

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS
CIVIL DIVISION

ONE MAIN SQUARE, LLC,
AND BRUCE BURROW(ESTATE
OF BRUCE BURROW,
Sherry Burrow, Executor)

PLAINTIFFS/PETITIONERS

VS.

CASE NO. _____

CITY OF JONESBORO, A MUNICIPAL CORPORATION;
HAROLD COPENHAVER, MAYOR; JANICE PORTER;
BRIAN EMISON; DR. CHARLES COLEMAN; CHRIS MOORE;
ANN WILLIAMS; CHRIS GIBSON; JOHN STREET;
KEVIN MILLER; L.J. BRYANT; JOE HAFNER;
DR. ANTHONY COLEMAN; DAVID MCCLAIN

DEFENDANTS/RESPONDENT

**COMPLAINT AND NOTICE OF APPEAL OF CITY COUNCIL RESOLUTION-R-EN-
160-2024**

COMES NOW the Plaintiffs/Petitioners, One Main Square, LLC, and Bruce Burrow, *et. al.*, by and through the Estate of Bruce Burrow, Sherry Burrow, Executor, and for their Complaint and Notice of Appeal of City Council Resolution R-EN-1602024 pursuant to Ark. Code Ann. § 14-56-425 and for Inverse Condemnation, Trespass, Takings without Just Compensation in violation of Plaintiffs' rights under the 1st, 5th, and 14th Amendments to the Constitution of the United States and 42 U.S.C § 1983, and in violation of Arkansas Constitution2, § 22, Arkansas Code Ann. § 18-15-103 and the Arkansas Civil Rights Act, Ark. Code Ann. § 16-123-105, and violation of the Arkansas Administrative Procedure Act, against

the City of Jonesboro, Honorable, Harold Copenhaver, Mayor, and the City Council, and state and allege as follows:

Nature of the Case

1. This is a Complaint and Notice of Appeal of City Council Resolution R-EN-1602024, against the City of Jonesboro based on claims of Condemnation/Eminent Domain, Violation of the Arkansas Administrative Procedure Act, Trespass, Inverse Condemnation and Takings Without Just Compensation, under 42 U. S. C. § 1983 for violation of Plaintiff's federal due process and equal protection rights in accordance with the 1st, 5th and 14th Amendments to the Constitution of the United States, and for violation of Plaintiffs' state due process and equal protection rights under the Arkansas Civil Rights Act § 16-123-105, in accordance with Arkansas Constitution 2, § 22, and, Arkansas Code § 18-15-410, and Arkansas Code Ann. § 18-15-103, arising out of the City of Jonesboro's Condemnation/Takings action and subsequent demolition of One Main Square, LLC's "Citizen Bank Tower Building" located at 100 W. Washington, Jonesboro, Arkansas.

Plaintiffs/Petitioners seek damages for the City's action against its property, including the demolition and removal of the building, which resulted in the total diminution of value of said property and rendered the property worthless in a commercial real estate setting and resulted in a complete taking of Plaintiff's property for public use without just compensation. Laurel Park also allowed and facilitated the Taking of One Main Square, LLC's property without just compensation by entering into an agreement with the City facilitating and allowing the City access to the adjacent parking lots(acquired from Property 8 LLC, a Burrow entity)to trespass in order to take, raze and otherwise demolish One Main Square, LLC's Tower Building.

Plaintiffs/Petitioners request the Court to award damages for just compensation and costs for the demolition and removal of the building and to safe-keep any personal property found in the razed building, and for pre-judgment and post-judgment interest, and for costs and attorneys' fees.

Jurisdiction and Venue

2. This action is brought pursuant to Ark. Code Ann. § 14-56-425 and 42 U. S. C. § 1983, First Amendment to the United States Constitution, Fifth Amendment to the United States Constitution and Fourteenth Amendment to the United States Constitution, and Arkansas Constitution 2, § 22, Arkansas Code Ann. § 16-123-105, Arkansas Code Ann. § 18-15-103, Arkansas Code § 18-15-410, and Arkansas Code Ann. § 25-15-201, *et. seq.*

3. Venue is proper in this Court pursuant to Arkansas Code Ann. § 16-60-101.

Parties

4. Plaintiff, One Main Square, LLC, is an Arkansas LLC in good standing with the Arkansas Secretary of State which has/had an ownership interest in the Citizens Bank Tower Building located at 100 W. Washington St, Jonesboro, Arkansas. Bruce Burrow, member of One Main Square, LLC, died Thursday, February 26, 2026.

5. Defendant, City of Jonesboro, is a political subdivision of the State of Arkansas.

6. Defendant, City of Jonesboro, is a municipal corporation organized and existing under the laws of the State of Arkansas and the laws of the United States and located in Craighead County, Arkansas.

7. Defendant, Harold Copenhaver, is the duly elected Mayor of the City of Jonesboro.

8. Defendants, Williams, Porter, Emison, C. Coleman, Moore, Gibson, Bryant, Hafner, A. Coleman, and McClain make up the duly elected City Council of the City of Jonesboro.

9. Laurel Park, LLC, and Andrew Smith, Member, own the real property lot at 100 W. Washington, Jonesboro, Arkansas, where the Bank Tower Building previously sat in addition to the two (2) adjacent parking lots.

10. A city is empowered to sue or be sued in its own name and service is effectuated by serving the chief executive officer. *Collins v. Hall*, 2014 Ark. App. 731, 455 S.W. 2d 331 (2014).

Factual Background

11. Plaintiff, One Main Square, LLC, owns and has owned the following described property:

“ * West District* Original Survey Lot 4 E 18 1/3 Lot 5 IMPROVEMENTS ONLY
Section: 18 Township: 14N Range: E 04 Acreage: Lot: 5 Block: F City: JONESBORO Addition:
SD: J Parcel Number: 1-144183-42300 Year Forfeited: 2010 Code: 12-3”

Exhibit 1.

12. By Resolution: R-EN-160-2024, the City Council of the City of Jonesboro voted to condemn/ take property [Citizens Bank Tower Building] located at 100 W. Washington, Jonesboro, Arkansas 72401, Parcel # 01-144183-42300 **Exhibit 2**. Based on information and belief, a sub-committee of the City Council hired a construction company to manage the removal of the building. The City has now razed and otherwise demolished the building for public use without compensating the owner the fair market value of said property.

COUNT I.

Condemnation Resolution and Subsequent City action was Unlawful and Should Be Set Aside

13. Paragraphs 1-12 are hereby incorporated by reference as if set forth fully herein.

14. The City's actions through City Council Resolution: R-EN-160-2024 should be found unlawful, be reversed and set aside as the condemnation action was arbitrary, capricious, an abuse of discretion, and otherwise not in accordance with law.

15. The City's actions through City Council Resolution: R-EN-160-2024 should be found unlawful, be reversed and set aside as the condemnation action was in violation of constitutional and statutory provisions.

16. The City's actions through City Council Resolution: R-EN-160-2024 should be found unlawful, be reversed and set aside as the condemnation action was made upon unlawful procedure.

17. The City's actions through City Council Resolution: R-EN-160-2024 should be found unlawful, be reversed and set aside as the condemnation action was not supported by substantial evidence of record.

18. By razing and demolishing Plaintiff/Petitioners' building, Defendant unlawfully took, appropriated and damaged Plaintiff/Petitioners' property for public use, without just compensation.

19. The Court should find the Defendant failed to meet and sustain its burden of proof in the enactment of the Resolution and the execution of the enactment under the Arkansas Administrative Procedure Act. As such, Defendant should be required to pay fair market value damages to Plaintiff/Petitioner for its intentional actions of taking/demolishing and tearing down Plaintiffs/Petitioners' Tower building.

COUNT II.
City's Actions Violated Plaintiff/Petitioners' Federal Due Process and Equal Protection Rights

20. Paragraphs 1-19 are hereby incorporated by reference as if set forth fully herein.

21. The Defendant's actions against Plaintiffs/Petitioners' property as described in the actions above substantially interfered with Plaintiff's use and enjoyment thereof and constituted an invasion and amounts to a Taking of such property by Defendant without just compensation to Plaintiff, denied Plaintiff its due process rights and violated its equal protection rights under the law, contrary to 42 U. S. C. § 1983 and the First and the Fifth Amendment to the United States Constitution, and as applied to the states by the Fourteenth Amendment, and Arkansas Constitution article 2, § 22, and A. C. A. §18-15-410.

22. Section 42 U. S. C. § 1983 provides as follows:

“§ 1983.Civil Action for deprivation of rights. Every person who, under color of any statute, ordinance, regulation, custom or usage, of any State or Territory, subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, shall be liable to the party injured in an action at law, suit in equity, or other proper proceeding for redress.”

23. The First Amendment to the United States Constitution states:

“Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances.”

24. The Fifth Amendment to the United States Constitution states in pertinent part:

“[N]or shall private property be taken for public use, without just compensation therefore.”

25. The Fourteenth Amendment to the United States Constitution states in pertinent part:

“Section 1. All persons born or naturalized in the United States and subject to the jurisdiction thereof, are citizens of the United States and of the state wherein they reside. No State shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States; nor shall any State deprive any person of life, liberty, or property without due process of law;

nor deny to any person within its jurisdiction the equal protection of the laws.”

26. Plaintiff has been deprived of its rights, and privileges secured by the United States Constitution by the Defendants’ actions of taking, destroying and demolishing Plaintiffs’ building.

27. The Defendant should be liable to Plaintiff for demolishing and tearing down Plaintiffs’ building “in an action at law, suit in equity, or other proper proceeding for redress” for the damages incurred by Plaintiff in accordance with 42 U.S.C. § 1983.

**COUNT III.
Trespass**

28. Paragraphs 1-27 above are hereby incorporated by reference as if set forth fully herein.

29. Defendants by Resolution and subsequent demolition interfered with and disturbed Plaintiff’s peaceful possession of such property. Such trespass shall be and was a continuing trespass, and was completed after the City took the Building.

30. Failure to remedy the trespass deprived Plaintiff/Petitioners of its rights, privileges and immunities secured by the Constitution in violation of 42 U. S. C. §1983 and the First, Fifth and Fourteenth Amendments to the Constitution and Arkansas Code Ann. § 16-123-105. Such trespass amounted to and continued to amount to, a taking of Plaintiff’s property without just compensation.

31. As a result of the act of trespass and unconstitutional taking, Plaintiff should receive damages for the fair market value of the building before destruction, pre-judgment and post-judgment interest thereon and costs and fees associated with bringing this action.

**COUNT IV.
Defendant/Respondent has Taken Plaintiff’s Property Without Just Compensation**

32. Paragraphs 1-31 above are hereby incorporated by reference as if set forth fully herein.

33. By Taking and condemnation and subsequent demolition of Plaintiff/Petitioners' property, said action constituted an unconstitutional Taking of property for public use without just compensation. To date, Defendant has not compensated Plaintiffs/Petitioners for the Taking, demolition and appropriation of the Plaintiffs/Petitioners' building.

34. The Fifth Amendment to the United States Constitution states in pertinent part:

“[N]or shall private property be taken for public use, without just compensation therefore.”

35. Defendant/Respondent by its actions has taken Plaintiff/Petitioner's property for public use without just compensation in violation of 42 U. S. C. §1983 and the First, Fifth and Fourteenth Amendments to the United States Constitution, and Arkansas Constitution Article 2, § 22, Arkansas Code Ann. § 18-15-103 and Arkansas Code Ann. § 18-15-410.

36. BLACK'S LAW DICTIONARY defines Fair Market Value as follows:

“The amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts. **By fair market value is meant the price in cash, or its equivalent, that the property would have brought at the time of the taking, considering its highest and most profitable use, if then offered for sale in the open market, in competition with other similar properties at or near the location of the property taken, with a reasonable time allowed to find a purchaser. *State, by Commissioner of Transp. v. Cooper Alloy Corp.*, 136 N. J. Super. 560, 347 A.2d 365, 368.** Fair market value is the price that the asset would bring by bona fide bargaining between well-informed buyers and sellers at the date of acquisition. Usually the fair market price will be the price at which bona fide sales have been consummated for assets of like type, quality, and quantity in a particular market at the time of acquisition. The amount of money which purchaser who is willing but not obligated to buy would pay owner who is willing but not obligated to sell, taking into consideration all uses to which the land is adapted and

might in reason be applied. *Arkansas State Highway Commission v. DeLaughter*, 250 Ark. 990, 468 S.W. 2d 242, 247 (1971).”

(Emphasis added.)

BLACK’S LAW DICTIONARY (6th ed. 1990)

37. Defendant-Respondent’s actions violated and contravened Arkansas Code Ann. § 18-15-103.

38. Arkansas Code Ann. § 18-15-103 provides in pertinent part:

“(a) The principles expressed in subsection (b) of this section shall serve as standards to be followed in any proceeding that involves an entity authorized by law to exercise the power of eminent domain.

(b) An owner of property subject to a proceeding to condemn private property under the right of eminent domain shall have the following bill of rights:

- (1) A property owner is entitled to receive just compensation when private property is taken for public use;
- (2) Private property may only be taken for public use;
- (3) Private property may only be taken by a governmental entity or a private entity authorized by law to exercise the power of eminent domain;
- (4) A property owner has the right to reasonable notification of an entity’s interest in taking the property owner’s private property;
- (5) (A) A property owner shall receive from the government or private entity an assessment of the just compensation the entity estimates for the property owner’s private property before or contemporaneously with a good faith offer of just compensation.

* * * * *

(6) An entity shall make a written good faith offer to buy the property owner’s private property before initiating a condemnation proceeding;

(7) A property owner has the right to hire an appraiser or other independent professional to determine the value of the private property or to assist the property owner in a condemnation proceeding;

• * * * *

(11(A) Except as provided in subdivision (b)(11)(B) of this section, in a condemnation brought under the laws of this state, a property owner shall be entitled to an award of the property owner's costs, expenses, and reasonable attorney's fees incurred in preparing and conducting the final hearing and adjudication,, including without limitation the cost of appraisals and fees for experts if the compensation ultimately awarded exceeds the condemning entity's written good faith offer required under subdivision (b)(6) of this section by twenty percent (20%) or more.

39. Defendant failed to provide Plaintiff "an assessment of the just compensation the entity estimates for the property owner's private property before or contemporaneously with a good faith offer of just compensation," in accordance with A.C.A. § 18-15-103(5)(A).

40. Defendant failed to "make a written good faith offer to buy the property owner's private property before initiating a condemnation proceeding," in accordance with A.C.A. §18-15-103(6).

41. Defendant should be required to make an offer or the court should set the matter for a jury trial to determine the just compensation the Defendant City owes the Plaintiff in accordance with A.C.A. § 18-15-103(9).

42. Alternatively, Defendants' actions contravene Arkansas Code Ann. § 18-15-410 as they failed to offer to Plaintiffs/Petitioners fair market value for the property so taken.

43. Defendant should be required to compensate Plaintiff for the fair market value damages Plaintiff has incurred and otherwise suffered by the Taking and destruction and demolition of Plaintiff/Petitioners' building in accordance with Arkansas Code Ann. § 18-15-410(b).

COUNT V.

Defendant's Complete Destruction of Plaintiffs' Property Violated Plaintiffs' State Rights Under Arkansas Constitution Article 2, § 22 and The Arkansas Civil Rights Act of 1993, Ark. Code Ann. § 16-123-101, et. seq.

44. Paragraphs 1-43 above are hereby incorporated by reference as if set forth fully herein.

45. Defendant unlawfully trespassed and tore down Plaintiff/Petitioners' building located at 100 West Washington, Jonesboro, Arkansas, without providing just compensation to Plaintiff in violation of Arkansas Constitution Article 2, § 22. Said damage and overall appropriation was made for public use.

46. Arkansas Constitution Article 2, § 22, states to-wit: "The right of property is before and higher than any constitutional sanction; and private property shall not be taken, appropriated or damaged for public use, without just compensation therefor."

47. Defendant has infringed on Plaintiff/Petitioners' rights and privileges under the Arkansas Civil Rights Act of 1993, Ark. Code Ann. § 16-123-105.

48. Arkansas Code Ann. § 16-123-105(a) states to-wit:

"Every person who, under color of any statute, ordinance, regulation Custom, or usage of this state or any of its political subdivisions, or causes to be subjected, any person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Arkansas Constitution shall be liable to the party injured in an action in Circuit Court for legal and equitable relief or other proper redress."

49. Plaintiff has been deprived of its rights, and privileges secured by the Arkansas Constitution by the Defendants' actions of taking, destroying and demolishing Plaintiffs' building.

50. The Defendant should be liable to Plaintiff for taking, demolishing and tearing down Plaintiffs' building in an action in circuit court for legal and equitable relief or other proper redress for the damages incurred by Plaintiff in accordance with Arkansas Code Ann. § 16-123-105(a).

**COUNT VI.
CONCLUSION**

51. Paragraphs 1-50 are hereby incorporated by reference as if set forth fully herein.

52. The City of Jonesboro by its actions has taken One Main Square, LLC's property without just compensation in violation of each Party's federal and state due process and equal protection rights under the First, Fifth and Fourteenth Amendments to the United States Constitution and their/its rights under 42 U. S. C. § 1983, and Arkansas Constitution Article 2, § 22 and Arkansas Code Ann. § 18-15-410, and Arkansas Code Ann. § 16-123-105 (a).

53. As a result of the City of Jonesboro's unlawful and unconstitutional taking, One Main Square, LLC, is entitled to the fair market value of the property so taken, pre-judgment and post-judgment interest thereon and recovery of any and all real estate taxes paid to the Defendant.

54. One Main Square, LLC, is entitled to prejudgment interest and recovery of real property tax on the fair market value as the City's actions have deprived them of its due process and equal protection rights under the First, Fifth and Fourteenth Amendments to the United States Constitution and have violated Plaintiffs' rights under 42 U. S. C. § 1983, and Arkansas Code Ann. § 16-123-105.

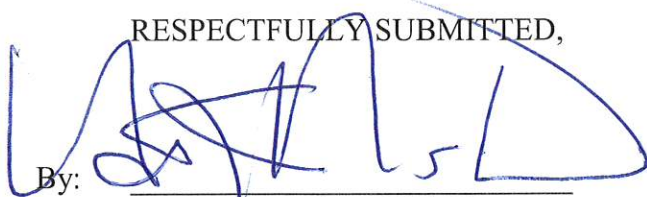
55. Plaintiffs/Petitioners are entitled to its costs and attorney fees in this matter under Arkansas Code Ann. § 16-123-105(b), Arkansas Code Ann. § 18-15-103(11)(A), and 42 U.S.C. § 1988.

WHEREFORE, PREMISES CONSIDERED, One Main Square, LLC and Bruce Burrow, Member, Plaintiff/Petitioners herein, pray that it be awarded compensatory damages in an amount sufficient to compensate it for all damages and injuries suffered as a result of Defendants' conduct described herein. One Main Square, LLC respectfully requests judgment against the Defendants and for this Honorable Court to declare amounts to an unlawful taking of

such property by the City of Jonesboro without just compensation to Plaintiffs/Petitioners in violation of Plaintiff's rights under 42 U. S. C. § 1983, and the First, Fifth and Fourteenth Amendments to the Constitution of the United States; to declare the Defendant City in violation of Plaintiffs' rights and privileges under Arkansas Constitution 2 § 22 and Arkansas Code Ann § 16-123-105(a) and judgment against the City of Jonesboro and in favor of One Main Square, LLC, in the amount of a reasonable fair market value for the taking of the property plus pre-judgment and post-judgment interest thereon, all in an amount in excess of that required for federal court jurisdiction in diversity of citizenship cases; punitive damages and for costs and reasonable attorney fees, and for any and all other relief to which Plaintiff/Petitioners may be entitled.

DATED this the 28th day of April, 2026.

RESPECTFULLY SUBMITTED,

A handwritten signature in blue ink, appearing to read 'Hanshaw', is written over a horizontal line. The signature is stylized and somewhat cursive.

By:


Hunter J. Hanshaw (89157)
Hunter J. Hanshaw, PLC
P.O. Box 2155
Jonesboro, AR 72402
Tel: (870) 935-3420
Fax: (870) 935-8074
hjhanshawlawfirm@aol.com

*Attorney for One Main Square, LLC
And Bruce Burrow, Sherry Burrow,
Executor, Estate of Bruce Burrow*

VERIFICATION

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

I, Sherry Burrow, Executor of the Estate of Bruce Burrow, individually and on behalf of One Main Square, LLC, do hereby state on oath that the things, facts and matters as set forth therein are true and correct as I verily believe.



Sherry Burrow, Executor of the
Estate of Bruce Burrow

Subscribed and sworn to before me, a Notary Public, on this 20th day of April, 2026.



Notary Public

My Commission Expires:
April 9, 2035





**LIMITED WARRANTY DEED NO. 192716
FOR FORFEITED PROPERTY SOLD**

**JOHN THURSTON
COMMISSIONER OF STATE LANDS
STATE OF ARKANSAS**

KNOW ALL, BY THESE PRESENTS:

The following described lands situated in the County of **CRAIGHEAD** and the State of Arkansas, was subject to taxation for the years set forth below; and whereas, said property was certified by said County to the State of Arkansas for non-payment of the taxes due thereon as set forth below, to wit:

WEST DISTRICT ORIGINAL SURVEY LOT 4 E 18 1/3 LOT 5 IMPROVEMENTS ONLY Section: 18 Township: 14N Range: E 04
Acreage: Lot: 5 Block: F City: JONESBORO Addition: SD: J
Parcel Number: 1-144183-42300 Year Forfeited: 2010 Code: 12-3

AND WHEREAS, after the expiration of the time required by law, said property remaining unredeemed was subject to sale by the Commissioner of State Lands pursuant to the provisions of Act 626 of 1983, as amended; And whereas, said property was not sold on the date and at the time so advertised, it is now subject to negotiated sale under the Provisions of Section 3, Act 626 of 1983, as amended;

AND WHEREAS, **ONE MAIN SQUARE, LLC 2400 HIGHLAND DR., STE. 3000 , JONESBORO, AR 72401** , has paid to the Commissioner of State Lands the sum of **\$10,000.00**, an amount negotiated by the Commissioner of State Lands and said purchaser.

NOW; THEREFORE, KNOW YE, THAT I, John Thurston, Commissioner of State Lands within and for the State of Arkansas for and in consideration of the said sum of money so paid, receipt of which is hereby acknowledged, and under and by virtue of the authority invested in me by law, do, by these presents, **CONVEY** unto the above named person and their heirs and assigns, all the right, title and interest of the State of Arkansas in and to the said property, or which may be hereafter acquired. The Commissioner of State Lands does not warrant the title conveyed hereunder and acknowledges that same is subject to challenge as allowed by law.

TO HAVE AND TO HOLD the same unto the said **ONE MAIN SQUARE, LLC** and unto their heirs and assigns.

WITNESS MY HAND AND OFFICIAL SEAL, as Commissioner of State Lands, on this date January 23, 2018.

This instrument prepared by:

Commissioner of State Lands
500 Woodlane Street, Suite 109
Little Rock, Arkansas 72201



Deed Mailed to:

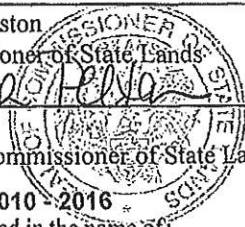
**ONE MAIN SQUARE, LLC
2400 HIGHLAND DR., STE. 3000
JONESBORO, AR 72401**

John Thurston

John Thurston
Commissioner of State Lands

[Signature]
Ipelton
Deputy Commissioner of State Lands

Taxes: 2010 -2016 *
Was assessed in the name of:
MBC HOLDINGS WORLDWIDE LLC



Commissioner of State Lands



Delinquent Real Property Contract
Offer To Purchase

John Thurston
Commissioner of State Lands
500 Woodlane Street, Suite 109
Little Rock, AR 72201

Rec 12/1/17 RP

ID: 269766 Date Issued: 11/30/2017 Parcel Code: 12-3 2010 Offer valid until: 12/30/2017
Parcel Number: 1-144183-42300 County: CRAIGHEAD
Name of record owner: MBC HOLDINGS WORLDWIDE LLC
Property Description: 'WEST DISTRICT' ORIGINAL SURVEY LOT 4 E 18 1/3 LOT 5 IMPROVEMENTS ONLY Section: 18
Township: 14N Range: E 04 Acreage: Lot: 5 Block: F City: JB Addition:

Purchase Price: (1) The Buyer will pay the total taxes, penalties, interest, and costs due to date, totaling \$85,881.34
(2) In addition to this amount, the Buyer agrees to offer an additional sum in the amount of
(3) If the parcel is listed as "Subject to Negotiation" the Buyer will not offer the amount listed above but rather a lesser sum* in the amount of.... \$10,000.⁰⁰
Total Purchase Price Offered: \$10,000.⁰⁰

**** Payment in full must be submitted with this offer! ****

All sales are contingent on (1) approval by the Commissioner of State Lands, (2) collection from buyer of total purchase price, and (3) expiration of the 10-business day redemption period.

Upon expiration of the redemption period and fulfillment of all terms of sale, the Commissioner of State Lands will furnish to the buyer a Limited Warranty Deed, per the provisions of Act 626 of 1983, as amended.

One Main Square, LLC
This is a legal and binding contract when signed by both the buyer and seller.

M.D. Daniel McDaniel & Co., LLC *Blair McDaniel, member* 12-1-17
Name(s) in which deed is to be issued - please print _____ Signature of buyer or agent _____ Date _____
Address of same: *2400 Highland Tor Ste 3000* _____
1020 West 4th Street Suite 400 _____
Little Rock, AR 72201 _____
 Acting on own behalf
 Acting as agent for the buyer
 Heir to the property or holding some interest in the property

For Office Use Only:			
Taxes:	\$62,354.41	St. Fees:	\$244.99
Penalty:	\$6,235.44	Ct. Fees	\$18.00
Interest:	\$17,028.50	Total:	\$85,881.34
Amount Rec'd	<i>10,000.00</i>	Date Rec'd	<i>12/1/17</i>
Receipt No.	<i>435965</i>	Deed No.	

I hereby certify that the above referenced property was certified to the State of Arkansas for the non-payment of ad valorem real estate taxes and that said property was offered for sale but not sold at an auction legally held on 05/13/2015

Approved: *John Thurston* 12/5/17
John Thurston Date *RP*
Commissioner of State Lands

Mail to:
DUSTIN MCDANIEL
1020 W 4TH STREET, 4TH FLOOR
LITTLE ROCK, AR 72201



Commissioner of State Lands

John Thurston
Commissioner of State Lands
State Of Arkansas

Receipt Only

Receipt Number: **455965**

Receipt Date: 12/04/2017

Name: MCDANIEL MANAGMENT CO LLC
1020 W 4TH STREET, 4TH FLOOR
LITTLE ROCK, AR 72201

Payment Type: Check
Check Number: 1008

Receipt Type: Negotiated Sale Payment
COSL User Id: palexander

Walkin Receipt #: 33814

County	Year	Code	Parcel #	Amount
CRAI	2010	12-3	1-144183-42300	\$10,000.00

Receipt Total: **\$10,000.00**

John Thurston
Commissioner of State Lands
State Of Arkansas

Receipt Only

Walk-in Receipt Number: 33814

Receipt Date: 12/01/2017

Name: MCDANIEL MANAGMENT CO LLC
1020 W 4TH STREET, 4TH FLOOR
LITTLE ROCK, AR 72201

Payment Type: Check
Check Number: 1008

Receipt Type: Negotiated Sale Payment
COSL User Id: palexander

County	Year	Code	Parcel Number	Amount
CRAI	2010	12-3	1-144183-42300	\$10,000.00

Receipt Total: \$10,000.00

State Capitol Building • 500 Woodlane Street, Suite 109 • Little Rock, Arkansas 72201
501-324-9422 • FAX 501-324-9424

Commissioner of State Lands



State of Arkansas
John Thurston
Commissioner of State Lands

December 5, 2017

Dustin McDaniel
McDaniel Management Company, LLC
1020 West 4th Street Suite 410
Little Rock, AR 72201

RE: Craighead County Parcel 1-144183-42300

Dear Mr. McDaniel:

The Commissioner of State Lands has accepted your offer for the purchase of the above referenced parcel. Upon expiration of the redemption period following the sale date, a Limited Warranty Deed will be issued.

A sale date is set for the property which is thirty (30) days from the date the offer is approved by the Commissioner. The record owner has ten (10) business days following the sale date to redeem their property.

If you have any questions, please do not hesitate to contact our office at (501)324-9422.

Sincerely,

A handwritten signature in cursive script that reads "John Thurston".

John Thurston
Commissioner of State Lands

JT/lp



DUSTIN MCDANIEL • SCOTT RICHARDSON • BART CALHOUN

Attorneys at Law / 1020 W. Fourth St., Suite 410, Little Rock, AR 72201
o / 501.235.8336 f / 501.588.2104

January 5, 2018

Arkansas Land Commissioner
Attn: Will Moore
1020 West 4th Street, Ste. 500
Little Rock, AR 72201
Via Email

Re: Deed to Improvement at 100 West Washington Avenue, Jonesboro, AR 72401

Mr. Moore:

I represent Dustin McDaniel and McDaniel Management Company ("MMC") in the transaction involving the purchase of the building located at 100 West Washington Avenue, Jonesboro, AR 72401. MMC submitted an offer to purchase the property in the amount of \$10,000.00 thirty (30) days ago. MMC requests that the deed be issued, after the applicable statutory time frame for redemption, in the name of One Main Square, LLC. One Main Square, LLC, located at 2400 Highland Drive, Ste. 3000, Jonesboro, AR 72401, is owned solely by Bruce Burrow. Mr. Burrow can be reached by telephone at 870-931-8000. MMC relinquishes all rights and responsibilities as to the ownership of the property and requests confirmation that neither MMC nor Dustin McDaniel will appear on the deed or in the chain of title. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

Bart Calhoun
McDaniel, Richardson & Calhoun
1020 W. 4th Street, Ste. 410
Little Rock, AR 72201
bcalhoun@mrcfirm.com

cc: Dustin McDaniel
Bruce Burrow

Commissioner of State Lands



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Signature Copy

Resolution: R-EN-160-2024

File Number: RES-24:154

Enactment Number: R-EN-160-2024

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 100 West Washington Avenue, Jonesboro, AR 72401;
Parcel# 01-144183-42300

OWNER: ONE MAIN SQUARE, LLC


LEGAL DESCRIPTION: Lot PT 5 Block F ORIGINAL SURVEY 18-14-04 ORIGINAL SURVEY
LOT 4 E 18 1/3 LOT 5 IMPROVEMENTS ONLY

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 100 West Washington Avenue, Jonesboro, AR 72401.

PASSED AND APPROVED THIS 17TH DAY OF DECEMBER 2024.



Harold Copenhaver, Mayor

Date 12-18-24

ATTEST: 

April Leggett, City Clerk

Date 12-18-24

