is invalid or unenforceable for any reason, all remaining paragraphs and subparagraphs will remain in full force and effect.

**14. ENTIRE AGREEMENT:** This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding.

**15. INTERPRETATION:** This lease agreement shall be interpreted according to and enforced under the laws of the State of Arkansas.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on this \_\_\_ day of June, 2015.

CITY OF JONESBORO

\_\_\_\_\_  
LESSOR, HAROLD PERRIN, MAYOR

  
\_\_\_\_\_  
LESSEE, JONESBORO RADIO GROUP

ATTEST:

\_\_\_\_\_  
DONNA JACKSON,  
CITY CLERK



## Legislation Details (With Text)

**File #:** RES-15:093    **Version:** 1    **Name:** Release property lien on Lot 2 of Beacons & Bridges First Addition  
**Type:** Resolution    **Status:** To Be Introduced  
**File created:** 6/3/2015    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**

**Title:** RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 2, OF BEACONS AND BRIDGES FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, REPLAT OF LOTS 6, 7 AND 8 OF WATKINS SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 193 IN THE RECORDS OF JONESBORO, ARKANSAS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

**Sponsors:** Grants

**Indexes:** Grant

**Code sections:**

**Attachments:** [Commit A.pdf](#)  
[JBcopier@lenderstitle.com](mailto:JBcopier@lenderstitle.com) [20150602\\_104727.pdf](#)

Date	Ver.	Action By	Action	Result
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RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 2, OF BEACONS AND BRIDGES FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, REPLAT OF LOTS 6, 7 AND 8 OF WATKINS SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 193 IN THE RECORDS OF JONESBORO, ARKANSAS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

WHEREAS, the City of Jonesboro placed a lien on said property April 6, 2007 to enforce requirements set forth by HUD federal guidelines for property acquisition; and

WHEREAS, said property was purchased for Beacons and Bridges utilizing CDBG funds; and

WHEREAS, said property was to be utilized by Beacons and Bridges to construct new homes and sold to low income residents; and

WHEREAS, a single family home was constructed and now has been sold according to HUD requirements.

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

Section 1: The Mayor of Jonesboro, Arkansas is now authorized to release the lien on said property described here; and

Section 2: The Mayor and City Clerk of Jonesboro, Arkansas are authorized to execute any and all documents

necessary to effectuate the release of said lien.

**Lenders Title Company**

Authorized Agent  
for  
**Old Republic National Title Insurance Company**

**COMMITMENT FOR TITLE INSURANCE**

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing title insurance and lists all liens, defects, and encumbrances filed of record within the last thirty (30) years that have not been released of record or that are not statutorily expired.

No title insurance agent or any other person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to the property described in the title commitment.

**SCHEDULE A**

Date Issued: **June 2, 2015, 11:00 am**  
Commitment No: **15-068691-300**  
Effective Date: **May 12, 2015, 7:30 am**

Prepared For: **Arkansas Development Finance Authority**

- | 1.  | The policy or policies to be issued are:  | POLICY AMOUNT      |
|-----|---|--------------------|
| (a) | ALTA Owner's Policy - 06-17-06<br>Proposed Insured: <b>Carolyn Willis</b>   | <b>\$74,500.00</b> |
| (b) | ALTA Loan Policy - 06-17-06<br>Proposed Insured: <b>Arkansas Development Finance Authority, its respective successors and assigns as their interests may appear</b><br><br>Proposed Borrower: <b>Carolyn Willis</b> | <b>\$74,500.00</b> |
2. The Estate or interest in the land described or referred to in this Commitment and covered herein is a **Fee Simple**.
3. Title to said estate or interest in said land is at the effective date hereof of record in:  
**Arkansas Development Finance Authority**

Old Republic National Title Insurance  
Company

This commitment is invalid unless the  
Insuring provisions and Schedules A  
& B are attached.

Countersigned  
Lenders Title Company  
2207 Fowler Avenue  
Jonesboro, AR 72401  
870-935-7410  
Arkansas Title Agency License No. 100111646

**COPY**

*Barbara Howard*

By: Barbara J. Howard,  
Title Agent License No.: 9895381

4. The land referred to in this Commitment is located in the County of Craighead, State of Arkansas and described as follows:

**Lot 2, of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by plat recorded in Plat Cabinet "C" page 193 in the records of Jonesboro, Arkansas, subject to easements and rights of way of record.**

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I

Commitment No: 15-068691-300

Effective Date: May 12, 2015

I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. **Furnish executed Owner's Disclosure & Agreement.**
4. **Payment of the General Taxes for the year 2014. (Parcel No. 01-144083-14200)**
5. **Release of subject property from Mortgage executed by Beacons and Bridges, Inc. in favor of The City of Jonesboro, Department of Community Development, dated March 27, 2007 in the original amount of \$25,290.00 and recorded on April 6, 2007, in Book 1273 at Page 584 in the records of Jonesboro, Craighead County, Arkansas. Affected by Subordination Agreement recorded on September 23, 2008, in Book 1372 at Page 81, records of Craighead County, Arkansas.**
6. **Release of subject property from Mortgage executed by Beacons and Bridges, Inc. in favor of Arkansas Development Finance Authority dated September 8, 2008 in the original amount of \$425,000.00 and recorded on September 23, 2008, in Book 1372 at Page 70 in the records of Jonesboro, Craighead County, Arkansas.**
7. **Warranty Deed from Arkansas Development Finance Authority executed by an officer of said corporation, duly authorized by proper resolution of the Board of Directors, vesting fee simple title in Carolyn Willis.**
8. **Furnish a certified copy of the corporate resolution of the Board of Directors of Arkansas Development Finance Authority authorizing the Corporation to enter into the transaction contemplated hereby and designating the officer or officers to execute all necessary instruments in connection therewith.**
9. **Mortgage or deed of trust from Carolyn Willis (and spouse, if married) to Arkansas Development Finance Authority.**

NOTE: The instruments required by this commitment must be executed by the properly identified and authorized parties to this transaction. Any variance requires underwriting approval by the Company prior to closing.



## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II

Commitment No: 15-068691-300

Effective Date: May 12, 2015

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
  2. Standard Exception:
    - (a) Rights or claims of parties in possession not shown by the public records.
    - (b) Easements or claims of easements, not shown by the public records.
    - (c) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
    - (d) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  3. Special Exceptions:
    - (a) **Building setback lines and easements as shown on plat of record in Plat Cabinet "C" Page 193 in the records of Jonesboro, Craighead County, Arkansas.**
    - (b) **Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Dedication Deed recorded in Deed Record 161 Page 601 and Deed Restriction recorded in Book 1372 Page 77 in the records of Jonesboro, Craighead County, Arkansas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.**
    - (c) **Taxes and assessments for the year 2015 and thereafter, plus any penalties and interest which may accrue.**
    - (d) **Loss arising from any security interests evidenced by financing statements filed of record with the Circuit Clerk of Craighead County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code.**
    - (e) **Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.**
    - (f) **Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes.**

Please Return To:

Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-935-6548

File Number: 15-068305-300

Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title  
Company

FOR RECORDER'S USE ONLY

**PARTIAL RELEASE DEED**  
(CORPORATION)

**KNOW ALL MEN BY THESE PRESENTS:**

That The City of Jonesboro, Department of Community Development, a corporation organized under the laws of the State of Arkansas and doing business under and by virtue of the laws of the State of Arkansas, in consideration of the partial payment of the indebtedness mentioned in that certain Mortgage dated March 27, 2007, and recorded April 6, 2007, in Book 1273 at Page 584 in the Recorder's office in and for Craighead County, Arkansas, said indebtedness originally having been owed by Beacons and Bridges, Inc. to The City of Jonesboro, Department of Community Development and secured by a lien on the following property located in Craighead County, Arkansas:

**Lot 2, of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by plat recorded in Plat Cabinet "C" page 193 in the records of Jonesboro, Arkansas, subject to easements and rights of way of record.**

**THIS INSTRUMENT IS GIVEN TO RELEASE ONLY THAT PROPERTY SPECIFICALLY DESCRIBED ABOVE AND DOES NOT RELEASE ANY OTHER PROPERTY DESCRIBED IN THE MORTGAGE OR OTHERWISE.**

