

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN OFFER AND ACCEPTANCE WITH RECOVERY CENTERS OF ARKANSAS, INC. AND TO SELL CERTAIN REAL PROPERTY LOCATED NEAR PIKE AVENUE IN THE CITY OF NORTH LITTLE ROCK; AND FOR OTHER PURPOSES.

WHEREAS, Arkansas Code Annotated § 14-54-302 authorizes the City to sell its real property when authorized by a resolution approved by a majority vote of the City Council present and participating; and

WHEREAS, the City of North Little Rock (the "City") owns property located near Pike Avenue, and desires to sell the same (see map attached hereto as Exhibit A); and

WHEREAS, the property has an appraised value of \$3,000.00 (see appraisal summary attached hereto as Exhibit B); and

WHEREAS, Recovery Centers of Arkansas, Inc., has offered to pay the sum of \$3,000.00 for the property, and it is in the best interests of the City and its residents to sell said property to Recovery Centers of Arkansas, Inc..

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the Mayor and City Clerk are hereby authorized to execute an Offer and Acceptance (substantially similar to Exhibit C attached hereto), and to sell property to Recovery Centers of Arkansas Inc., located near Pike Avenue, said property being described as follows:

LOT 7 AND THE NORTH 11.0 FEET OF LOT 8, BLOCK 1,
BARING CROSS ADDITION TO THE CITY OF NORTH
LITTLE ROCK, PULASKI COUNTY, ARKANSAS,
CONTAINING 8,397 SQUARE FEET OR 0.193 ACRES, MORE
OR LESS.

SECTION 2: That the purchase price of the property shall be Three Thousand & 00/100 Dollars (\$3,000.00).

SECTION 3: That the Mayor and City Clerk are hereby authorized to execute all documents necessary to effect the completion of the sale; with all contracts/agreements to be reviewed and approved by the City Attorney prior to execution.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:



Mayor Joe A. Smith *by AP*

ATTEST:

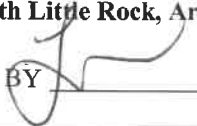
Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/ABF

FILED	<u>9:20</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>3-3-20</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				



Lot 7 and N 11' of Lot 8, Block 1, Baring Cross Addn.

Date: 2/24/2020
This map is not survey accurate.

tabbles

EXHIBIT

A

APPRAISAL OF REAL PROPERTY

LOCATED AT

TBD Pike Ave
North Little Rock, AR 72114
See attached survey

FOR

City of North Little Rock
116 Main St
North Little Rock, AR 72114

OPINION OF VALUE

3,000

AS OF

02/10/2020

BY

Stephanie Barrick
Arkansas Appraisal Associates
1309 S. Broadway
Little Rock, AR 72202
(501) 590-8968
stephtcu@yahoo.com

EXHIBIT

B

tabbles

OFFER & ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS:

1. BUYER & SELLER(S): City of North Little Rock, Arkansas, owner of property located on Pike Avenue in the City of North Little Rock, Arkansas, hereinafter referred to as "Seller", offers to sell, subject to the terms set forth herein, the following described property to the Recovery Centers of Arkansas, Inc., hereinafter referred to as "Buyer."

LEGAL DESCRIPTION OF PROPERTY:

LOT 7 AND THE NORTH 11.0 FEET OF LOT 8, BLOCK 1,
BARING CROSS ADDITION TO THE CITY OF NORTH
LITTLE ROCK, PULASKI COUNTY, ARKANSAS,
CONTAINING 8,397 SQUARE FEET OR 0.193 ACRES, MORE
OR LESS.

2. PURCHASE PRICE: The Buyer will pay \$3,000.00 for fee simple title to the herein-described property. The Sellers will be responsible for reasonable closing costs; provided, however, that Buyer will pay for the cost of the survey of the property, attached hereto as Exhibit A.

3. EXPRESS CONDITIONS: This agreement is conditioned upon the following:

(a) Approval by the North Little Rock City Council; and

(b) Closing shall occur no later than _____, 2020, except as agreed to by both Seller and Buyer.

4. CONVEYANCE/WARRANTY: Seller agrees to grant, bargain, transfer and convey the above-described property unto Buyer and unto its administrators and assigns. Seller hereby covenants with the Buyer that it is the lawful owner of said property, that the property is free from liens and encumbrances, that Seller has good right to sell the same; and that Seller will warrant and defend the same against the lawful claims and demands of all persons or entities whomsoever.

5. POSSESSION: Possession shall be delivered to Buyer upon closing.

6. INSPECTION: Buyer certifies that Buyer has inspected the property and is not relying upon any warranties, representations or statements of any agent or Sellers other than those specified herein.



7. MISCELLANEOUS:

- a. This agreement shall be governed by the laws of the State of Arkansas.
- b. This agreement contains the complete agreement between the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, understandings, representations or warranties which are not expressly set forth herein.
- c. Any portion of this agreement not otherwise consummated at closing will survive the closing of this transaction as a continuing agreement by and between the parties.
- d. This agreement shall inure to the benefit of and bind the parties hereto and their respective heirs, representatives, successors and assigns.
- e. Time is of the essence with respect to this offer and acceptance.

8. ACCEPTANCE: The term “acceptance” as used herein shall mean the later of the two dates on which this agreement is signed by Sellers or when signed by North Little Rock’s Mayor, as indicated by the appropriate signatures below, which later date shall be the date of final execution and agreement by the parties hereto. If any date or deadline provided for herein falls on Saturday, Sunday, or a holiday, the applicable date shall be the next business day.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

SELLER:

City of North Little Rock, Arkansas

By: _____
Joe A. Smith Mayor

Address: 300 Main Street
N. Little Rock, AR 72114

Date: _____

BUYER:

Recovery Centers of Arkansas, Inc.

By: _____
Carole Baxter, Executive Director

Address: _____

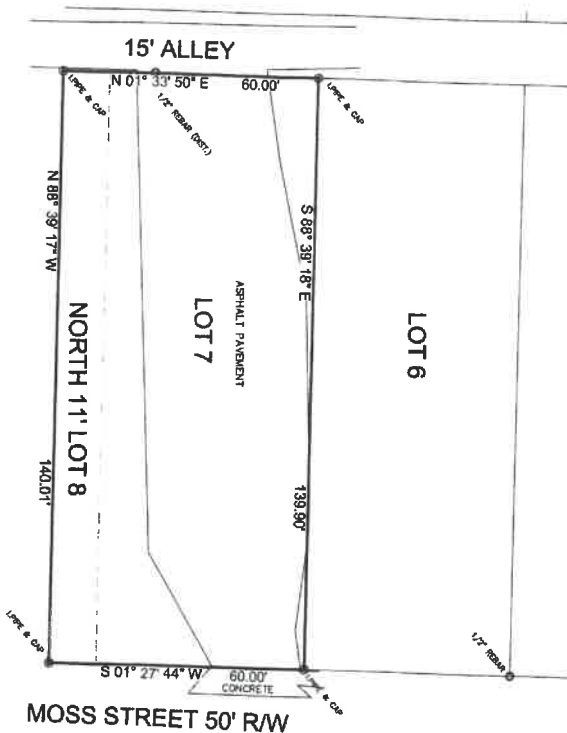
Date: _____

ATTEST:

Diane Whitbey, City Clerk

[SEAL]

PREPARED BY:
Office of North Little Rock City Attorney
116 Main Street
North Little Rock, AR 72114



SURVEYOR'S NOTES

1. THE INFORMATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON RECORDS OF EXISTING UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS WERE TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES NORTH ZONE (PAGS)
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050182 0344 0 DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED R-4
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

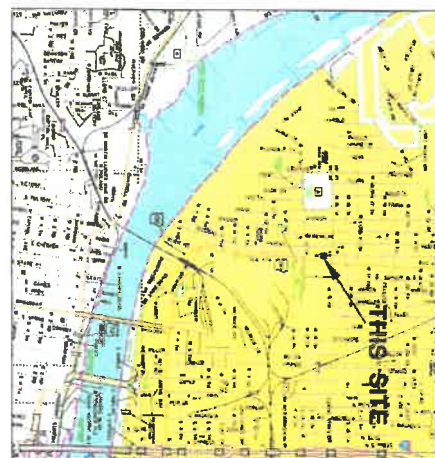
LEGAL DESCRIPTION

LOT 7 AND THE NORTH 11.0 FEET OF LOT 8, BLOCK 1 BARING CROSS ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, CONTAINING 0.397 SQUARE FEET OR 0.193 ACRES, MORE OR LESS.

CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED LAND HAS BEEN SURVEYED, THE CORNERS ARE SHOWN AND ARE IN ACCORDANCE WITH EXISTING MONUMENTS IN THE NEIGHBORHOOD. THIS CERTIFICATION IS FOR AND LIMITED TO THE PARTS SHOWN HEREON.

GRAPHIC SCALE



VICINITY MAP

FOR USE AND BENEFIT OF:
CITY OF NORTH LITTLE ROCK
RECOVERY CENTERS OF ARKANSAS

LEGEND

- PROPERTY LINE
- FOUND SURVEY MARKER
- SET IRON PIPE AND CAP

EXHIBIT

A



THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR 72116
TEL: 501-753-4453 FAX: 501-753-6814

SURVEY OF			
LOT 7 AND THE NORTH 11.0' OF LOT 8, BLOCK 1, BARING CROSS ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS			
APPROVED	DRAWN BY	DATE	SHEET NO.
JRB	JRB	07/09/20	1 OF 1

SCALE 1" = 20'