

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Regular Meeting  
February 8, 2021 5:15 p.m.**

**This meeting was conducted as a public meeting and a CMT meeting.**

**Present:** Brandon Beil, Chair  
Dr. Mark Thompson, Vice-Chair

Stephen M. Douglas, Trustee  
Lory Chancy – Secretary/Treasurer

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director  
Fred Koberlein, Attorney  
Rick Naegler, LCMC  
Noah Walker, LCMC  
Daniel Sweat, City of Lake City

Sonja Markham, LSHA Staff  
Cynthia Watson, LSHA Staff  
Steve Nelson, LCMC  
Marlin Feagle, Attorney  
Barbara Lemley

6 participants participated in the LSHA Virtual CMT Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/CMT Regular Meeting to order at 5:15 pm.

**AGENDA**

Chairman Beil called for additions/deletions to the Agenda. There were none. Chairman Beil called for a Motion to approve the Agenda. **Motion** by Dr. Mark Thompson. **Second** by Mrs. Lory Chancy to approve adoption of the Agenda. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Public Comments by Mr. Rick Naegler, (In Person) Lake City Medical Center and Mrs. Barbara Lemley (In Person).

**CONSENT AGENDA**

Chairman Beil called for additions/deletions to the Consent Agenda. There were none. Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Dr. Mark Thompson. **Second** by Mr. Stephen Douglas to approve adoption of the Consent Agenda. All in favor. **Motion carried.**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

Request to approve Lake Shore Hospital Authority Resolution No. 2021-002 A Resolution of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida Ratifying the Chairman's Extension of the State of Emergency Arising from the COVID-19 Public Health Emergency.

Mr. Dale Williams asked the Board for approval of Lake Shore Hospital Authority Resolution No. 2021-002. **Motion** by Dr. Mark Thompson to approve Resolution No. 2021-002. **Second** by Mr. Stephen Douglas. All in favor. **Motion Carried.**

Approval of Proclamations covering the period of January 15, 2021 through February 11, 2021 issued by the LSHA Chair in accordance with Resolution No. 2020-004 (State of Emergency – COVID 19).

Mr. Dale Williams asked the Board for approval of Proclamations issued by the Chair. **Motion** by Dr. Mark Thompson to accept the Proclamations covering the period of January 15, 2021 through February 11, 2021 issued by the LSHA Chair in accordance with Resolution No. 2020-004 (State of Emergency – COVID 19). **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Marlin Feagle, Special Counsel to the Authority

a.) Mr. Feagle explains the documents on the Agenda for approval by Lake Shore Hospital Authority Board. Discussion.

Resolution No. 2021-003. A Resolution of the Board of Trustees of Lake Shore Hospital Authority of Columbia County Providing for Approval, Execution, and Delivery of the Quit Claim Deed Conveying the Real Property Described Herein and Conveying the Property to the City of Lake City, Florida, and Execution and Delivery of Related Documents Required by the Interlocal Agreement Between the Parties; and Providing for an Effective Date for this Resolution.

Mr. Dale Williams asked the Board for approval of Lake Shore Hospital Authority Resolution No. 2021-003. **Motion** by Dr. Mark Thompson to approve Resolution No. 2021-003. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

b.) Acceptance of "Easement for Ingress and Egress" from the City of Lake City for various properties.

**Motion** by Dr. Mark Thompson to accept the "Easement for Ingress and Egress". **Second** by Mrs. Lory Chancy for discussion. Mrs. Lory Chancy asked Mr. Stephen Douglas had he reviewed the Easement. Mr. Douglas reviewed the Easement and had no issues. Discussion. Mr. Brandon Beil reminded the Board of the Motion and Second. All in favor. **Motion Carried.**

Update and Discussion – Summary Lake Shore Hospital Facility Transition from CHS to LSHA  
Mr. Dale Williams provided in the board packet a written update on the transition of the Lake Shore Hospital from CHS to LSHA.

Discussion and possible action – Request for Easement – FPL – Lake Shore Hospital.  
Mr. Dale Williams explained the FPL Request for Easement. **Motion** by Dr. Mark Thompson to accept the FPL Easement as stated by Mr. Williams. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Discussion and possible action – Certificate of Deposit Renewals – Request to obtain rate quotes.  
Mr. Dale Williams explained to the Board the LSHA has CD's expiring in April and recommended getting telephonic rate quotes. Discussion. Mrs. Lory Chancy requested LSHA sends out a written request with a return receipt requested. Mr. Dale Williams responds this will be fine, but due to the timing of the CD's expiring, we need to receive the quotes electronically. **Motion** by Dr. Mark Thompson to approve the process of requiring Certificate of Deposits as described by Mrs. Chancy and approved by Executive Director, Dale Williams. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

#### **STAFF REPORT**

Staff report in the agenda packet.

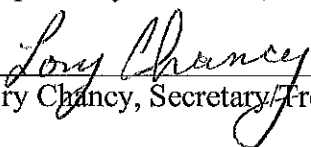
#### **BOARD MEMBER COMMENTS**

Comments by Dr. Mark Thompson.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

3-8-21  
\_\_\_\_\_  
Date of Approval

**LAKE SHORE HOSPITAL AUTHORITY RESOLUTION NO. 2021-002**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE  
LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA  
COUNTY, FLORIDA, RATIFYING THE CHAIRMAN'S  
EXTENSION OF THE STATE OF EMERGENCY ARISING  
FROM THE COVID-19 PUBLIC HEALTH EMERGENCY.**

**WHEREAS**, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

**WHEREAS**, on March 1, 2020, the Governor issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

**WHEREAS**, on April 3, 2020, the Governor issued Executive Order 20-91 and Executive Order 20-92 directing all persons in Florida to limit their movements and personal interactions outside of their home only to those necessary to obtain or provide essential services or conduct essential activities; and

**WHEREAS**, on April 29, 2020, the Governor issued Executive Order 20-112 initiating "Phase 1: Safe. Smart. Step-by-Step. Plan for Florida's Recovery"; and

**WHEREAS**, on May 8, 2020, the Governor issued Executive Order 20-114 extending the statewide state of emergency until July 7, 2020; and

**WHEREAS**, on June 5, 2020, the Governor's Executive Order 20-139 initiated "Phase 2: Safe. Smart. Step-by-Step. Plan for Florida's Recovery" and extended the exceptions provided for in Executive Order 20-69, relating to local government meetings, until June 30, 2020; and

**WHEREAS**, on July 7, 2020, the Governor issued Executive Order 20-166 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until September 5, 2020; and

**WHEREAS**, on July 29, 2020, the Governor issued Executive Order 20-179 amending order 20-69 creating statutory exceptions related to budget hearings and extending the statewide state of emergency until September 1, 2020; and

**WHEREAS**, on August 7, 2020, the Governor issued Executive Order 20-193 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until October 1, 2020; and

**WHEREAS**, on September 4, 2020, the Governor issued Executive Order 20-213 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-52 on November 4, 2020; and

**WHEREAS**, on September 30, 2020, the Governor issued Executive Order 20-246 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69; and

**WHEREAS**, on November 3, 2020, the Governor issued Executive Order 20-276 extending the statewide state of emergency until January 2, 2021; and

**WHEREAS**, on December 29, 2020, the Governor issued Executive Order 20-316 extending the statewide state of emergency until 12:01 a.m. on February 27, 2021; and

**WHEREAS**, the CDC continues to recommend community preparedness and everyday prevention measures be taken by all individuals and families in the United States; and

**WHEREAS**, pursuant to Lake Shore Hospital Authority Resolution 2020-004 the Chairman is authorized to extend the Board's state of emergency related to COVID-19, and the Chairman has issued his Proclamations extending the current state of emergency, copies of which is attached hereto as "Exhibit A, B, C, and D"; and

**WHEREAS**, the Board of Trustees, in order to protect the welfare and safety of the citizens of the county and their property, finds it necessary to ratify the Chairman's extension of the state of emergency proclaimed by the Chairman.

**NOW, THEREFORE, BE IT RESOLVED BY THE LAKE SHORE HOSPITAL AUTHORITY, COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

**Section 2.** The Board of Trustees ratifies and extends the state of emergency declared pursuant to the Chairman's Proclamations as well the provisions included in Lake Shore Hospital Authority Resolution 2020-004.

**Section 3.** This resolution is effective immediately upon adoption.

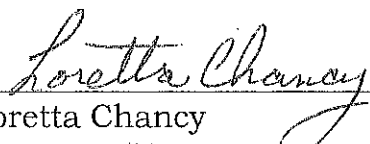
**PASSED AND ADOPTED** at a meeting of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida this 8<sup>th</sup> day of February 2021.

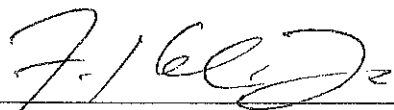
**LAKE SHORE HOSPITAL AUTHORITY**

By:   
Brandon Beil, Chairman

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By:   
Loretta Chancy  
Secretary/Treasurer

By:   
Frederick L. Koberlein, Jr.,  
Authority Attorney

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 15<sup>th</sup> day of January, 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 21<sup>st</sup> day of January, 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



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BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

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**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

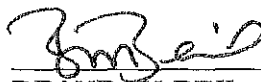
**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 22<sup>nd</sup> day of January, 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 28<sup>th</sup> day of January, 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



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BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY



# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

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**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 29<sup>th</sup> day of January, 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 4<sup>th</sup> day of February, 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



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BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

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**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 5<sup>th</sup> day of February, 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 11<sup>th</sup> day of February, 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

**LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY**  
**RESOLUTION NO. 21- 003**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY PROVIDING FOR APPROVAL, EXECUTION, AND DELIVERY OF THE QUIT CLAIM DEED CONVEYING THE REAL PROPERTY DESCRIBED HEREIN AND CONVEYING THE PROPERTY TO THE CITY OF LAKE CITY, FLORIDA AND EXECUTION AND DELIVERY OF RELATED DOCUMENTS REQUIRED BY THE INTERLOCAL AGREEMENT BETWEEN THE PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.**

**WHEREAS**, the Board of Trustees ( "Board") of Lake Shore Hospital Authority of Columbia County, a body corporate and politic ( "Lake Shore") has previously entered into an Interlocal Agreement between Lake Shore and the City of Lake City, Florida ("City") for the transfer of the Property described in Exhibit "A" (Quit Claim Deed) to the City upon the terms and conditions set forth in the said Interlocal Agreement; and

**WHEREAS** the transfer of the real Property requires certain documents to be executed and delivered by the authorized officers of the Board, and a Resolution authorizing the execution and delivery of said documents; and

**WHEREAS** Lake Shore is created and established as a body corporate and politic pursuant to laws of Florida Chapter 2005-315 effective June 10, 2005.

**THEREFORE BE IT RESOLVED BY THE BOARD**, that the Board Chairman Brandon Beil or his designee is hereby authorized, directed , and empowered for and in the name of Lake Shore to execute and delivery for and in the name of Lake Shore the Quit Claim Deed conveying the Property described in Exhibit "A" to the City.

**BE IT FURTHER RESOLVED**, that the Board Chairman Brandon Beil or his designee is hereby authorized, directed, and empowered to execute any and all instruments necessary to consummate the transfer of said real Property, including but not limited to affidavits, settlement statements, deeds of conveyance, and all instruments as they deem advantageous to Lake Shore and in accordance with the Interlocal Agreement to the City.

**BE IT FURTHER RESOLVED** the board secretary Loretta Chancy is authorized and directed to sign and attest all instruments necessary to be executed by the secretary to transfer the Property to the City.

This Resolution shall be effective upon its Adoption by the Board.

Dated this 8<sup>th</sup> day of February, 2021.

**APPROVED AND ADOPTED BY THE LAKE SHORE HOSPITAL AUTHORITY OF  
COLUMBIA COUNTY BOARD OF TRUSTEES**

By Brandon Beil  
Lake Shore Board Chair Brandon Beil  
Date 02/08/2021

Attest

Loretta Chancy  
Loretta Chancy, Secretary

PREPARED BY AND RETURN TO:  
T. Bentley  
Bankers Title of the Nature Coast, Inc.  
P. O. Box 1260  
Old Town, FL 32680

File Number: 11110

## Quit Claim Deed

This Indenture made this 8th day of February, 2021 A.D By **Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation** and having its principal place of business at 259 Northeast Franklin Street, Lake City, FL 32055, hereinafter called the grantor(s), to the **City of Lake City, Florida**, whose post office address is: 205 North Marion Avenue, Lake City, FL 32055, hereinafter called the grantee(s):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Columbia County, Florida, viz:

### PARCEL 1:

The South 107 feet of Block 81 in in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, LESS and EXCEPT road rights of way.

ALSO, LESS AND EXCEPT any portion thereof lying within lands being described in Parcel 2 herein.

### PARCEL 2:

Commence at the Northeast corner of Lot or Block 81 in the Northern Division of the City of Lake City, and run thence South 60 feet along the West line of Hernando Street for a Point of Beginning; run thence West 105 feet; thence South 50 feet; thence East 105 feet to West Line of Hernando Street; thence North 50 feet along the West Line of Hernando Street to Point of Beginning. Situate in Block 81 of the Northern Division of the City of Lake City, as filed in Plat Book 2, Page 71, Public Records of Columbia County; AND

Begin at the Northeast corner of Lot or Block No. 81 in the Northern Division of the City of Lake City, Florida, and run thence South along the West boundary line of Hernando Street a distance of 60 feet to a point; thence run West and parallel to the North line of said Block 81, a distance of 105 feet to a Point; thence run North and parallel to the West line of Hernando Street a distance of 60 feet to the South boundary line of Leon Street; thence East along the said South boundary line of Leon Street a distance of 105 feet to the Point of Beginning; all according to the present Map or Plat of said City of Lake City, Florida, as recorded in Plat Book 2, Page 71 in the public records of Columbia County, Florida.

### PARCEL 3:

PREPARED BY AND RETURN TO:

T. Bentley

Bankers Title of the Nature Coast, Inc.

P. O. Box 1260

Old Town, FL 32680

File Number: 11110

Begin at the Northeast corner of the West Half of Lot or Block 81, Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida, and run thence South along the East line of the West Half of said Lot or Block 81, a distance of 102 feet; thence West 98.03 feet to the East edge of a concrete sidewalk, said sidewalk being on the East side of Marion Street; thence North along the East edge of said sidewalk a distance of 102 feet to the South line of Leon Street; thence East 97.87 feet to Point of Beginning.

**PARCEL 4:**

The Northerly 80 feet of Block 82 of Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida.

**PARCEL 5:**

Begin at the Northwest corner of Lot or Block No. 84 in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the Northern boundary line of said Lot or Block 84, a distance of 105 feet; thence South a distance of 70 feet; thence West a distance of 105 feet to the East line of North Hernando Street; thence North along the East line of said North Hernando Street a distance of 70 feet to the Point of Beginning.

**PARCEL 6:**

The middle one-third of the W ½ of the Lot or Block No. 84, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, being a tract of land 70 feet North and South by 105 feet East and West.

**PARCEL 7:**

A parcel of land 70 feet, more or less, North and South by 105 feet, more or less, East and West, located in the Northeast corner of Lot or Block 84, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, cornering at the junction of Calhoun Street and Leon Street (formerly designated as Jefferson Street) and in accordance with the current official map of the said City of Lake City, as of 1945.

**PARCEL 8:**

North ½ of Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

**PARCEL 9:**

PREPARED BY AND RETURN TO:

T. Bentley  
Bankers Title of the Nature Coast, Inc.  
P. O. Box 1260  
Old Town, FL 32680

File Number: 11110

Begin at the intersection of the North line of East Leon Street and the East line of North Hernando Street and run thence East along the North line of said East Leon Street 100 feet; thence North parallel with the East line of said North Hernando Street 70 feet; thence West parallel with the South line of East Leon Street 100 feet; thence South along the East right-of-way line of said North Hernando Street 70 feet to the POINT OF BEGINNING, situate in Block No. 85 of the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, in SE 1/4 of NW 1/4 of Section 29, Township 3 South, Range 17 East, Columbia County, Florida.

**PARCEL 10:**

Begin at the intersection of Calhoun and Leon Streets and run North along the West side of Calhoun Street 105 feet; thence West 51 feet; thence South 105 feet; thence East 51 feet to the Point of Beginning. All lying and being in Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

**PARCEL 11:**

Begin one hundred (100) feet East of the Intersection of Hernando and Leon Streets in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the North side of Leon Street, fifty-six (56) feet, thence North one hundred and five (105) feet, thence West fifty-six (56) feet, thence South one hundred and five (105) feet to the Point of Beginning. Lying and being in Section 29, Township 3 South, Range 17 East, and being a part of Block 85 of the City of Lake City, Florida.

**PARCEL 12:**

Begin on the East side of Hernando Street 70 feet North of the intersection of Leon and Hernando Streets, and run North 35 feet; East 100 feet; South 35 feet; West 100 feet to the POINT OF BEGINNING, in Block 85, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

Parcel Account Nos. R12016-000, R12017-000, R12018-000, R12019-000, R12027-000, R12028-000, R12029-000, R12032-000, R12033-000, R12034-000, R12035-000 and R12037-000

This deed is granted in accordance with and subject to the terms and conditions of that Interlocal Agreement between Grantor Lake Shore Hospital Authority of Columbia County and Grantee the City of Lake City, Florida, dated February 3, 2020 and filed November 4, 2020 in Official Records Book 1423, pages 1187 through 1199, public records of Columbia County, Florida.

**REVERTER:** The property described in this deed from Grantor to Grantee is with the condition that it shall be used solely and exclusively for governmental public purposes. If Grantee fails to substantially complete construction of new local government buildings including but not limited to a new city hall and collateral uses on

PREPARED BY AND RETURN TO:

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the property designated for that purpose within 4 years from the date of this deed; or if the property ceases to be used for such public purposes, then, and in such event title to the property shall be terminated and forfeited and revert to Grantor or its successor(s) in interest.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.


In Witness Whereof, the grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lake Shore Hospital Authority of Columbia County,  
Florida, a Florida corporation

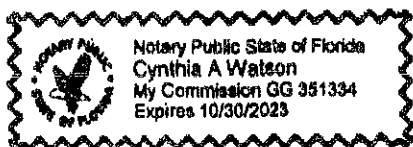
  
\_\_\_\_\_  
Witness Signature  
Witness Printed Name STEPHEN M. DOUGLAS

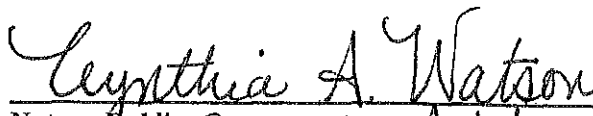
  
\_\_\_\_\_  
By: Brandon M. Beil (Seal)  
Its: Chairman

  
\_\_\_\_\_  
Witness Signature  
Witness Printed Name Sonja Markham

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of  Physical Presence or  Online Notorization this 8<sup>th</sup> day of February, 2021, by Brandon Beil as Chairman of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation, who is/are  personally known to me or  who has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: Cynthia A Watson  
My Commission Expires: 10/30/2023



STATE OF Florida )  
 )  
COUNTY OF Columbia )

NON-FOREIGN AFFIDAVIT

The undersigned, as of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation (Owner), being first duly sworn, states under penalties of perjury as provided under Internal Revenue Code Section 1445(b)(2):

1. That Owner is the transferor of all of that certain property located in 12 commercial parcels, Lake City, Florida 32056, as more particularly described on EXHIBIT A attached hereto and made a part hereof for all purposes;
2. That Owner's United States taxpayer identification number is 59-6001401; and
3. That Owner is not a foreign Corporation as that term is defined in Section 1445(f)(3) of the Internal Revenue Code.

This affidavit is given for the purpose of establishing and documenting the nonforeign affidavit exemption to the withholding requirement of Section 1445 of the Internal Revenue Code.

Lake Shore Hospital Authority of Columbia County,  
Florida, a Florida corporation

Brandon Beil (L.S.)  
By:

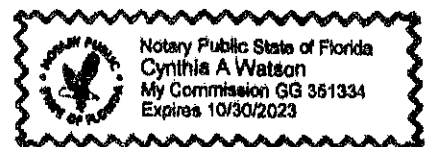
State of Florida  
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and County aforesaid, to take acknowledgments, personally appeared Brandon Beil of Lake Shore Hospital Authority of Columbia County, Florida, who is/are personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8<sup>th</sup> day of Feb,  
2021.

Cynthia A. Watson  
NOTARY PUBLIC

My Commission Expires: 10/30/2023



File Number: 11110  
Folio Number: multiple - 12 parcels

## CORPORATE OWNER/SELLER AFFIDAVIT

State of Florida  
County of Columbia

The undersigned, , ("hereinafter Affiant) being first duly sworn, deposes and says that Affiant has personal knowledge of the following facts:

1. I am Chairman of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation hereinafter referred to as "Entity".
2. That Entity is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and the Income Tax Regulations under the Internal Revenue Code).
3. That Entity's U.S. Employer Identification Number is: 59-6001401
4. That Entity's Office Address is: P. O. Box 988, Lake City, Florida 32056.
5. That Entity owns the property described as follows:

### PARCEL 1:

The South 107 feet of Block 81 in in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, LESS and EXCEPT road rights of way.

ALSO, LESS AND EXCEPT any portion thereof lying within lands being described in Parcel 2 herein.

### PARCEL 2:

Commence at the Northeast corner of Lot or Block 81 in the Northern Division of the City of Lake City, and run thence South 60 feet along the West line of Hernando Street for a Point of Beginning; run thence West 105 feet; thence South 50 feet; thence East 105 feet to West Line of Hernando Street; thence North 50 feet along the West Line of Hernando Street to Point of Beginning. Situate in Block 81 of the Northern Division of the City of Lake City, as filed in Plat Book 2, Page 71, Public Records of Columbia County; AND

Begin at the Northeast corner of Lot or Block No. 81 in the Northern Division of the City of Lake City, Florida, and run thence South along the West boundary line of Hernando Street a distance of 60 feet to a point; thence run West and parallel to the North line of said Block 81, a distance of 105 feet to a Point; thence run North and parallel to the West line of Hernando Street a distance of 60 feet to the South boundary line of Leon Street; thence East along the said South boundary line of Leon Street a distance of 105 feet to the Point of Beginning; all according to the present Map or Plat of said City of Lake City, Florida, as recorded in Plat Book 2, Page 71 in the public records of Columbia County, Florida.

**PARCEL 3:**

Begin at the Northeast corner of the West Half of Lot or Block 81, Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida, and run thence South along the East line of the West Half of said Lot or Block 81, a distance of 102 feet; thence West 98.03 feet to the East edge of a concrete sidewalk, said sidewalk being on the East side of Marion Street; thence North along the East edge of said sidewalk a distance of 102 feet to the South line of Leon Street; thence East 97.87 feet to Point of Beginning.

**PARCEL 4:**

The Northerly 80 feet of Block 82 of Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida.

**PARCEL 5:**

Begin at the Northwest corner of Lot or Block No. 84 in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the Northern boundary line of said Lot or Block 84, a distance of 105 feet; thence South a distance of 70 feet; thence West a distance of 105 feet to the East line of North Hernando Street; thence North along the East line of said North Hernando Street a distance of 70 feet to the Point of Beginning.

**PARCEL 6:**

The middle one-third of the W ½ of the Lot or Block No. 84, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, being a tract of land 70 feet North and South by 105 feet East and West.

**PARCEL 7:**

A parcel of land 70 feet, more or less, North and South by 105 feet, more or less, East and West, located in the Northeast corner of Lot or Block 84, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, cornering at the junction of Calhoun Street and Leon Street (formerly designated as Jefferson Street) and in accordance with the current official map of the said City of Lake City, as of 1945.

**PARCEL 8:**

North ½ of Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

**PARCEL 9:**

Begin at the intersection of the North line of East Leon Street and the East line of North Hernando Street and run thence East along the North line of said East Leon Street 100 feet; thence North parallel with the East

line of said North Hernando Street 70 feet; thence West parallel with the South line of East Leon Street 100 feet; thence South along the East right-of-way line of said North Hernando Street 70 feet to the POINT OF BEGINNING, situate in Block No. 85 of the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, in SE 1/4 of NW 1/4 of Section 29, Township 3 South, Range 17 East, Columbia County, Florida.

**PARCEL 10:**

Begin at the intersection of Calhoun and Leon Streets and run North along the West side of Calhoun Street 105 feet; thence West 51 feet; thence South 105 feet; thence East 51 feet to the Point of Beginning. All lying and being in Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

**PARCEL 11:**

Begin one hundred (100) feet East of the Intersection of Hernando and Leon Streets in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the North side of Leon Street, fifty-six (56) feet, thence North one hundred and five (105) feet, thence West fifty-six (56) feet, thence South one hundred and five (105) feet to the Point of Beginning. Lying and being in Section 29, Township 3 South, Range 17 East, and being a part of Block 85 of the City of Lake City, Florida.

**PARCEL 12:**

Begin on the East side of Hernando Street 70 feet North of the intersection of Leon and Hernando Streets, and run North 35 feet; East 100 feet; South 35 feet; West 100 feet to the POINT OF BEGINNING, in Block 85, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

And its possession thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to our knowledge, nor do we know of any facts by reason of which the title to, or possession of said property might be disputed or questioned, or by reason of which any claim to any said property might be asserted adversely to me.

6. There are no tenancies, leases or occupants.
7. No proceeding in any bankruptcy or receivership have ever been instituted by or against Entity, and we have never made an assignment for the benefit of creditors.
8. I know of no action or proceedings relating to said property which is now pending in any State or Federal Court in the United States, nor do we know of any State or Federal Judgment or any Federal Lien of any kind or nature whatsoever, which now constitutes or could constitute a lien or charge upon the subject property.
9. There are no judgments against us unpaid or unsatisfied of record, IRS liens and/or State Revenue Liens in any court of this State or of the United States and said property, as far as we know is free from all leases, mortgages and other liens and encumbrances except as disclosed in Commitment No. 11110 issued through First American Title

Insurance Company.

10. There are no loans of any kind on said property except the following:

**NONE**

11. There are no unpaid bills or claims for labor or services performed or material furnished or delivered during the last twelve months for alterations, repair work, or new construction on said property which have not been paid for in full except those as shown on the closing statement of this transaction.

12. There is no contract for the making of repairs or improvements on said property.

13. There is no outstanding unrecorded contract for sale of subject property to any person or persons or corporations whatsoever, other than that certain contract to City of Lake City, Florida nor are there any chattel mortgages, security agreements, financing statements nor any other conveyance affecting the title to the property described herein except as disclosed in Commitment Number 11110, issued through First American Title Insurance Company.

14. There are no unpaid real estate taxes and/or tangible taxes due on subject property except as disclosed in Commitment Number 11110, issued through First American Title Insurance Company.

15. That there are no matters pending against Entity that could give rise to a lien that would attach to the property between the disbursing of the funds and the recording of the interest to be insured, and that the affiant has not and will not execute any instrument that would adversely affect the title or interest to be insured.

This affidavit is made and given to induce Bankers Title of the Nature Coast, Inc. to issue a policy of title insurance.

Lake Shore Hospital Authority of Columbia County,  
Florida, a Florida corporation

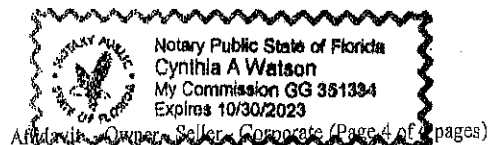
*Brandon Beil*  
By: \_\_\_\_\_

State of Florida  
County of Columbia

The foregoing instrument was sworn to and subscribed before me this 8<sup>th</sup> day of February, 2021, by Brandon Beil as Chairman of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation, who is personally known to me or who produced \_\_\_\_\_ as identification and who did take an oath.

*Cynthia A. Watson*  
Notary Public  
Cynthia A Watson  
Notary Printed or Typed Name

My Commission Expires: 10-30-2023



Work Request No. 8572468

Sec. 29, Twp 3S S, Rge 17 E

Parcel I.D. 11789  
(Maintained by County Appraiser)

# UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: wlgiebelg  
Co. Name: fdl  
Address: 2618 ne bascom norris dr  
lake city fl 32055

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on February 8, 2021.

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness' Signature)

Print Name: STEPHEN M. DOUGLAS  
(Witness)

[Signature]  
(Witness' Signature)

Print Name: Sonja Markham  
(Witness)

LAKE SHORE HOSPITAL AUTHORITY

By: [Signature]

Print Name: BRANDON M. BEIL

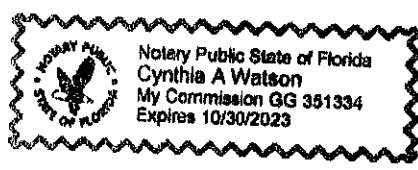
Print Address: 259 NE FRANKLIN ST.

LAKE CITY, FL 32055

STATE OF Florida AND COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of February, 2021, by Brandon Beil and \_\_\_\_\_ who is (are) personally known to me or has (have) produced \_\_\_\_\_ as identification.

[Notary Seal]



[Signature]  
Notary Public, Signature

Print Name: Cynthia A Watson

Financial Assistance Counselor  
Title or Rank

GG 351334  
Serial Number, if any

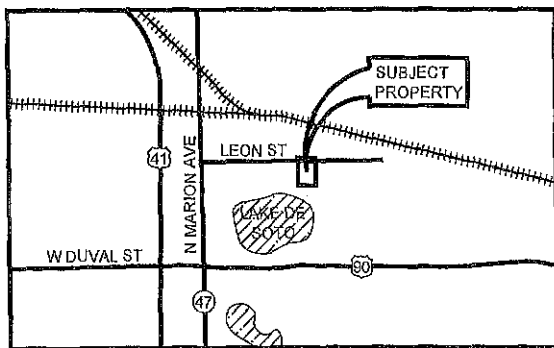
# "EXHIBIT A" SKETCH & DESCRIPTION FOR: FLORIDA POWER & LIGHT CO.

**DESCRIPTION:**

A 15.00 FOOT WIDE PARCEL OF LAND LYING WITHIN A PORTION OF LOT 75, BLOCK "E" OF NAT ADAMS SUBDIVISION OF BLOCK E OF THE NORTHERN DIVISION OF THE CITY OF LAKE CITY, AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 75, BLOCK "E"; THENCE NORTH 80°48'20" EAST ALONG THE SOUTH LINE OF SAID LOT 75, A DISTANCE OF 101.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°33'15" WEST, A DISTANCE OF 96.78 FEET, THENCE NORTH 12°36'07" WEST, A DISTANCE OF 113.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LEON STREET; THENCE NORTH 80°48'20" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.30 FEET; THENCE SOUTH 12°36'07" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 112.75 FEET; THENCE SOUTH 11°33'15" EAST, A DISTANCE OF 97.54 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE SOUTH 80°48'20" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.01 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 3154 SQUARE FEET MORE OR LESS.



LOCATION MAP (N.T.S.)

**LEGEND:**

- F..... FIELD
- O.R.B..... OFFICIAL RECORD BOOK
- P..... PLAT
- P.B..... PLAT BOOK
- PG..... PAGE
- P.O.B..... POINT OF BEGINNING
- P.O.C..... POINT OF COMMENCEMENT
- P.P..... POWER POLE
- R/W..... RIGHT-OF-WAY
- C.C.R..... COLUMBIA COUNTY RECORDS

**NOTES:**

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 1/12/2021.
5. WVR # 8572468.

REVISIONS	DATE	BY	CHKD	F.B./PG.

**DJS SURVEYORS, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
20283 STATE ROAD 7, SUITE 217  
BOCA RATON, FL 33498  
PH. 561.883.0470, FX. 561.883.0480  
CERTIFICATE OF AUTHORIZATION NO. LB 7870  
www.djssurveyors.com

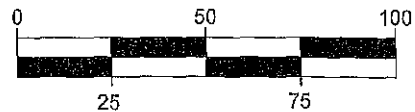
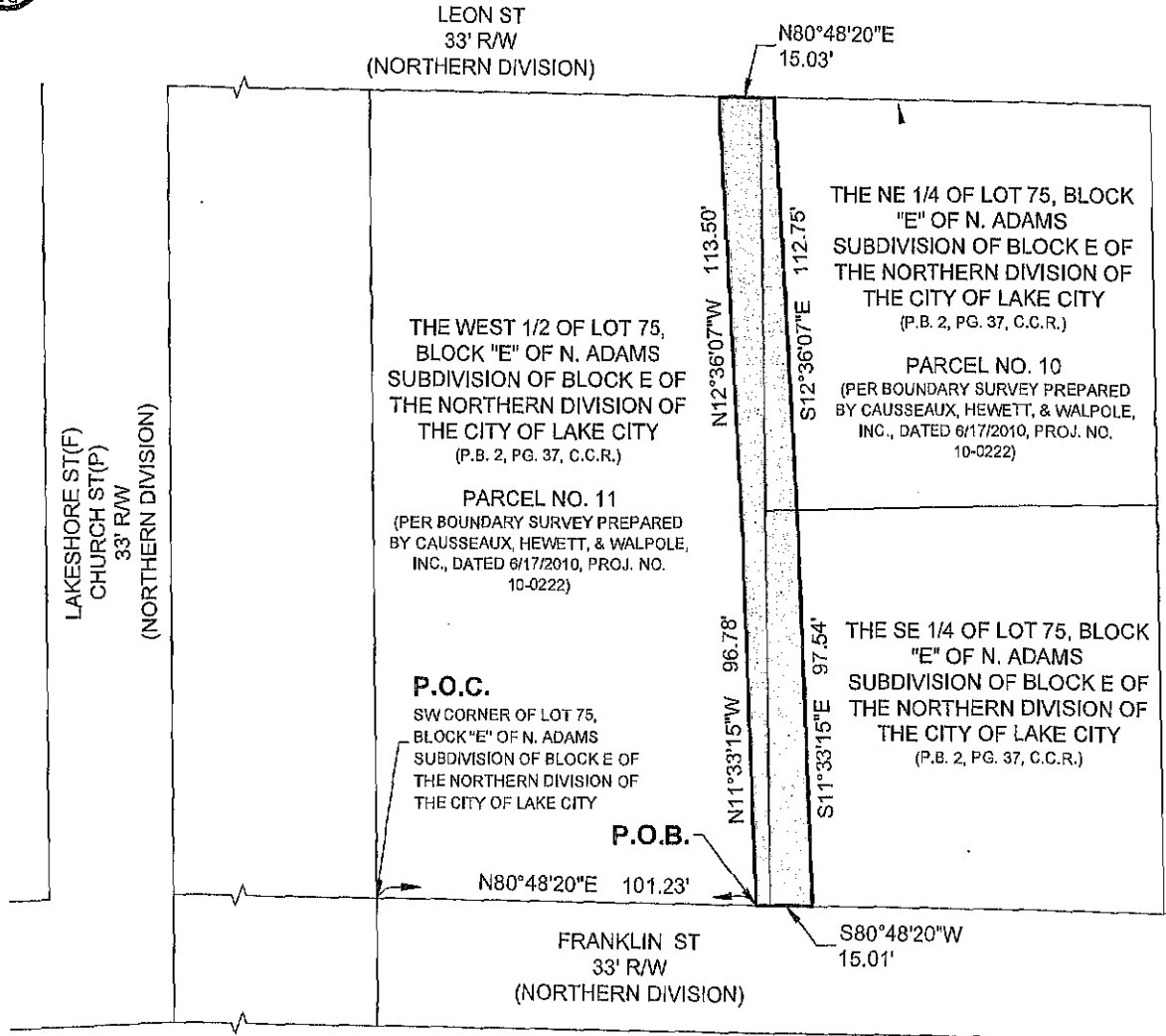
NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND STAMPED SEAL OR THE STATE OF FLORIDA'S REGISTERED SURVEYOR LICENSE NUMBER

DONALD J. SULLIVAN STATE OF FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6422  
DATED: 1/12/2021

JOB No: **20-781**

FB/PG: ELEC	SHEET No:
DRAWN BY: S.M.	1/2
CKD. BY: D.J.S.	
SCALE: N/A	

**"EXHIBIT A"**  
**SKETCH & DESCRIPTION**  
**FOR: FLORIDA POWER & LIGHT CO.**



SCALE: 1"=50'

REVISIONS	DATE	BY	CHKD	F.B./PG.



**DJS SURVEYORS, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 20283 STATE ROAD 7, SUITE 217  
 BOCA RATON, FL 33498  
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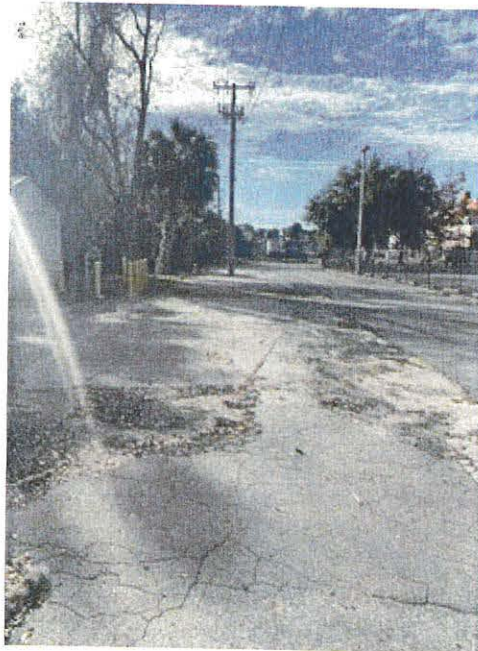
JOB No:	20-781
FB/PG: ELEC	
DRAWN BY: S.M.	
CKD. BY: D.J.S.	
SCALE: 1"=50'	

SHEET No:  
**2/2**





*NORTH VIEW*



SOUTH VIEW