



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/12/2017

Property Information	
Folio:	03-4118-001-1730
Property Address:	1140 CORAL WAY Coral Gables, FL 33134-4752
Owner	ST PHILIPS EPISCOPAL CHURCH INC
Mailing Address	1121 ANDALUSIA AVE CORAL GABLES, FL 33134-4752
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	5 / 4 / 1
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,187 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$979,110	\$717,514	\$486,450
Building Value	\$608,223	\$580,104	\$561,070
XF Value	\$24,181	\$22,496	\$22,738
Market Value	\$1,611,514	\$1,320,114	\$1,070,258
Assessed Value	\$1,295,011	\$1,177,283	\$1,070,258

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$316,503	\$142,831	
Religious	Exemption	\$1,295,011	\$1,177,283	\$1,070,258

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

Short Legal Description
CORAL GABLES SEC A PB 5-102 LOTS 6 & 7 BLK 18 LOT SIZE 100.000 X 150 OR 19039-4211 032000 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$1,295,011	\$1,177,283	\$1,070,258
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,611,514	\$1,320,114	\$1,070,258
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,295,011	\$1,177,283	\$1,070,258
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,295,011	\$1,177,283	\$1,070,258
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2000	\$512,000	19039-4211	Sales which are qualified
06/01/1993	\$450,000	15954-1446	Sales which are qualified
09/01/1986	\$300,000	13007-0485	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

1140 Coral Way

<p><u>Owner (Registered Agent)</u> St. Philip's Episcopal Church, Inc. c/o Mary E. Conroy Registered Agent 1121 Andalusia Ave Coral Gables, FL 33134-5509</p>	<p><u>First Mortgagee</u> The Northern Trust Company 50 S Lasalle St Chicago, IL 60603-1008</p>
<p><u>Occupant</u> George Francis Devin, III 1142 Coral Way Coral Gables, FL 33134-4752</p>	

1140 CORAL WAY





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
CE-08-05-0832	05/14/2008	1140 CORAL WAY	CODE ENF TICKET PROCESS - NO RUNNING FINE	T17714 SEC 32-8.1 MDCC- USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY(WEDS) DURING WATER RESTRICTION.	final	05/14/2008	05/22/2008	0.00
CE-09-01-1860	01/14/2009	1140 CORAL WAY	CODE ENF TICKET PROCESS - NO RUNNING FINE	T17800 SEC 32-8.1 MDCC (WMR) IN VIOLATION OF MANDATORY WATER RESTRICTIONS. SPRINKLER ON UNAUTHORIZED TIME (NEW SOD)	final	01/14/2009	01/27/2009	0.00
CE-09-01-1865	01/14/2009	1140 CORAL WAY	CODE ENF WARNING PROCESS	WT1574 SEC 62-133 CC (ORW) BRICK PAVERS ON R/W. POSSIBLE DANGER TO LIFE SAFETY. MUST REMOVE	final	01/14/2009	01/14/2009	0.00
CE-09-07-2609	07/15/2009	1140 CORAL WAY	CODE ENF WARNING PROCESS	WT2786 62-133 (B) CITY CODE (ORW) PLACING 2 SAND/DIRT PILES ON PUBLIC RIGHT OF WAY. (PROHIBITED) REMOVED WITHIN 2 HOURS. (MONITOR)	final	07/15/2009	07/15/2009	0.00
CE-14-02-2915	02/25/2014	1140 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH 1140 CORAL, VACANT LAND, 1143 ANDALUSIA, 1121 ANDALUSIA, & 1109 ANDALUSIA	final	02/26/2014	02/26/2014	0.00
RC-17-04-1595	04/12/2017	1140 CORAL WAY	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5966 AND UNSAFE STRUCTURES FEE	approved			980.63

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'S

EXHIBIT

2



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.

Occupant Name:	Saint Phillips School & Church	Inspection Date:	8/18/2016
Address:	1121 Andalusia Avenue <i>1140 Coral Way</i>	InspectionType:	AA-Tactical, Assembly , Public / Private Schools
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	110555

No violations noted at this time.

Company Representative:

No Signature
5/20/16
8/18/2016 9:04:00 AM
Signature valid only in mobile-eyes documents

VT

Inspector:

No Signature
8/18/2016
Leonard Veight
5/20/16
8/18/2016 9:04:00 AM
Signature valid only in mobile-eyes documents

L. Veight

Leonard Veight
8/18/2016

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 3931 9002 6664

ST PHILIPS EPISCOPAL CHURCH INC
C O MARY I CONROY
1121 ANDALUSIA AVI
CORAL GABLES, FL 33134-4752

RE: 1140 CORAL WAY, CORAL GABLES, FL
FOLIO # 03-4118-001-1730
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 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, 3rd 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:
 ST PHILIPS EPISCOPAL CHURCH INC
 C/O MARY E CONROY
 1121 ANDALUSIA AVE
 CORAL GABLES, FL 33134-4752



9590 9402 1194 5246 9250 73

2. Article Number (Transfer from service label)

9171082133393190026664

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 D. Fernandez

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

2016 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5966

vs.

ST. PHILIPS EPISCOPAL CHURCH, INC.
c/o Mary E. Conroy
1121 Andalusia Avenue
Coral Gables, Florida 33134-5509

Return receipt number:

91 7108 2133 3932 6150 7313

Respondent.

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

Date: April 28, 2017

Re: **1140 Coral Way**, Coral Gables, Florida 33134-4752, and legally described as Lots 6 & 7, Block 18, of CORAL GABLES SECTION A, according to the Plat thereof, as recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4118-001-1730 ("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 105-1 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.

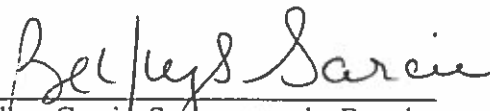
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 15, 2017, at 2:00 p.m.

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, 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, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5966

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1140 CORAL WAY, ON 4-28-17
AT 10 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 20 17, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1140 Coral Way



19039 4211

This Instrument Prepared By:
GASTON R. ALVAREZ, P.A.
Attorney at Law
City National Bank Building
2701 LeJeune Road, Suite 407
Coral Gables, Florida 33134

00R142707 2000 MAR 27 10:56

Property Appraiser's Parcel Identification No.: 01-4118-001-3710
Grantee(s) S.S. #(s):

DOCSTPDEE 3,072.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

THIS WARRANTY DEED made the 21 day of MARCH, A.D. 2000 by BENNY GUEVARA AND EILEEN D. GUEVARA, HIS WIFE, hereinafter called the grantor, to ST. PHILIP'S EPISCOPAL CHURCH, INC., a Florida not-for-profit corporation, whose post office address is: 1148 Coral Way Coral Gables, Florida 33136, hereinafter called the grantees:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situated in MIAMI-DADE County, Florida, to-wit:

LOTS 6 AND 7, BLOCK 18, OF CORAL GABLES SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Subject to: Conditions, restrictions, limitations and easements of records, if any, applicable zoning regulations, as they may not be reimposed, and taxes for the year 2000 and subsequent years.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

Signed, sealed and delivered in the presence of:

Signature: Alberto Del Pino
Print signature: ALBERTO DEL PINO
Signature: Margaret Charles
Print signature: MARGARET CHARLES

Signature: Benny Guevara L.S.
Address: CALLE 1ra, TERRAZA DEL ARROYO #100, CUESTA HERMOSA II, DOMINICAN REPUBLIC
Signature: Eileen D. Guevara L.S.
Address: CALLE 1ra, TERRAZA DEL ARROYO #100, CUESTA HERMOSA II, DOMINICAN REPUBLIC

STATE OF _____)
COUNTY OF _____) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BENNY GUEVARA AND EILEEN D. GUEVARA, HIS WIFE, who are personally known to me or who produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of MARCH, A.D., 2000.

Notary Rubber Stamp Seal:

NOTARY PUBLIC
Printed Notary Signature

11.50

Certificate of Acknowledgment of Execution of an Instrument

~~Dominican Republic~~
National District
City of Santo Domingo de Guzman
Embassy of the United States
of America

(Country)
(County and/or other political division)
(County and/or other political division)
(Name of foreign service office)

SS:

I, Carlton Philadelphia, Vice Consul

of the United States of America at Santo Domingo, D.R.

duly commissioned and qualified, do hereby certify that on this 21

day of March, 2000
(DATE)

before me personally appeared Benny Guevara and

Eileen D. Guevara

to me personally known, and known to me to be the individual—described in, whose name they subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument they duly acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.



RECORDED IN OFFICIAL RECORDS
OF SAID COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

In witness whereof I have hereunto set my hand and official seal the day and year last above written.

Carlton A. Philadelphia
Vice Consul of the United States of America.
Vice Consul
United States of America

NOTE: —Whenever practicable all signatures to a document should be included in one certificate.



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
ST. PHILIP'S EPISCOPAL CHURCH, INC.

Filing Information

Document Number	765991
FEI/EIN Number	59-0624448
Date Filed	12/03/1982
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2013

Principal Address

1121 ANDALUSIA AVE
CORAL GABLES, FL 33134

Changed: 06/30/2011

Mailing Address

1121 ANDALUSIA AVE
CORAL GABLES, FL 33134

Changed: 06/30/2011

Registered Agent Name & Address

CONROY, MARY E.
ST PHILIP'S EPISCOPAL CHURCH
1121 ANDALUSIA AVE
CORAL GABLES, FL 33134

Name Changed: 02/26/2014

Address Changed: 07/01/2011

Officer/Director Detail

Name & Address

Title P

CONROY, MARY E
 1535 SIENA AVE
 CORAL GABLES, FL 33146

Title T

CONSOLO, PHILIP J.
 15310 Dunbarton Place
 Miami Lakes, FL 33016

Title Director

Waibel, Andrew R, Sr.
 505 Luenga Ave
 Coral Gables, FL 33146

Title Director

Neff, Brian
 7133 Fisher Island Drive
 Fisher Island, FL 33109

Annual Reports

Report Year	Filed Date
2015	03/17/2015
2016	01/27/2016
2017	01/11/2017

Document Images

01/11/2017 -- ANNUAL REPORT	View image in PDF format
01/27/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
10/08/2013 -- REINSTATEMENT	View image in PDF format
05/01/2012 -- ANNUAL REPORT	View image in PDF format
07/01/2011 -- Reg. Agent Change	View image in PDF format
01/13/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
09/01/2009 -- Reg. Agent Change	View image in PDF format
02/24/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format

02/01/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
03/15/2005 -- ANNUAL REPORT	View image in PDF format
02/04/2004 -- ANNUAL REPORT	View image in PDF format
02/17/2003 -- ANNUAL REPORT	View image in PDF format
02/07/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
01/28/2000 -- ANNUAL REPORT	View image in PDF format
05/05/1999 -- ANNUAL REPORT	View image in PDF format
04/06/1998 -- ANNUAL REPORT	View image in PDF format
05/12/1997 -- ANNUAL REPORT	View image in PDF format
03/01/1996 -- ANNUAL REPORT	View image in PDF format
06/20/1995 -- ANNUAL REPORT	View image in PDF format

Northern Trust, National Association (FDIC #: 24185)

Status: Inactive

Inactive as of October 01, 2011

Data as of: April 05, 2017

Inactive as of October 01, 2011

Northern Trust, National Association is no longer doing business under that name because it l

Established: November 01, 1982

FDIC Certific: 24185

Insured: November 01, 1982

Bank Charter National Bank

Headquarter 700 Brickell Avenue
Miami, FL 33131
Miami-Dade County

The Northern Trust Company (FDIC # 913)

Active Insured Since January 1, 1934

Data as of: April 5, 2017

The Northern Trust Company is an active bank

FDIC Certificate#:	913	Established:	January 1, 1889	Corporate Website:	
Headquarters:	50 South Lasalle Street Chicago, IL 60603 Cook County	Insured:	January 1, 1934	Consumer Assistance:	http://www.federalreserveconsumerhelp.gov
Locations:	72 domestic in 18 states, 0 in territories, and 2 in foreign locations	Bank Charter Class:	Member of the Federal Reserve System	Contact the FDIC about:	The Northern Trust Company
		Regulated By:	Federal Reserve Board		

Locations	History	Identifications	Financials	Other Names / Websites
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Showing 1 to 25 of 74 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
186638	5	Georgetown Branch (Frgn)	Cardinal Avenue, Barclays Bank Bldg.		Georgetown			Full Service Brick and Mortar Office	01/02/1973	
186637	4	London Branch (Frgn)	38 Lombard Street		London			Full Service Brick and Mortar Office	08/04/1969	
17172	71	Phoenix Branch	2398 East Camelback Road Suite 400	Maricopa	Phoenix	AZ	85016	Full Service Brick and Mortar Office	09/19/1983	10/01/2011
257615	73	Scottsdale Branch	14624 N. Scottsdale Road, Suite 100	Maricopa	Scottsdale	AZ	85254	Full Service Brick and Mortar Office	02/03/1992	10/01/2011
257619	75	Catalina Foothills Branch	3450 East Sunrise Drive Suite 100	Pima	Tucson	AZ	85718	Full Service Brick and Mortar Office	09/15/1997	10/01/2011
257422	83	Century City Branch	2049 Century Park East, Suite 3600	Los Angeles	Los Angeles	CA	90067	Full Service Brick and Mortar Office	02/15/1994	10/01/2011
363615	87	Silicon Valley Branch	2500 Sand Hill Road, Suite 150	San Mateo	Menlo Park	CA	94025	Full Service Brick and Mortar Office	05/11/2001	10/01/2011
257427	86	Marin County Branch	575 Redwood Highway	Marin	Mill Valley	CA	94941	Full Service Brick and Mortar Office	05/15/1999	10/01/2011
257418	79	Newport Beach Branch	16 Corporate Plaza	Orange	Newport Beach	CA	92660	Full Service Brick and Mortar Office	12/02/1991	10/01/2011
257421	82	Los Angeles Branch	201 South Lake Avenue, Suite 600	Los Angeles	Pasadena	CA	91101	Full Service Brick and Mortar Office	04/12/1993	10/01/2011
257419	80	San Diego Branch	4370 La Jolla Village Drive Suite 1000	San Diego	San Diego	CA	92122	Full Service Brick and Mortar Office	12/02/1991	10/01/2011
257420	81	San Francisco Branch	580 California Street Suite 1800	San Francisco	San Francisco	CA	94104	Full Service Brick and Mortar Office	06/15/1992	10/01/2011
16999	78	Santa Barbara Branch	206 East Anapamu Street	Santa Barbara	Santa Barbara	CA	93101	Full Service Brick and Mortar Office	04/29/1983	10/01/2011
257423	84	Montecito Branch	1485 East Valley Road (Montecito)	Santa Barbara	Santa Barbara	CA	93108	Full Service Brick and Mortar Office Full Service	01/15/1997	10/01/2011



CFN 2004R1137852
 DR Bk 22923 Pgs 3064 - 31107 (47pgs)
 RECORDED 12/20/2004 16:08:04
 MTG DOC TAX 10,913.35
 INTANG TAX 6,236.14
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

MORTGAGE

AND

SECURITY AGREEMENT

Between

ST. PHILIP'S EPISCOPAL CHURCH, INC., a Florida
 not for profit corporation
 (the "Owner")

and

Northern Trust Bank of Florida N.A.,
 a National Banking Association
 (the "Mortgagee")

Dated December 1, 2004

Prepared By Gregory T. Martini, Esq.
 And Return to: SACHER, MARTINI & SACHER, P.A.
 2655 LeJeune Road, Suite 1101
 Coral Gables, Florida 33134

NOTE TO RECORDER: THIS MORTGAGE SECURES THE RENEWAL OF AN EXISTING OBLIGATION OF \$381,929.51 ON WHICH THE APPROPRIATE FLORIDA DOCUMENTARY STAMP TAX WAS PAID AND AFFIXED TO THAT CERTAIN MORTGAGE RECORDED IN O.R. BOOK 19039 AT PAGE 4213, IN ADDITION TO A NEW CREDIT FACILITY OF \$3,118,070.49, ON WHICH DOCUMENTARY STAMPS IN THE AMOUNT OF \$10,913.35 ARE BEING PAID AND AFFIXED HERETO.

Mortgagee pursuant to such demand shall constitute performance in full of your obligation under the Lease for the payment of rent to the undersigned.

You are further advised as required by Article _____ of the Lease that the holder of the first mortgage on the premises demised to you under the Lease, and its address are as follows:

Kindly indicate your receipt of this letter and your agreement to the effect set forth below by signing the enclosed copies thereof and mailing an original counterpart to Mortgagee and to the undersigned.

By _____

Title _____

The undersigned acknowledges receipt of the original of this letter and agrees for the benefit of Mortgagee that in the event of any act or omission of Landlord which would give the undersigned the right, immediate or after lapse of a period of time, to cancel or terminate the lease or to claim a partial or total eviction, the undersigned shall not exercise such right (i) until it has given written notice of such act or omission to Mortgagee and (ii) until a reasonable period of time for remedying such act or omission shall have elapsed following the giving of such notice and following the time when Mortgagee shall have become entitled under its mortgage to remedy the same (which reasonable period shall in no event be less than sixty (60) days), provided Mortgagee shall with due diligence give the undersigned written notice of its intention to, and commence and continue to, remedy such act or omission.

Tenant _____

By _____

Title _____

[ATTACH ASSIGNMENT]



CFN 2004R1160263
DR Bk 22942 Pgs 3666 - 3670: (5pgs)
RECORDED 12/27/2004 15:51:58
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
BARBARA J. FERRER, ESQUIRE
AKERMAN SENTERFITT
ONE S.E. THIRD AVENUE, 28TH FLOOR
MIAMI, FLORIDA 33131

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT (hereinafter referred to as "Agreement") made this ___ day of December, 2004, among Northern Trust Bank of Florida, N.A., a national banking association, whose address is: 700 Brickell Avenue, Miami, Florida 33131 (hereinafter referred to as "Lender"), George Francis Devin, III whose address is: 1142 Coral Way, Coral Gables, Florida 33134 (hereinafter referred to as "Devin"), and St. Philip's Episcopal Church, Inc, a Florida not-for-profit corporation, whose address is: 1140 Coral Way, Coral Gables, Florida 33134 (hereinafter referred to as "Borrower").

RECITALS:

A. Devin and Borrower have entered into a certain Employment Agreement dated February 21, 2003 (the "Employment Contract") relating to Devin's rights to occupy the premises known as 1140 Coral Way, Coral Gables, Florida (hereinafter referred to as the "Premises"), located at the real property more particularly described on Exhibit A attached hereto (hereinafter referred to as the "Property").

B. Lender has made or has committed to make a loan to Borrower in the approximate principal amount of \$3,500,000.00 (hereinafter referred to as the "Loan") secured by a Mortgage and Security Agreement (as the same may be amended, restated, extended, increased, or otherwise modified from time to time, the "Mortgage") from Borrower to Lender covering the Property including the Premises.

C. Devin has agreed that the rights in and to the Premises created under the Employment Contract shall be subject and subordinate to the Mortgage held by Lender.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, and notwithstanding anything in the Employment Contract to the contrary, it is hereby agreed as follows:

1. Subordination and Consent. Lender, Devin and Borrower do hereby covenant and agree that the Employment Contract with all rights, options, liens and charges created thereby (including, without limitation, any option or rights contained in the Employment Contract or otherwise existing, to occupy any or all of the Premises, or any superior leasehold interest therein), is and shall continue to be subject and subordinate in all respects to the Mortgage and to any future advances, renewals, modifications, consolidations, replacements and extensions thereof and to all advancements made thereunder. Devin acknowledges that Borrower will

(M2129958;4)

Exhibit "A"

Legal Description

Lots 6 and 7, Block 18 of CORAL GABLES SECTION A, according to the Plat thereof, recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County, Florida.

{M2129958,4}

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR195-LHD2013-05

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK DISTRICT, "THE CORAL WAY HISTORIC DISTRICT," THE PROPERTIES IN CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 1 THROUGH 10, BLOCK 1, CORAL GABLES SECTION "A;" LOTS 1 THROUGH 12, BLOCK 10, CORAL GABLES SECTION "A;" LOTS 1 THROUGH 11, NORTH 5 FT OF LOTS 19 & 20, AND NORTH 5 FT OF EAST 18 FT OF LOT 21, BLOCK 11, CORAL GABLES SECTION "A;" LOTS 1 THROUGH 11, BLOCK 18, CORAL GABLES SECTION "A;" LOT 10 LESS WEST 80 FT OF NORTH 125 FT AND LESS SOUTH 175 FT OF WEST 84.45 FT AND LESS DB 3157-80, PEACOCK RE-SUB; EAST 33 FT OF LOT 4 AND SOUTH 175 FT OF WEST 84.45 FT OF LOT 10 AND BEGINNING 84.45 FT EAST OF SW CORNER OF LOT 10 TH NORTH 175 FT SOUTH 7 DEGREES EAST 176.5 FT WEST 6 FT TO POB, PEACOCK RE-SUB; LOTS 5 & 6, AND WEST 17 FT OF LOT 4, PEACOCK RE-SUB; LOTS 10, 11, WEST 30 FT OF LOT 13, LOTS 14 THROUGH 20, BLOCK 34, CORAL GABLES SECTION "B;" WEST 126.38 FT OF EAST 170.84 FT OF SOUTH 211 FT OF LOT 5 LESS BEGINNING 36 FT SOUTH OF THE NW CORNER OF LOT 5 CONTINUING SOUTH 167.92 FT TO RW/L OF CORAL WAY SELY 20.61 FT, NORTH 172.97 FT, WEST 20 FT TO POB, BLOCK 35, CORAL GABLES SECTION "B;" LOTS 14 THROUGH 22, AND LOT 23 LESS BEGINNING IN THE NW CORNER EAST 103.92 FT, SOUTH 4.85 FT, WEST 104.06 FT, NORTH 4.40 FT TO POB, BLOCK 9, CORAL GABLES SECTION "C;" LOTS 12 THROUGH 22, BLOCK 10, CORAL GABLES SECTION "C;" LOTS 1 THROUGH 14, BLOCK 1, CORAL GABLES SECTION "D;" LOTS 1, 2, 21 AND 22, BLOCK 8, CORAL GABLES SECTION "D;" LOT 4 LESS SOUTH 35 FT OF EAST 25 FT, AND LOTS 5, 6 AND 7 LESS SOUTH 35 FT, BLOCK 11, CORAL GABLES SECTION "D;" LOTS 1 AND 2, BLOCK 17, CORAL GABLES SECTION "D;" LOTS 1 AND 2, BLOCK 18, CORAL GABLES SECTION "D;" LOTS 14 THROUGH 26, BLOCK 7, CORAL GABLES SECTION "E;" LOTS 12 THROUGH 17, LOTS 18 AND 19 LESS NORTH 1½ FT, LOTS 20, 21 AND 22, BLOCK 8, CORAL GABLES SECTION "E;" LOTS 6, 7, 8, 9, AND 10, BLOCK 9, CORAL GABLES SECTION "E;" AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 3, Section 3-1104 (C) (3) of the Coral Gables Zoning Code states that "if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 3-1103, it shall designate the property as a local historic landmark or local historic landmark district," and

WHEREAS, the following properties were identified as contributing properties/resources within the local historic district: Coral Way, Landscaping and Lighting, Balboa Plaza, 800 Coral Way, 800 South Greenway Drive (803 Coral Way), 809 Coral Way, 814 Coral Way, 825 Coral Way, 832 Coral Way, 840 Coral Way, 900 Coral Way, 907 Coral Way, 920 Coral Way, 927 Coral Way, 937 Coral Way, Ponce de Leon Plaza, 1001 Coral Way, 1025 Coral Way, 1032 Coral Way, 1041 Coral Way, 1100 Coral Way, 1119 Coral Way, 1140 Coral Way, 1141 Coral Way, Columbus Plaza, 1217 Coral Way, 1218 Coral Way, 1232 Coral Way, 1235 Coral Way, 1245 Coral Way, 1248 Coral Way, 1251 Coral Way, 1254 Coral Way, 1261 Coral Way, 1264 Coral Way, 1300 Coral Way, 1330 Coral Way, 1400 Coral Way, and 1405 Coral Way, and

WHEREAS, the following properties were identified as non-contributing properties/resources within the local historic district: 824 Coral Way, 833 Coral Way, 841 Coral Way, 910 Coral Way, 915 Coral Way, 936 Coral Way, Robert J. Fewell Park, 1008 Coral Way, 1015 Coral Way, 1020 Coral Way, 1026 Coral Way, 1033 Coral Way, 1044 Coral Way, 1101 Coral Way (previously 1103 Coral Way), 1110 Coral Way, 1111 Coral Way, 1125 Coral Way, 1142 Coral Way, 1201 Coral Way, 1222 Coral Way, 1229 Coral Way, 1242 Coral Way (formerly associated with 1248 Coral Way), 1301 Coral Way, 1310 Coral Way, 1321 Coral Way, 1327 Coral Way, 1339 Coral Way, 1340 Coral Way, 1401 Coral Way, 1406 Coral Way, and 1411 Coral Way; and

WHEREAS, The Coral Way Historic District includes single-family residences, plazas, the roadway, and the associated landscaping and lighting within the right-of-way on the north and south sides of Coral Way between Anderson Road and Alhambra Circle; and

WHEREAS, the period of significance established for the contributing structures within the historic district is 1899 to 1959; and

WHEREAS, the area surrounding Coral Way was the original 160 acre homestead purchased by Solomon and Althea Merrick, parents of Coral Gables founder George E. Merrick; and

WHEREAS, in 1907 the Merrick family began the construction of a coral rock home at 907 Coral Way (completed in 1910) that is the oldest remaining residence along Coral Way; and

WHEREAS, the Merrick family home would be named "Coral Gables" and the surrounding acreage the "Coral Gables Plantation;" and

WHEREAS, the Coral Way Historic District contains buildings from every historical period, and traces the development of the City from the initial development of the Merrick family plantation to today; and

WHEREAS, the design of the roadway and plazas along Coral Way reflect the ideals of the City Beautiful and Garden City Movements in urban planning; and

WHEREAS, the residences along Coral Way exhibit the distinctive architectural styles utilized within the City of Coral Gables from the 1900s through the early 1960s including: Vernacular, Mediterranean Revival, Ranch, Monterey, Mediterranean Transitional, and Neoclassical Revival; and

WHEREAS, eight of earliest residences constructed out of native coral rock (oolitic limestone) are located on Coral Way; and

WHEREAS, the Coral Way Historic District contains works designed and built by prominent local architects and builders including: Frank Button, Denman Fink, H. George Fink, Phineas Paist, Paist and Steward, John and Coulton Skinner, Hampton and Reimert, H.H. Mundy, E. Dean Parmalee, Edward T. Rempe, Robert Fitch Smith, Webb and Meyers, Frank Wyatt Woods, William E. Tschumy, John H. Sculthorpe, Lester Avery, Ambrose Becker, Curtis E. Haley, William H. Merriam, and L. Murray Dixon ; and

WHEREAS, George E. Merrick and his wife Eunice Peacock Merrick resided at 937 Coral Way, also known as "Polciana Place;" and

WHEREAS, Helen Merrick, sister of George Merrick, resided at 1217 Coral Way; and

WHEREAS, Ethel Merrick, sister of George Merrick, and her husband were the original owners of 800 South Greenway Drive; and

WHEREAS, Eunice Peacock Merrick owned the residence at 1015 Coral Way from 1972 through 1989, at which time the property passed to Mildred Merrick, third wife of George Merrick's youngest brother Richard; and

WHEREAS, the original residence at 1044 Coral Way was constructed for Worth St. Clair and his wife Emma Merrick, sister to Reverend Solomon G. Merrick; and

WHEREAS, Edward E. "Doc" Dammers, salesman for Coral Gables early development and the City's first Mayor, resided at 1141 Coral Way; and

WHEREAS, John E. Withers, founder of Withers Transfer and Storage, built the residence at 832 Coral Way, which remained in the Withers family until 1985; and

WHEREAS, Salem and Emily Graham, prominent Miami pioneers, built the residence at 1001 Coral Way and used it as their winter home from 1925 through 1932; and

WHEREAS, the City of Coral Gables designated Coral Way as a Historic Roadway in 1976, stipulating that the roadway shall not be broadened and that the roadway, its five plazas, landscaping and oak trees be maintained in their existing condition; and

WHEREAS, Coral Way was designated as a State Historic Highway in 1976, recognizing the unique sense of place along a roadway and providing protection to its historic scenic qualities; and

WHEREAS, the Coral Way Historic District satisfies the "historical, cultural significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it is associated in a significant way with the life or activities of a major historic person important in the past; and it exemplifies the historical, cultural, political, economic, or social trends of the community; and

WHEREAS, the Coral Way Historic District satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; it is an outstanding work of a prominent designer or builder; and it contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 3, Section 3-1103 of the Zoning Code of the City of Coral Gables, and approved that it be designated as a "Local Historic Landmark District," and

WHEREAS, the Planning Director or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the properties within the district are as follows: Lots 1 through 10, Block 1, Coral Gables Section "A;" Lots 1 through 12, Block 10, Coral Gables Section "A;" Lots 1 through 11, north 5 feet of Lots 19 & 20, and north 5 feet of east 18 feet of Lot 21, Block 11, Coral Gables Section "A;" Lots 1 through 11, Block 18, Coral Gables Section "A;" Lot 10 less west 80 feet of north 125 feet and less south 175 feet of west 84.45 feet and less DB 3157-80, Peacock Re-Sub; East 33 feet of Lot 4 and south 175 feet of west 84.45 feet of Lot 10 and beginning 84.45 feet east of SW corner of Lot 10 TH north 175 feet south 7 degrees east 176.5 feet west 6 feet to POB, Peacock Re-Sub; Lots 5 & 6, and west 17 feet of Lot 4, Peacock Re-Sub; Lots 10, 11, west 30 feet of Lot 13, Lots 14 through 20, Block 34, Coral Gables Section "B;" West 126.38 feet of east 170.84 feet of south 211 feet of Lot 5 less beginning 36 feet south of the NW corner of Lot 5 continuing south 167.92 feet to R/W/L of Coral Way SELY 20.61 feet, north 172.97 feet, west 20 feet to POB, Block 35, Coral Gables Section "B;" Lots 14 through 22, and Lot 23 less beginning in the NW corner east 103.92 feet, south 4.85 feet, west 104.06 feet, north 4.40 feet to POB, Block 9, Coral Gables Section "C;" Lots 12 through 22, Block 10, Coral Gables Section

"C;" Lots 1 through 14, Block 1, Coral Gables Section "D;" Lots 1, 2, 21 and 22, Block 8, Coral Gables Section "D;" Lot 4 less south 35 feet of east 25 feet, and Lots 5, 6 and 7 less south 35 feet, Block 11, Coral Gables Section "D;" Lots 1 and 2, Block 17, Coral Gables Section "D;" Lots 1 and 2, Block 18, Coral Gables Section "D;" Lots 14 through 26, Block 7, Coral Gables Section "E;" Lots 12 through 17, Lots 18 and 19 less north 1½ feet, Lots 20, 21 and 22, Block 8, Coral Gables Section "E;" Lots 6, 7, 8, 9, and 10, Block 9, Coral Gables Section "E;" and

WHEREAS, a Designation Report, Case File LHD 2013-05, prepared by the Historic Landmark Officer containing information on the historical, cultural significance, and architectural significance of the properties and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the historic designation of the subject property was offered by Dolly MacIntyre and seconded by Margaret Rolando and upon a poll of the members present the vote was as follows:

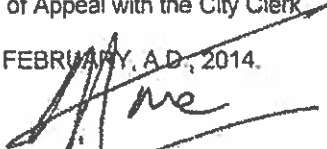
<u>Board Member</u>	<u>Vote</u>
Carmen Guerrero	Aye
Dolly MacIntyre	Aye
Tony Newell	Aye
Judy Pruitt	Aye
Margaret Rolando	Aye
Alejandro Silva	Aye
Venny Torre	Aye
Dorothy Thomson	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on February 20, 2014, has designated the subject properties, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark District pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

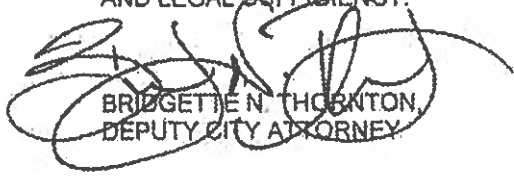
Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS TWENTIETH DAY OF FEBRUARY, A.D., 2014.


 VENNY TORRE
 CHAIRMAN,
 HISTORIC PRESERVATION BOARD

ATTEST:

 DONA M. SPAIN
 HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
 AND LEGAL SUFFICIENCY:

 BRIDGETTE N. THORNTON
 DEPUTY CITY ATTORNEY