

**SECOND MODIFICATION TO THIRD AMENDED
AND RESTATED LEASE AGREEMENT**

THIS SECOND MODIFICATION TO THIRD AMENDED AND RESTATED LEASE AGREEMENT is made and entered into this 30 day of November, 2015, at Tallahassee, Florida, by and between the CITY OF TALLAHASSEE (the "Lessor"), and TALLAHASSEE MEMORIAL HEALTHCARE, INC., a nonprofit corporation organized under the laws of the State of Florida (the "Lessee").

WHEREAS, on or about September 18, 2003, the parties hereto executed a Third Amended and Restated Lease Agreement relating to the lease of property by Lessor to Lessee (the "Leased Properties"); and

WHEREAS, on or about June 24, 2009, the parties hereto executed a First Modification to Third Amended and Restated Lease Agreement; and

WHEREAS, Lessee owns and operates a Medical Center Complex on the Leased Properties; and

WHEREAS, Lessee and Southeast Community Health Services, Inc. ("SECHS"), a wholly owned subsidiary of Lessee, owns real property adjacent to the Leased Properties upon which Lessee plans to construct a new medical facility, to be financed by bonds issued by Lessor; and

WHEREAS, Lessor, Lessee and SECHS entered into that First Amendment to Tallahassee Memorial Health Care Facility Development Agreement, dated February 1, 2007, amending the Tallahassee Memorial Health Care Facility Development Agreement, dated April 10, 2000 (collectively, the "Development Agreement"); and

WHEREAS, Lessee and SECHS have conveyed title to Lessor to that real property more particularly described in "Composite Exhibit A" attached hereto and by reference made a part hereof; and

WHEREAS, Lessor intends to abandon the right-of-way known as "TMH Court" and more particularly described in "Exhibit B" attached hereto and by reference made a part hereof (collectively, the real property described in Composite Exhibit A and Exhibit B are referred to herein as the "Property"); and

WHEREAS, in order to comply with the intent of the Development Agreement, the parties desire to further modify the Third Amended and Restated Lease in order to include the Property in the description of the Leased Properties, as defined in Article I, Section A and Composite Exhibit A of the Third Amended and Restated Lease Agreement; and

WHEREAS, the parties desire to further modify the Third Amended and Restated Lease Agreement to extend the base term in order to allow Lessee to take advantage of more favorable financing terms relating to the construction of the new facility; and

WHEREAS, the parties further desire to memorialize the rights that Lessee will have with regard to the Property.

NOW THEREFORE, the parties do hereby modify the Third Amended and Restated Lease Agreement and agree as follows:

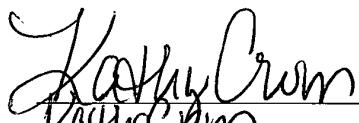
1. The recitals set forth above are incorporated herein to the main body and text of this Agreement.
2. The description of the Leased Properties in Article I, Section A and in "Composite Exhibit A" of the Third Amended and Restated Lease Agreement is hereby modified to include the Property described in Composite Exhibit A and in Exhibit B attached to this Modification.
3. The Property descriptions set forth in Composite Exhibit A and in Exhibit B attached hereto are hereby incorporated into the Third Amended and Restated Lease Agreement as if fully set forth therein and are part of the description of the Leased Properties as if originally described in "Composite Exhibit A" of the Third Amended and Restated Lease Agreement.
4. The Property is subject to the Third Amended and Restated Lease Agreement as part of the Leased Properties.
5. With regard only to the property designated as TMH Court and described in Exhibit B, the provisions of this Second Modification are contingent upon Lessor completing its process to abandon TMH Court; upon such abandonment, said property will be deemed part of the description of the Leased Properties without further action by either party.
6. Article I.C. of the Third Amended and Restated Lease Agreement is hereby amended as follows:

"C. Term. The term of this Lease shall expire on September 30, 2056, subject to extensions provided for herein, for an annual rental as specified in Article II. As of September 30 of each year, the term of the Lease shall automatically and without further actions of the parties extend for an additional year, unless either party gives written notice to the other between September 1 and September 30 of each year that that year's automatic extension is nullified, in which event that year's automatic extension shall not occur. The providing of such a notice shall not affect subsequent years' automatic extensions nor the parties' authority to nullify such subsequent years' extensions as provided for in this Article."

7. All other terms and conditions of the Third Amended and Restated Lease Agreement (as previously modified) not modified by this Second Modification shall remain in full force and effect.

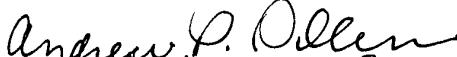
IN WITNESS WHEREOF, the parties hereto have duly executed this Second Modification the day and year first above written.

Signed, sealed and delivered
in the presence of:



Kathy Clark
PRINT NAME

CITY OF TALLAHASSEE

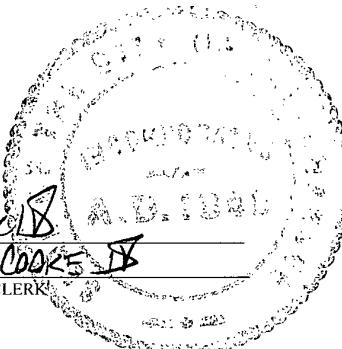
BY: 
Print Name: Andrew D. Gillum, Mayor
MAYOR-COMMISSIONER



Susan Myers
PRINT NAME

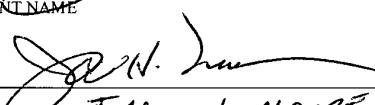
ATTEST:

BY: 
Print Name: JAMES A. COOKE, JR.
CITY TREASURER-CLERK



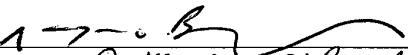


William A. Giardina
PRINT NAME



Jason H. Moore
PRINT NAME

TALLAHASSEE MEMORIAL HEALTHCARE, INC.

BY: 
Print Name: G. MARK O'Bryant
Title: President & CEO

ATTEST:

BY: 
Print Name: Steve Evans
Title: Secretary, TMH Board of Directors

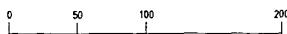
APPROVED AS TO FORM:

BY: 

Print Name: P.E. Hurley
CITY ATTORNEY

(CORPORATE SEAL)

GRAPHIC SCALE



$$1 \text{ inch} = 100 \text{ ft.}$$



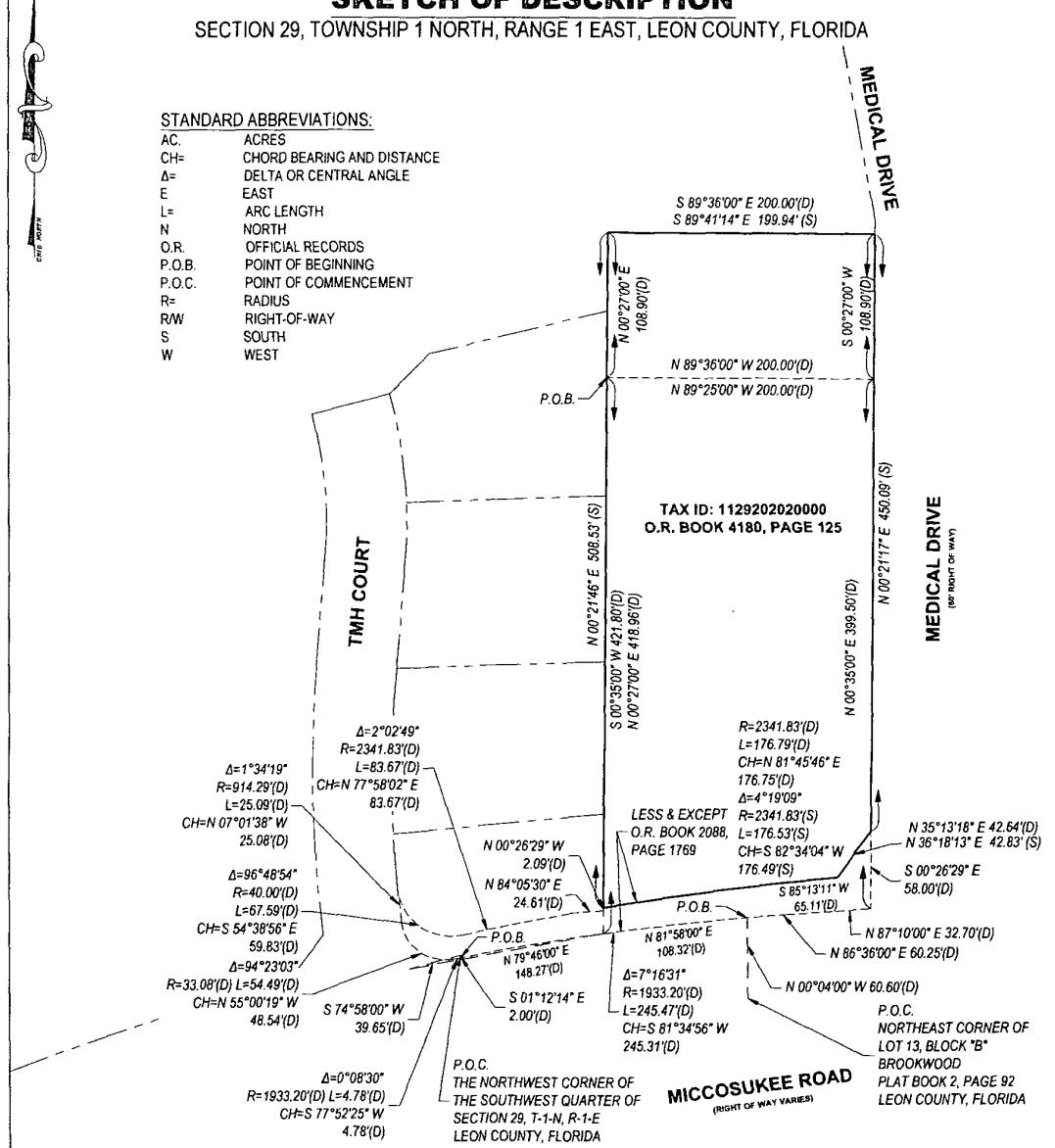
**EXHIBIT
COMPOSITE
A
P. 1 of 6**

SKETCH OF DESCRIPTION

SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

STANDARD ABBREVIATIONS:

AC.	ACRES
CH=	CHORD BEARING AND DISTANCE
Δ =	DELTA OR CENTRAL ANGLE
E	EAST
L=	ARC LENGTH
N	NORTH
O.R.	OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R=	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST

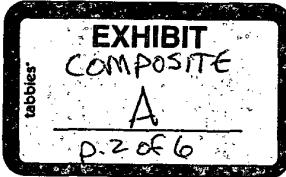


SURVEYOR'S CERTIFICATION:

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the Standards of Practice for Land Surveying in the State of Florida (F.A.C. 5J-17). The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LARRY D. DAVIS
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

Moore Bass Consulting <small>UNLESS IT BEALS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPEST THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID FOR INFORMATION PURPOSES ONLY AND IS NOT VALID</small>		The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.	
		FILE #	15-031 282.107-SK-1129202020000.dwg
		CONTRACT #	282.107 ARCHIVE
		NOTEBOOK #	PAGE #
		DATE	2015.09.30 DRAWN BY AJT



SKETCH OF DESCRIPTION

SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

LEGAL DESCRIPTION: O.R. BOOK 4180, PAGE 125
FROM THE NORTHEAST CORNER OF LOT 13, BLOCK 'B' OF BROOKWOOD, A SUBDIVISION APPEARING OF RECORD IN PLAT BOOK 2, PAGE 92, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEON COUNTY, FLORIDA, RUN NORTH 00 DEGREES 04 MINUTES WEST ALONG THE PROLONGATION OF THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF BROOKWOOD DRIVE, A DISTANCE OF 60.6 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN NORTH 86 DEGREES 36 MINUTES EAST 60.25 FEET TO A POINT, THENCE NORTH 87 DEGREES 10 MINUTES EAST 32.7 FEET, THENCE NORTH 00 DEGREES 35 MINUTES EAST 399.5 FEET, THENCE NORTH 89 DEGREES 25 MINUTES WEST 200 FEET, THENCE SOUTH 0 DEGREES 35 MINUTES WEST 421.8 FEET, THENCE NORTH 81 DEGREES 58 MINUTES EAST 108.32 FEET TO THE POINT OF BEGINNING, BEING IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST, AND CONTAINING 1.87 ACRES MORE OR LESS.

IN THE ABOVE DESCRIBED DESCRIPTION OF BROOKWOOD DRIVE IS A 60 FOOT RIGHT OF WAY, NOT 66 FEET AS IS SHOWN ON ABOVE MENTIONED PLAT THE WEST BOUNDARY LINE OF BROOKWOOD DRIVE IS 215 FEET EAST OF THE WEST LINE OF BLOCK B OF BROOKWOOD.

ALSO INCLUDED WITH ABOVE DESCRIBED LAND

ALL OF THAT LAND THAT LIES BETWEEN THE SOUTH LINE OF ABOVE DESCRIBED 1.87 ACRES AND THE NORTH BOUNDARY LINE OF THE RIGHT OF WAY OF MISSOCUKEE ROAD, BEING A STRIP OF LAND 200 FEET, MORE OR LESS, EAST AND WEST BY 20 FEET, MORE OR LESS, NORTH AND SOUTH.

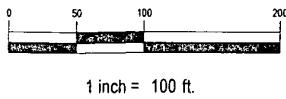
TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST, SAID CORNER BEING 62.57 FEET NORTH 00 DEGREES 09 MINUTES EAST OF THE NORTHEAST CORNER OF BROOKWOOD PARK AS RECORDED IN PLAT BOOK 3, PAGE 56 OF THE PUBLIC RECORDS OF LEON COUNTY, RUN THENCE SOUTH 74 DEGREES 58 MINUTES WEST 39.65 FEET, THENCE RUN NORTH 79 DEGREES 46 MINUTES EAST 148.27 FEET, THENCE RUN NORTH 00 DEGREES 27 MINUTES EAST 418.96 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 00 DEGREES 27 MINUTES EAST 108.9 FEET, THENCE RUN SOUTH 89 DEGREES 36 MINUTES EAST 200 FEET, THENCE RUN SOUTH 00 DEGREES 27 MINUTES WEST 108.9 FEET, THENCE RUN NORTH 89 DEGREES 36 MINUTES WEST 200 FEET TO THE POINT OF BEGINNING, CONTAINING 1/4 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO LEON COUNTY IN OFFICIAL RECORDS BOOK 2088, PAGE 1769.

<p>© Moore Bass Consulting UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID</p>		<p>The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.</p>		<p>FILE # 15-011 262.107-SK-11262020000.dwg</p>
<p>MOORE BASS CONSULTING, INC. 405 N. GARDEN STREET TALLAHASSEE, FL 32303 (850) 222-5676 CERTIFICATE OF AUTHORIZATION NO. 00002745</p>	<p>CLIENT NAME Tallahassee Memorial Healthcare</p>	<p>PROJECT NAME Tallahassee Memorial Healthcare</p>	<p>SHEET TITLE SKETCH OF DESCRIPTION (FAX ID: 11262020000)</p>	2/2

GRAPHIC SCALE



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A
P. 3 of 6

SKETCH OF DESCRIPTION

SECTIONS 29 & 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

AS DRAWN NORTH

LEGAL DESCRIPTION: O.R. BOOK 1240, PAGE 1991
Lot 1 of GOODWOOD MEDICAL CENTER, a Subdivision as per map or plat thereof
appearing of record in Plat Book 3, Page 244 of the Public Records of Leon County, Florida.

STANDARD ABBREVIATIONS:

AC.	ACRES
CH=	CHORD BEARING AND DISTANCE
Δ=	DELTA OR CENTRAL ANGLE
E	EAST
L=	ARC LENGTH
N	NORTH
O.R.	OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R=	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST

TMH COURT

MEDICAL DRIVE

TAX ID: 1129600000010
O.R. BOOK 1240, PAGE 1991
LOT 1, GOODWOOD MEDICAL CENTER
PLAT BOOK 3, PAGE 244,
LEON COUNTY, FLORIDA

NORTHERLY 227.15'
R= 914.29' L= 229.25'
Δ= 14° 22' D= 6° 16'
T= 115.23'

DEDICATED AS PART
OF HODGES DRIVE
(TMH COURT)

158.45'
S 9° 27' W
89.95'

MICCOSUKEE ROAD

S 74° 58' W 39.65'
N 00° 09' E 62.57'

NORTHEAST CORNER OF BROCKSWOOD
PARK AS RECORDED IN PLAT BOOK 3,
PAGE 56, LEON COUNTY, FLORIDA

SOUTHWESTERLY 148.30'
R= 1910.08' L= 790.56'
Δ= 23° 43' D= 3° 00'
T= 401.07'

NORTHWEST CORNER OF
SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 1 NORTH,
RANGE 1 EAST, LEON COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION:

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the Standards of Practice for Land Surveying in the State of Florida (F.A.C. 5J-17). The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LARRY D. DAVIS
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON THE LANDS DESCRIBED IN THE SUBDIVISION OF GOODWOOD MEDICAL CENTER, A MAP OR PLAT AS RECORDED IN PLAT BOOK 3, PAGE 244 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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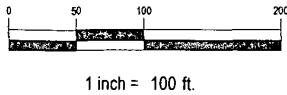
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
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FILE #	15-031	282.107-SK-112960000010.dwg
CONTRACT #	282.107	ARCHIVE
NOTEBOOK #		PAGE #
DATE	2015.09.30	DRAWN BY
		AT

MOORE BASS CONSULTING, INC. 605 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-6676 CERTIFICATE OF AUTHENTICATION NO. 00007245 C:\V\Projects\282.107\Work\landSURVEY\Plots\Sketches\01-TileTransfer282.107-SK-112960000010.dwg, 1, atbompson, Sep 30, 2015 - 2:53:18pm	CLIENT NAME Tallahassee Memorial Healthcare	PROJECT NAME Tallahassee Memorial Healthcare	SHEET TITLE SKETCH OF DESCRIPTION (TAX ID: 112960000010)	1/1
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GRAPHIC SCALE



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A
p.4 of 6

SKETCH OF DESCRIPTION

SECTIONS 29 & 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

LEGAL DESCRIPTION: O.R. BOOK 2209, PAGE 1804
Lot 2 of GOODWOOD MEDICAL CENTER, a Subdivision as per map or plat thereof
appearing in Plat Book 3, Page 244, of the Public Records of Leon County, Florida.

STANDARD ABBREVIATIONS:

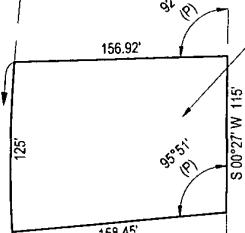
AC.	ACRES
CH=	CHORD BEARING AND DISTANCE
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N	NORTH
O.R.	OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R=	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST
(P)	PLAT INFORMATION

NORTHERLY 227.15'
R= 914.29' L= 229.25'
Δ= 14°22' D=6°16'
T= 115.23'

DEDICATED AS PART
OF HODGES DRIVE
(TMH COURT)

NORTHEAST CORNER OF BROOKSWOOD
PARK AS RECORDED IN PLAT BOOK 3,
PAGE 56, LEON COUNTY, FLORIDA

TMH COURT



TAX ID: 1129600000020
O.R. BOOK 2209, PAGE 1804
LOT 2, GOODWOOD MEDICAL CENTER
PLAT BOOK 3, PAGE 244,
LEON COUNTY, FLORIDA

S 74°58' W 39.65'
N 00°09' E 62.57'

100°41' (P)
35.0T
SOUTHWESTERLY 148.30'
R= 1910.08' L= 790.56'
Δ= 23°43' D=3°00'
T= 401.07'

NORTHWEST CORNER OF
SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 1 NORTH,
RANGE 1 EAST, LEON COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION:

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LARRY D. DAVIS
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

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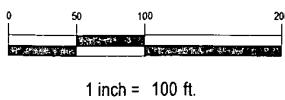
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CONTRACT #	282.107	ARCHIVE
NOTEBOOK #		PAGE #
DATE	2015.09.30	DRAWN BY
		AT
SHEET TITLE	SKETCH OF DESCRIPTION (TAX ID: 1129600000020)	1/1

MOORE BASS CONSULTING, INC.
805 N. GAUDSEN STREET
TALLAHASSEE, FL 32303 (850) 222-6678
CERTIFICATE OF AUTHORIZATION No. 00072245
C:\Projects\282.107\Monk\Survey\Surveys\1517-DeedTransfer\282.107-SK-1129600000020.dwg, 1, a Thompson, Sep 30, 2015 - 3:00:11pm

CLIENT NAME
Tallahassee Memorial Healthcare

PROJECT NAME
Tallahassee Memorial Healthcare

GRAPHIC SCALE

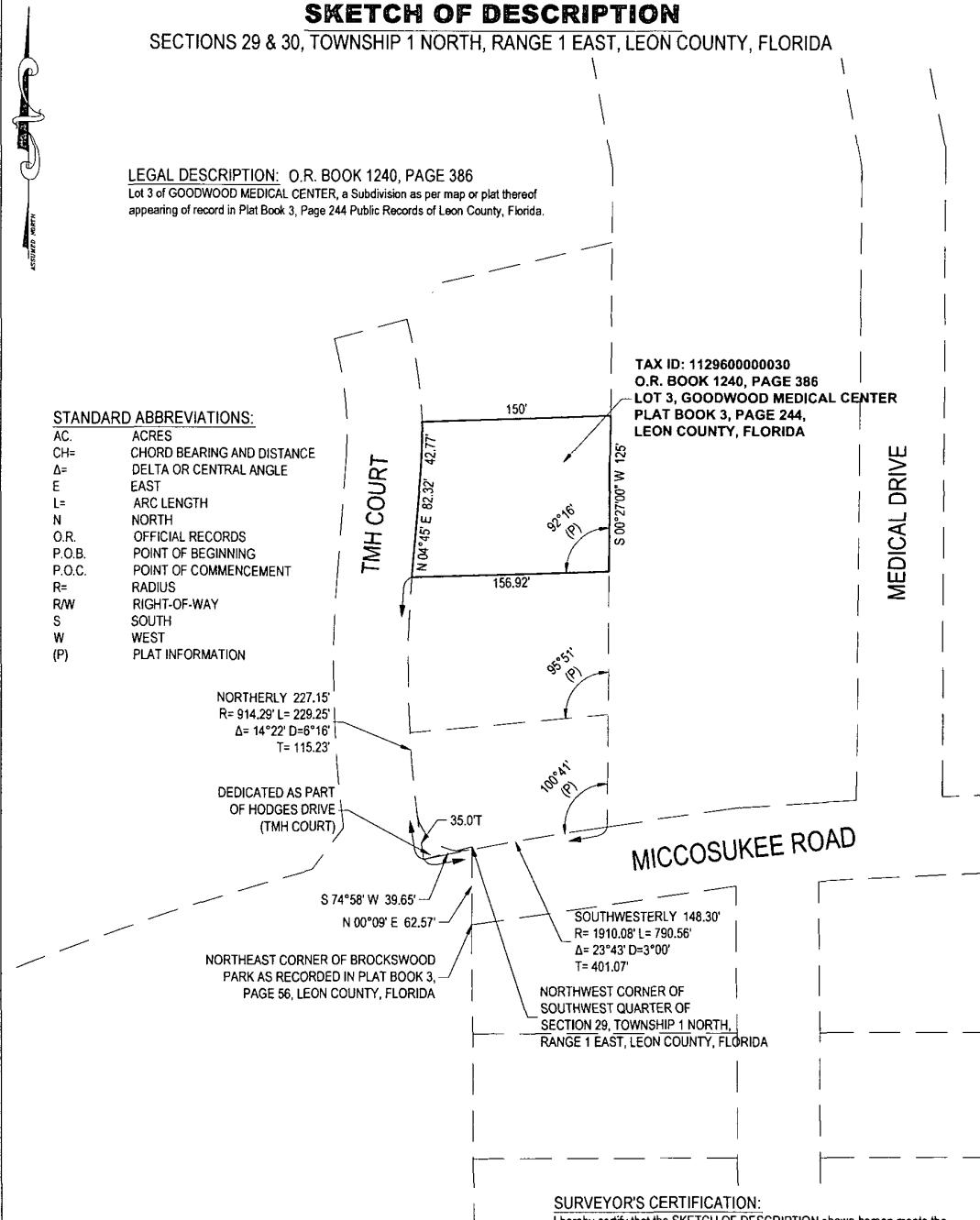


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p.5 of 6

SKETCH OF DESCRIPTION

SECTIONS 29 & 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



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LARRY D. DAVIS
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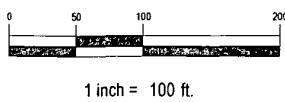
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FILE #	15-031	282 107-SK-1129600000030 dwg
CONTRACT #	282.107	ARCHIVE
NOTEBOOK #		PAGE #
DATE	2015.09.30	DRAWN BY
		AJT

MOORE BASS CONSULTING, INC.	CLIENT NAME	PROJECT NAME	SHEET TITLE	SKETCH OF DESCRIPTION	1/1
805 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-5679 CERTIFICATE OF AUTHENTICATION NO. 0000002245 C:\Projects\2015\107\W\W\H\H\Surveys\Parcels\Sketches\107-SK-1129600000030.dwg, 1, a.thompson, Sep 30, 2015 - 3:04:26pm	Tallahassee Memorial Healthcare	Tallahassee Memorial Healthcare		(TAX ID: 1129600000030)	

GRAPHIC SCALE

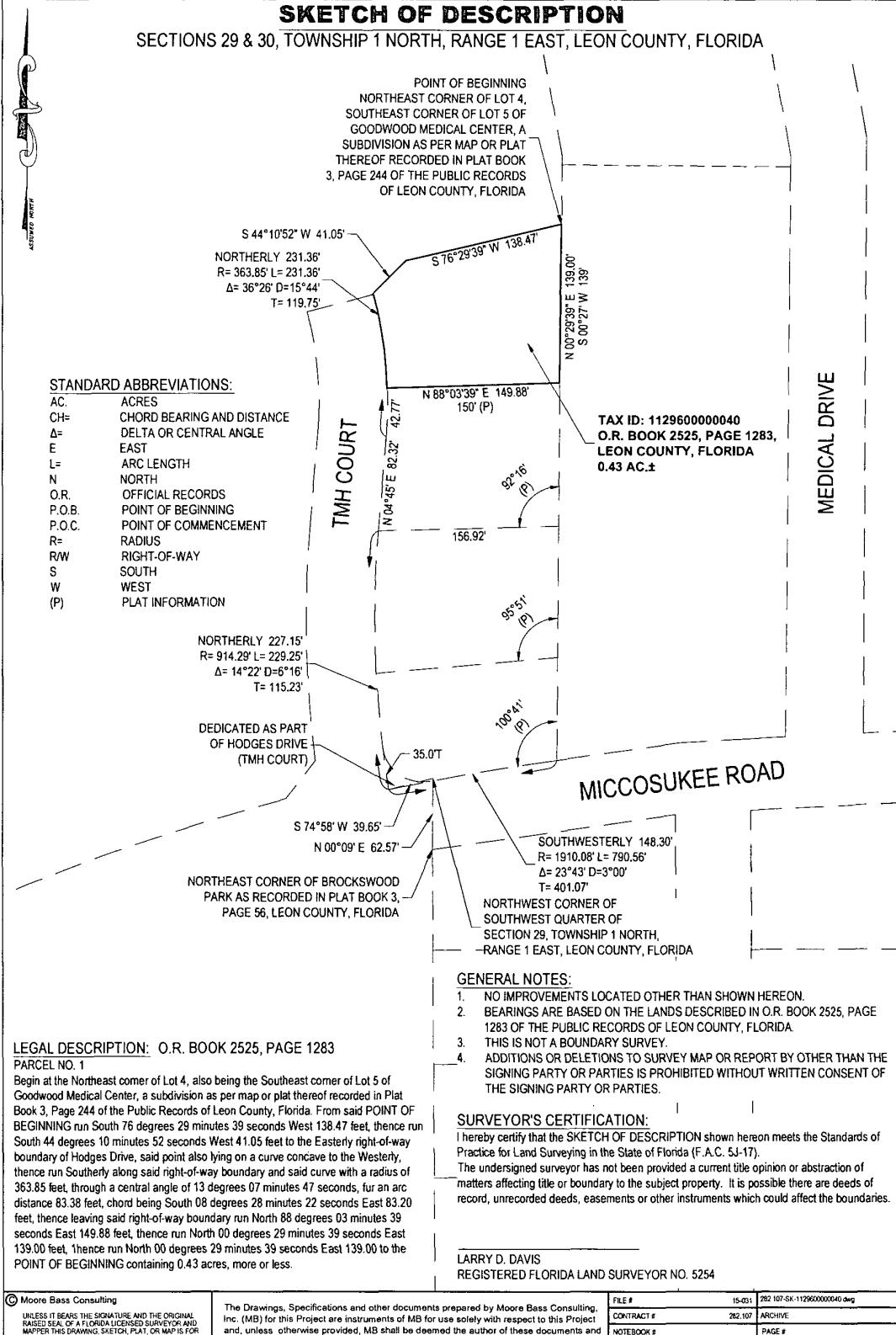


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TALLAHASSEE DESTIN
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EXHIBIT
Composite
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p. 6 of 6

SKETCH OF DESCRIPTION

SECTIONS 29 & 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



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MAPPER THIS DRAWING SAID TO BE A MAP FOR
MAPPER PURPOSES ONLY AND IS NOT VALID

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FILE #	15-031	15-107-SK-112960000040.dwg
CONTRACT #	262.107	ARCHIVE
NOTEBOOK #		PAGE #
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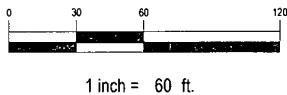
MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL 32301-22578
CERTIFICATE OF AUTHORIZATION
C:\Project\262.107\Works\Survey\Y\ParcelSketches\101-TitleTransfer\262.107-SK-112960000040.dwg, 1. a Thompson, Sep 30, 2015 - 3:10:35pm

CLIENT NAME: Tallahassee Memorial Healthcare
PROJECT NAME: Tallahassee Memorial Healthcare

SHEET TITLE: SKETCH OF DESCRIPTION
(TAX ID: 112960000040)

1/1

GRAPHIC SCALE



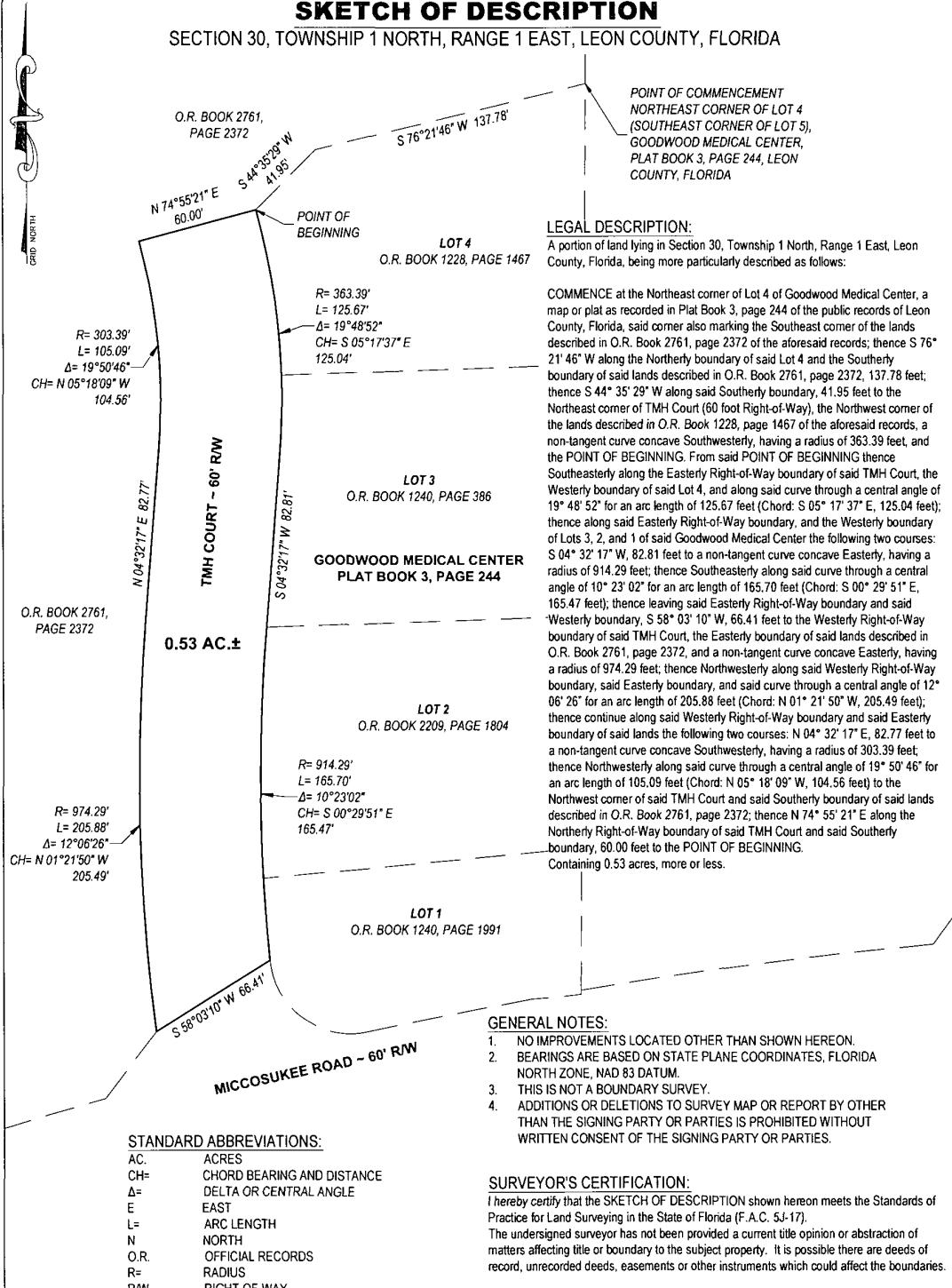
1 inch = 60 ft.

B

tables*

SKETCH OF DESCRIPTION

SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



LARRY D. DAVIS
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

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MOORE BASS CONSULTING, INC. 808 N. GADSDON STREET TALLAHASSEE, FL 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No. 00007245	CLIENT NAME Tallahassee Memorial Healthcare	PROJECT NAME Tallahassee Memorial Healthcare	SHEET TITLE SKETCH OF DESCRIPTION (TMH COURT)	1/1
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