1	RESOLUTION NO.
2	
3	A RESOLUTION TO ACCEPT TITLE TO PROPERTY DONATED TO
4	THE CITY OF LITTLE ROCK, ARKANSAS, BY QUITCLAIM DEED, TO
5	BE USED FOR NEIGHBORHOOD REVITALIZATION PROGRAMS;
6	AND FOR OTHER PURPOSES.
7	
8	WHEREAS, the Board of Directors has stated as one of its goals a desire to provide for
9	neighborhood revitalization, and has taken special efforts to accomplish this goal through its use of
10	various City and Federal Funds, and in affirmative actions such as the creation of a Land Bank
11	Commission; and,
12	WHEREAS, in order to accomplish this goal is it required that properties be obtained by the City in
13	areas that are appropriate for revitalization; and,
14	WHEREAS, Mike Ashcraft, managing member of Equity Properties, LLC, & Star Properties, LLC,
15	& Downtown Little Rock Properties, LLC, has indicated his desire to donate to the City of Little Rock his
16	property located at 1520 South Oak Street; and 1719 South Cedar Street; and 1515 South Pine Street; and
17	1601 South Elm Street; and,
18	WHEREAS, the City wishes to accept the property for use in its neighborhood revitalization efforts;
19	and,
20	WHEREAS, City Staff has conducted a title search of the property which revealed valid title to the
21	property and no significant title issues; and,
22	WHEREAS, the City has performed an environmental assessment of the property pursuant to 24
23	C.F.R. § 58, et seq. (2003), which revealed no environmental problems; and,
24	WHEREAS, in consideration for the donation of the property for the public purpose of neighborhood
25	revitalization, the City has not agreed to pay property taxes; and,
26	WHEREAS, Mr. Mike Ashcraft has provided the City with a Quitclaim Deed to the properties, a
27	copy of which is attached as Exhibit A; and, Exhibit B; and, Exhibit C; and Exhibit D
28	WHEREAS, State Law requires that the City accept the property by resolution adopted by the Board
29	of Directors;
30	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY
31	OF LITTLE ROCK, ARKANSAS:
32	Section 1. The Board of Directors hereby accepts the quitclaim deed to the property described in
33	Exhibit A, Exhibit B, Exhibit C & Exhibit D in favor of the City of Little Rock.

1	Section 2. The property shall be used for a public purpose, specifically for City Revitalization		
2	Programs.		
3	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, o word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration o		
4			
5	adjudication shall not affect the remaining port	ions of the resolution which shall remain in full force and	
6	effect a if the portion so declared or adjudged in	nvalid or unconstitutional were not originally a part of the	
7	ordinance.		
8	Section 4. Repealer. All laws, ordinances,	resolutions, or parts of the same that are inconsistent with	
9	the provisions of this resolution are hereby repe	aled to the extent of such inconsistency.	
10	ADOPTED: November 1, 2016		
11	ATTEST:	APPROVED:	
12			
13 14	Susan Langley, City Clerk	Mark Stodola, Mayor	
15	APPROVED AS TO LEGAL FORM:		
16			
17			
18	Thomas M. Carpenter, City Attorney		
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1 3 4	EXHIBIT A	
5 6 7	Prepared By: City of Little Rock 500 W. Markham Little Rock, AR 72201	
8 9 10 11	Representative: Doug Tapp Redevelopment Administrator	
12 13	WARRANTY DEED	
14	(Donation by Corporation)	
15 16 17	KNOW ALL MEN BY THESE PRESENTS THAT:	
17 18 19 20 21 22 23 24	Equity Properties, LLC, by and through its Managing Member, Mike Ashcraft Jr., GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good valuable consideration paid by the CITY OF LITTLE ROCK, ARKANSAS, a municipal corporation, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, convey and warranty unto the Grantee, and unto its heirs and assigns forever, the following described lands in the County of Pulaski, State of Arkansas:	
25 26 27 28	Lot 8, Block 2, Cedar Heights Subdivision to the City of Little Rock, Pulaski County, Arkansas, more commonly known as <u>1719 S. Cedar Street</u> , Little Rock, Arkansas 72204 (Parcel No. 34L1630002000)	
29 30	To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.	
31 32 33 34	Equity Properties, LLC, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns forever, all rights and possibility of curtsey, dower, and homestead in and to such lands.	
35 36	WITNESS, my hand and seal the day of 2016.	
37 38	Equity Properties, LLC, GRANTOR	
39		
40		
41		
42	By: Mike Ashcraft, Jr.	
43	Managing Member of Equity Properties, LLC	
44	12 Chad Court	
45	North Little Rock, Arkansas 72118	
46		
47	City of Little Rock, GRANTEE	
48	500 W. Markham, Ste. 120W	

1	Little Rock	k, Ark	cansas 72201	
2				
3				
4	By:	-	or Mark Stodola	
5		City	of Little Rock	
6				
7				
8	DOCUMENTARY	FAX S	STATEMENT	
9				
10	I certify under penalty of false swearing that the leg			nentary stamps
11	have been placed on this instrument. (If none shown, exem	pt or	no consideration paid.)	
12				
13	Ci+	vofi	little Book	
14		-	Little Rock Markham	
15				
16		ue K	ock, Arkansas 72201	
17				
18			Davis Tana	<u> </u>
19 20	Ву		Doug Tapp	::
20			Redevelopment Adm	inistrator
21				
22				
23	ACKNOWLEDGEN	IENI		
24				
25	STATE OF ARKANSAS)			
26)SS			
27	COUNTY OF PULASKI)			
28				
29 30	On this day came before me, the undersigned, a		• •	•
30 31	state aforesaid, duly commissioned and acting personal Member of Equity Properties, LLC, duly authorized to act of			
32	me as the Grantor in the foregoing Deed, and acknowled			
33	consideration and purposes therein mentioned and set fort	0		le same for the
34				
35	WITNESS my hand and seal as such notary public th	is	day of	,2016
36			,	
37				
38				
39				
40	Notary Pu	ublic		
41				
42	My Commission expires:			
43				
44				

	Exhibit B	
Prepared By:		
City of Little Rock		
500 W. Markham		
Little Rock, AR 72201		
Representative:		
Doug Tapp		
Redevelopment Administrator		
	WARRANTY DEED	
	(Donation by Corporation)	
KNOW ALL MEN BY THESE PRESE	NTS THAT:	
Star Properties. LLC. by ar	nd through its Managing Member, Mike Ashcraft Jr.,	
	on of the sum of Ten Dollars (\$10.00) and other good valuable	
-	LITTLE ROCK, ARKANSAS, a municipal corporation,	
	hereby acknowledged, does hereby grant, convey and warranty unto	
· · · ·	d assigns forever, the following described lands in the County of	
Pulaski, State of Arkansas:		
Lot 8, Block 15, Worthen	W B Subdivision to the City of Little Rock, Pulaski	
County, Arkansas, more c	commonly known as <u>1520 S. Oak</u> , Little Rock,	
Arkansas 72204 (Parcel N	lo. 34L1600015800)	
To have and to hold the sa	ame unto the Grantee and unto its heirs, and assigns forever, with a	
tenements, appurtenances, and hereditaments thereunto belonging.		
Equity Properties, LLC, hereby releases and relinquishes unto the Grantee, and unto its heirs		
and assigns forever, all rights and	possibility of curtsey, dower, and homestead in and to such lands.	
WITNESS, my hand and seal the	day of 2016.	
	Star Properties, LLC, GRANTOR	
	By: Mike Ashcraft, Jr.	
	Managing Member of Star Properties, LLC	
	PO Box 30712	
	Little Rock, Arkansas 72206	
	· · · · · · · · · · · · · · · · · · ·	
	City of Little Rock, GRANTEE	
	500 W. Markham, Ste. 120W	
	JUU W. Warkham, JC. 120W	

1	Little Rock, Arkansas 72201		
2			
3			
4	By: Mayor Mark Stodola		
5	City of Little Rock		
6			
7			
8	DOCUMENTARY TAX STATEMENT		
9			
10	I certify under penalty of false swearing that the legally correct amount of documentary stamps		
11	have been placed on this instrument. (If none shown, exempt or no consideration paid.)		
12			
13			
14	City of Little Rock		
15	500 W. Markham		
16	Little Rock, Arkansas 72201		
17			
18			
19 20	By: Doug Tapp		
20	Redevelopment Administrator		
21			
22			
23	ACKNOWLEDGEMENT		
24			
25	STATE OF ARKANSAS)		
26)SS		
27	COUNTY OF PULASKI)		
28 29	On this day same before me, the undersigned a notary public within and for the county and		
29 30	On this day came before me, the undersigned, a notary public within and for the county and state aforesaid, duly commissioned and acting personally appeared, Mike Ashcraft, Jr., Managing		
31	Member of Star Properties, LLC, duly authorized to act on behalf of Star Properties, LLC, known to me		
32	as the Grantor in the foregoing Deed, and acknowledged that he has executed the same for the		
33	consideration and purposes therein mentioned and set forth.		
34			
35	WITNESS my hand and seal as such notary public this day of,2016		
36			
37			
38			
39			
40	Notary Public		
41			
42			
43	My Commission expires:		
44			
45			

1	Exhibit C		
2	Prepared By:		
3	City of Little Rock		
4	500 W. Markham		
5	Little Rock, AR 72201		
6	Representative:		
7	Doug Tapp		
8 9	Redevelopment Administrator		
10 11	WARRANTY DEED		
12	(Donation by Corporation)		
13 14 15	KNOW ALL MEN BY THESE PRESENTS THAT:		
16	Downtown Little Rock Properties, LLC, by and through its Managing Member, Mike Ashcraft Jr.,		
17	GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good valuable		
18	consideration paid by the CITY OF LITTLE ROCK, ARKANSAS, a municipal corporation,		
19	GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, convey and warranty unto		
20	the Grantee, and unto its heirs and assigns forever, the following described lands in the County of		
21	Pulaski, State of Arkansas:		
22			
23	Lot 4, Block 15, Worthen W B Subdivision to the City of Little Rock, Pulaski		
24	County, Arkansas, more commonly known as <u>1515 S. Pine Street</u> , Little Rock,		
25	Arkansas 72204 (Parcel No. 34L1600015300)		
26			
27	To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all		
28	tenements, appurtenances, and hereditaments thereunto belonging.		
29			
30	Downtown Little Rock Properties, LLC, hereby releases and relinquishes unto the Grantee, and		
31	unto its heirs and assigns forever, all rights and possibility of curtsey, dower, and homestead in and to		
32	such lands.		
33			
34	WITNESS, my hand and seal the day of 2016.		
35			
36			
37	Downtown Little Rock Properties, LLC, GRANTOR		
38			
39			
40			
41	By: Mike Ashcraft, Jr.		
42	Managing Member of Downtown Little Rock		
43	Properties, LLC		
44	PO Box 1534		
45	North Little Rock, Arkansas 72115		
46			

1			
2	City of Little Rock, GRANTEE		
3	500 W. Markham, Ste. 120W		
4	Little Rock, Arkansas 72201		
5			
6			
7	By: Mayor Mark Stodola		
8	City of Little Rock		
9			
10			
11	DOCUMENTARY TAX STATEMENT		
12			
13	I certify under penalty of false swearing that the legally correct amount of documentary stamps		
14	have been placed on this instrument. (If none shown, exempt or no consideration paid.)		
15			
16			
17	City of Little Rock		
18	500 W. Markham		
19	Little Rock, Arkansas 72201		
20			
21			
22	By: Doug Tapp		
23	Redevelopment Administrator		
24			
25			
26	ACKNOWLEDGEMENT		
27			
28	STATE OF ARKANSAS)		
29)SS		
30	COUNTY OF PULASKI)		
31			
32	On this day came before me, the undersigned, a notary public within and for the county and		
33	state aforesaid, duly commissioned and acting personally appeared, Mike Ashcraft, Jr., Managing		
34	Member of Downtown Little Rock Properties, LLC, duly authorized to act on behalf of Downtown Little		
35	Rock Properties, LLC, known to me as the Grantor in the foregoing Deed, and acknowledged that he has		
36	executed the same for the consideration and purposes therein mentioned and set forth.		
37 29	WITNESS my hand and soal as such notary public this day of 2016		
38 39	WITNESS my hand and seal as such notary public this day of,2016		
39 40			
41			
42	Notary Public		
43	,		
44	My Commission expires:		
45	· · · · · · · · · · · · · · · · · · ·		

	Exhibit D	
Prepared By:		
City of Little Rock		
500 W. Markham		
Little Rock, AR 72201		
Representative:		
Doug Tapp		
Redevelopment Administrator		
	WARRANTY DEED	
(D	Donation by Corporation)	
(-		
KNOW ALL MEN BY THESE PRESENTS TH	HAT:	
Star Properties, LLC, by and thro	ough its Managing Member, Mike Ashcraft Jr.,	
GRANTOR, for and in consideration of the	he sum of Ten Dollars (\$10.00) and other good valuable	
consideration paid by the CITY OF LITTL	E ROCK, ARKANSAS, a municipal corporation,	
GRANTEE, the receipt of which is hereby	y acknowledged, does hereby grant, convey and warranty unto	
the Grantee, and unto its heirs and assig	gns forever, the following described lands in the County of	
Pulaski, State of Arkansas:		
Lot 1, Block 8, Braddocks Subdi	vision to the City of Little Rock, Pulaski	
County, Arkansas, more commo	only known as <u>1601 S. Elm St.</u> , Little Rock,	
Arkansas 72204 (Parcel No. 34L	.1570009200)	
To have and to hold the same up	nto the Grantee and unto its heirs, and assigns forever, with all	
tenements, appurtenances, and hereditaments thereunto belonging.		
Equity Properties, LLC, hereby releases and relinquishes unto the Grantee, and unto its heirs		
and assigns forever, all rights and possibility of curtsey, dower, and homestead in and to such lands.		
WITNESS, my hand and seal the o	day of 2016.	
	Star Properties, LLC, GRANTOR	
	By: Mike Ashcraft, Jr.	
	Managing Member of Star Properties, LLC	
	PO Box 30712	
	Little Rock, Arkansas 72206	
	LILLE NULK, AIRAIISAS / 2200	
	City of Little Book CDANTEE	
	City of Little Rock, GRANTEE	
	500 W. Markham, Ste. 120W	

1	Little Rock, Arkansas 72201
2	
3	
4	By: Mayor Mark Stodola
5	City of Little Rock
6	
7	
8	DOCUMENTARY TAX STATEMENT
9	
10	I certify under penalty of false swearing that the legally correct amount of documentary stamps
11	have been placed on this instrument. (If none shown, exempt or no consideration paid.)
12	
13	
14	City of Little Rock
15	500 W. Markham
16	Little Rock, Arkansas 72201
17	
18	
19	By: Doug Tapp
20	Redevelopment Administrator
21	
22	
23	ACKNOWLEDGEMENT
24	
25	STATE OF ARKANSAS)
26)SS
27	COUNTY OF PULASKI)
28	, ,
29	On this day came before me, the undersigned, a notary public within and for the county and
30	state aforesaid, duly commissioned and acting personally appeared, Mike Ashcraft, Jr., Managing
31	Member of Star Properties, LLC, duly authorized to act on behalf of Star Properties, LLC, known to me
32	as the Grantor in the foregoing Deed, and acknowledged that he has executed the same for the
33	consideration and purposes therein mentioned and set forth.
34	
35	WITNESS my hand and seal as such notary public this day of,2016
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40 41	Notary Public
41 42	
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44	M. Commission survivos
45	My Commission expires: