



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/28/2016

Property Information	
Folio:	03-4119-001-5210
Property Address:	924 BIRD RD Coral Gables, FL 33146-1273
Owner	GRANADA CONTINUING PRESBYT CHURCH
Mailing Address	950 UNIVERSITY DR CORAL GABLES, FL 33134-6463
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,440 Sq Ft
Lot Size	10,000 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$317,456	\$289,488	\$189,208
Building Value	\$181,632	\$163,469	\$157,414
XF Value	\$0	\$0	\$0
Market Value	\$499,088	\$452,957	\$346,622
Assessed Value	\$419,412	\$381,284	\$346,622

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$79,676	\$71,673	
Religious	Exemption	\$419,412	\$381,284	\$346,622

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES COUNTRY CLUB SEC 5 PB 23-55 LOTS 6 & 7 BLK 100 LOT SIZE 100.000 X 100 OR 14840-870 1290 4

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$419,412	\$381,284	\$346,622
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$499,088	\$452,957	\$346,622
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$419,412	\$381,284	\$346,622
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$419,412	\$381,284	\$346,622
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1971	\$35,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT 1



924 Bird Rd

924 Bird Rd

<p><b><u>Owner</u></b> Granada Continuing Presbyterian Church, Inc. 950 University Dr Coral Gables, FL 33134-6463</p>	<p><b><u>Owner (Registered Agent)</u></b> Granada Continuing Presbyterian Church, Inc. c/o J.R. Hickson, III Registered Agent 9890 SW 73 St. Miami, FL 33173-4630</p>
<p><b><u>Mortgagee</u></b> Dade County Federal Credit Union 10900 N. Kendall Dr Miami, FL 33176-1209</p>	<p><b><u>Mortgagee</u></b> Dade County Federal Credit Union 1500 N.W. 107 Ave Sweetwater, FL 33172-2706</p>



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-13-10-0952	10/16/2013	924 BIRD RD	BOA COMPLETE (LESS THAN \$75,000)	REVISIONS TO ALUMINUM WINDOWS (28) DOORS (4) ALUMINUM FRAME CLEAR GLASS & INTERIOR ALTERATIONS \$74,000	final	10/21/2013	10/27/2014	0.00
BL-13-10-1529	10/25/2013	924 BIRD RD	INT / EXT ALTERATIONS	ALUMINUM WINDOWS (28) ALUMINUM FRAME CLEAR GLASS & INTERIOR ALTERATIONS \$74,000 (OWNER'S ADDRESS 950 UNIVERSITY DR)	final	12/10/2013	10/27/2014	0.00
CE-10-05-3864	05/10/2010	924 BIRD RD	CODE ENF WARNING PROCESS	WT5628 DAY 54-153 CITY CODE TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP BIN & CHAIR	final	05/10/2010	05/11/2010	0.00
CE-10-05-4340	05/17/2010	924 BIRD RD	CODE ENF WARNING PROCESS	WT5649 DAY 54-153 CITY CODE TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP	final	05/17/2010	05/18/2010	0.00
CE-10-05-4552	05/19/2010	924 BIRD RD	CODE ENF WARNING PROCESS	WT5903 DAY 54-153 CITY CODE TRASH OUT PRIOR TO 6M DAY BEFORE SCHEDULED PICKUP. TRASH OUT WRONG DAY	final	05/19/2010	05/20/2010	0.00
CE-10-06-4313	06/14/2010	924 BIRD RD	CODE ENF WARNING PROCESS	WT6101 TRU 4-411 ZONING CODE MAINTAINING A TRUCK, TRAILER, OR COMMERCIAL TYPE VEHICLE IN A RESIDENTIAL AREA PROHIBITED, (SCHOOL BUS)	final	06/14/2010	06/15/2010	0.00
CE-11-04-6871	04/25/2011	924 BIRD	CODE ENF	T37549 4-411	issued	04/25/2011		100.00

**CITY'S**

**EXHIBIT**

2

		RD	TICKET PROCESS - NO RUNNING FINE	ZONING CODE (TRU) MAINTAINING A TRUCK, TRAILER, OR COMMERCIAL TYPE VEHICLE IN A RESIDENTIAL AREA, PROHIBITED. (TRAILER)					
CE-11-06-6808	06/16/2011	924 BIRD RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44907 4-411 ZONING CODE (TRU) MAINTAINING A TRUCK, TRAILER, OR COMMERCIAL TYPE VEHICLE IN A RESIDENTIAL AREA PROHIBITED. (SCHOOL BUS)	final	06/16/2011	06/30/2011	0.00	
CE-11-06-6834	06/16/2011	924 BIRD RD	CODE ENF WARNING PROCESS	WT15372 5-1404 ZONING CODE PARKING A VEHICLE ON LAWN OR ORTHER UNAPPROVED SURFACE. SCHOOL BUS AT REAR OF PROPERTY	final	06/16/2011	06/16/2011	0.00	
CE-11-08-5588	08/04/2011	924 BIRD RD	CODE ENF WARNING PROCESS	WT6701 5-1404 ZONING CODE (PAK) PARKING ON LAWN OR OTHER UNAPPROVED SURFACE. MOVE CAR ONTO SWALE, 5DR SCION.	final	08/04/2011	08/05/2011	0.00	
CE-11-08-5589	08/04/2011	924 BIRD RD	CODE ENF WARNING PROCESS	WT6698 5-1404 ZONING CODE (PAK) PARKING OF VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. MOVE CAR TO SWALE, SILVER 4DR. FORD.	final	08/04/2011	08/05/2011	0.00	
CE-11-08-5591	08/04/2011	924 BIRD RD	CODE ENF WARNING PROCESS	WT6699 5-1404 ZONING CODE (PAK) PARKING OF VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACES. MOVE CAR TO SWALE. HONDA MINI VAN GREY.	final	08/04/2011	08/05/2011	0.00	
CE-11-08-6685	08/19/2011	924 BIRD RD	CODE ENF WARNING PROCESS	WT6710 105-84 CITY CODE (DMP) DUMPSTER ON PROPERTY, NO PERMIT. OBTAIN (AFTER THE FACT) PERMIT FOR DUMPSTER.	final	08/19/2011	08/19/2011	0.00	
CE-11-08-6948	08/24/2011	924 BIRD RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44895 105-84 CITY CODE (DMP) DUMPSTER ON PROPERTY WITHOUT	final	08/24/2011	09/13/2011	0.00	

CE-11-09-5474	08/31/2011	924 BIRD RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	APPROVAL AND PERMIT. MUST OBTAIN (AFTER THE FACT) PERMIT FOR DUMPSTER. T44898 105-84 CITY CODE (DMP) DUMPSTER ON PROPERTY WITHOUT APPROVAL AND PERMIT. MUST OBTAIN (AFTER THE FACT) PERMIT FOR DUMPSTER.	issued	08/31/2011		0.00
CE-12-07-0805	07/07/2012	924 BIRD RD	CODE ENF WARNING PROCESS	WT9612 54-153 CITY CODE (DAY) TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP. TIRE, PALLET ETC.	final	07/07/2012	07/13/2012	0.00
CE-12-09-1753	09/29/2012	924 BIRD RD	CODE ENF WARNING PROCESS	WT9218 5-1404 ZONING CODE (PAK) PARKING OF VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE, PROHIBITED. PARKING VEHICLES ON DIRT, SILVER FORD, RED FORD PICKUP, 4DR RED TOYOTA.	final	09/29/2012	09/29/2012	0.00
EL-13-11-1816	11/04/2013	924 BIRD RD	ELEC COMMERCIAL / RESIDENTIAL WORK	20 LIGHT SOCKETS; 69 ROUGH IN OUTLETS; 6 COMMERCIAL OUTLETS; 300 AMP SERVICE 500 AMP SUBFEEDS; 500 AMPS SWITCHBOARDS AND 10 TONS A/C AND 100 AMP TEMP FOR CONSTRUCTION	final	01/17/2014	05/23/2014	0.00
EL-14-05-3342	05/19/2014	924 BIRD RD	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR TEST	final	05/19/2014	05/27/2014	0.00
EL-14-09-3271	09/25/2014	924 BIRD RD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM	final	09/26/2014	10/17/2014	0.00
FD-14-09-3246	09/25/2014	924 BIRD RD	FIRE ALARM SYSTEM	ALUMINUM WINDOWS (28) ALUMINUM FRAME CLEAR GLASS & INTERIOR ALTERATIONS \$74,000 (OWNER'S ADDRESS 950 UNIVERSITY DR) FIRE ALARM PERMIT 9-25-14	final	09/25/2014	10/13/2014	0.00
ME-13-11-1958	11/05/2013	924 BIRD RD	MECH COMMERCIAL /	CHANGE OUT FOUR 2.5 TON	final	01/22/2014	04/25/2014	0.00

PL-14-01-3057	01/31/2014	924 BIRD RD	RESIDENTIAL WORK PLUMB COMMERCIAL / RESIDENTIAL WORK	A/C UNITS IN EACH OF FOUR APARTMENTS. CANCELLED SEE PL14022646- PLUMBING WORK FOR INTERIOR ALTERATIONS	canceled		02/26/2014	0.00
PL-14-02-2141	02/10/2014	924 BIRD RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	02/10/2014	05/16/2014	0.00
PL-14-02-2646	02/20/2014	924 BIRD RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS USE **RV14022530** (OWNER'S ADDRESS 950 UNIVERSITY DR)	final	02/26/2014	05/16/2014	0.00
PU-13-02-0182	02/05/2013	924 BIRD RD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 1557B	final	02/06/2013	02/06/2013	0.00
RC-17-01-0025	01/03/2017	924 BIRD RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #16-5680 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63
RV-14-02-2530	02/18/2014	924 BIRD RD	REVISION TO PERMIT	REVISION ( PLUMBING )	final	05/23/2014	05/23/2014	0.00
SD-14-05-2910	05/13/2014	924 BIRD RD	SHOP DRAWINGS	SHOP DRAWING ( WINDOW / DOOR ) (OWNER'S ADDRESS 950 UNIVERSITY DR)	final	05/15/2014	05/15/2014	0.00
ZN-13-07-1783	07/26/2013	924 BIRD RD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN, PATCH-UP & PAINT INTERIOR AND EXTERIOR -EXT WALLS SW 6142 (TAUPE) 4,320 SQ FT \$4,500	final	07/29/2013	05/26/2015	0.00
ZN-13-12-2236	12/12/2013	924 BIRD RD	DUMPSTER / CONTAINER	DUMPSTER	final	12/12/2013	12/12/2013	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



**City of Coral Gables**  
**Fire Department**  
**Fire Prevention Division**  
2815 Salzedo Street, Coral Gables, FL 33134  
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

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<b>Occupant Name:</b>	924 Bird Rd. Apartmetns - 4 units	<b>Inspection Date:</b>	3/29/2016
<b>Address:</b>	924 Bird Road	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

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**No violations noted at this time.**

**Company Representative:**

  
Signature valid only in mobile-eyes documents  
3/29/2016 11:14:50 AM

No Signature  
3/29/2016

**Inspector:**

  
Signature valid only in mobile-eyes documents  
3/29/2016 11:14:50 AM

Leonard Veight  
3/29/2016

**CITY'S**

**EXHIBIT**

3





The City of Coral Gables

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 7338 2717

GRANADA CONTINUING PRESBYT CHURCH  
C O J R HICKSON, III  
9890 SW 73 ST  
MIAMI, FL 33173

RE: 924 BIRD RD, CORAL GABLES, FL.  
FOLIO # 03-4119-001-5210  
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S Composite

EXHIBIT 4

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GRANADA CONTINUING PRESBYT CHURCH  
C/O J R HICKSON, III  
9890 SW 73 ST  
MIAMI, FL 33173



9590 9402 1194 5246 9268 34

2. Article Number (Transfer from service label)

91-7108-2133-3932-7338-2717

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*J.R. Hickson III*

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/29/16

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5680

vs.

GRANADA CONTINUING PRESBYTERIAN CHURCH INC.  
950 University Drive  
Coral Gables, Florida 33134-6463

Return receipt number:

91 7108 2133 3932 7093 3783

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: January 23, 2017

Re: **924 Bird Road**, Coral Gables, Florida 33146-1273 and legally described as Lots 6 & 7, Block 100, of CORAL GABLES COUNTRY CLUB SECTION 5, according to the Plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4119-001-5210 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 6, 2017, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686. TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Granada Continuing Presbyterian Church, Inc., c/o J.R. Hickson, III, 9890 S.W. 73<sup>rd</sup> Street, Miami, Florida 33173-4630  
Dade County Federal Credit Union, 10900 N. Kendall Drive, Miami, Florida 33176-1209  
Dade County Federal Credit Union, 1500 N.W. 107<sup>th</sup> Avenue, Sweetwater, Florida 33172-2706



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-5680

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 924 BIRD ROAD, ON 1-23-17  
AT 10:00 AM.

JOSE PAZ  
Employee's Printed Name

  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of January, in  
the year 20 17, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

924 BIRD ROAD



QUIT-CLAIM DEED

OFF. REC. 148406 870

THIS INSTRUMENT, executed this 27th day of December, 1990, by BIRD ROAD APARTMENTS, INC., a Florida corporation, hereinafter called the party of the first part, to GRANADA CONTINUING PRESBYTERIAN CHURCH, INC., a Florida non-profit corporation, whose address is 950 University Drive, Coral Gables, FL 33146, hereinafter called the party of the second part;

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, legal representatives and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has and in and to the following described lot, piece or parcel of land, situate, lying and being in Dade County, Florida, to-wit:

Lots 6 and 7, in Block 100, of CORAL GABLES, COUNTRY CLUB SECTION, PART 5, according to the Plat thereof, recorded in Plat Book 23, at Page 55, of the Public Records of Dade County, Florida.

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

BIRD ROAD APARTMENTS, INC., a Florida corporation

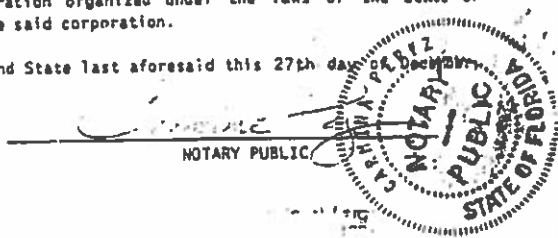
By: Peter E. Reinert, President

STATE OF FLORIDA ) )
COUNTY OF DADE ) SS:

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments in the County and Dade aforesaid, personally appeared PETER E. REINERT, to me well known, and acknowledged that he, as President of BIRD ROAD APARTMENTS, INC., a corporation organized under the laws of the State of Florida, executed the foregoing instrument on behalf of the said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of December, 1990.

My Commission Expires:



Folio No. 03 4119 001 5210
Second Party's Federal ID #
JMC/351

This instrument prepared by: Julissa H. Carvajal
Baker & McKenzie
701 Brickell Avenue, #1600
Miami, FL 33131

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
Clerk of Circuit & County
Courts

Documentary Stamps Collected \$ 2.50
\$ 4.00 SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$ 3.50

By: [Handwritten signature] 12-28-90 DC

62



DIVISION of  
**CORPORATIONS**  
*an official State of Florida website*

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
GRANADA CONTINUING PRESBYTERIAN CHURCH, INC.

### Filing Information

<b>Document Number</b>	726568
<b>FEI/EIN Number</b>	59-0760211
<b>Date Filed</b>	05/31/1973
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	EVENT CONVERTED TO NOTES
<b>Event Date Filed</b>	07/16/1984
<b>Event Effective Date</b>	NONE

### Principal Address

950 UNIVERSITY DR.  
CORAL GABLES, FL 33134

### Mailing Address

950 UNIVERSITY DR.  
CORAL GABLES, FL 33134

### Registered Agent Name & Address

HICKSON, J.R. III  
9890 SW 73 ST  
MIAMI, FL 33173

Name Changed: 04/23/2003

Address Changed: 04/23/2003

### Officer/Director Detail

#### **Name & Address**

Title TD



HANAFOURDE, BRADLEY  
6971 HARDEE RD.  
MIAMI, FL 33143

Title PD

JONES, RUSSELL  
15855 SW 149 LANE  
MIAMI, FL 33196

Title SD

HICKSON, ROBERT  
9890 SW 73 ST  
MIAMI, FL 33173

Annual Reports

Report Year	Filed Date
2014	02/28/2014
2015	01/21/2015
2016	01/29/2016

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 of the Circuit Court (or the County Comptroller, if applicable) for the County of Dade, State of Florida.

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**MORTGAGE**

(With Future Advance Clause)

**DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is July 23, 2013. The parties and their addresses are:

**MORTGAGOR:**

**GRANADA CONTINUING PRESBYTERIAN CHURCH, INC.**  
 A Non-Profit Corporation  
 950 University Drive  
 Coral Gables, FL 33134

**LENDER:**

**DADE COUNTY FEDERAL CREDIT UNION**  
 Organized and existing under the laws of the United States of America  
 10900 N. Kendall Drive  
 Miami, FL 33176

**1. CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor does hereby grant, bargain, convey and mortgage to Lender, the following described property:

LOTS 6 AND 7, BLOCK 100, CORAL GABLES, COUNTRY CLUB SECTION, PART 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 55, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Granada Continuing Presbyterian Church, Inc.  
 Florida Mortgage  
 FL/4XDKNIGHT00000000000654024N

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Initials: *PKH*  
 Page 1  
*PKH*

# Credit Union Details

Go back to [ncua.gov](http://ncua.gov)

Go back to [mycreditunion.gov](http://mycreditunion.gov)

## Results

Credit Union Name: DADE COUNTY  
Charter Number: 24508  
Credit Union Type: FCU  
Credit Union Status: Active  
Corporate Credit Union: No  
Credit Union Charter Year: 1994  
Current Charter Issue Date: 06/27/1994  
Date Insured: 05/03/1991  
Charter State:  
Region: 3 - Atlanta  
Field of Membership Type: Community credit unions  
Low Income Designation: Yes  
Member of FHLB: Yes  
Assets: \$693,243,329  
Peer Group: 6 - \$500,000,000 and greater  
Number of Members: 106,619

## Main Office

Address: 1500 NW 107th Ave  
City, State Zip code: Sweetwater, FL 33172-2706  
Country: United States  
County: Miami-Dade  
Phone: 305-471-5080  
Website: <http://www.dcfcu.org>  
CEO/Manager: George G Joseph