



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/29/2018

Property Information	
Folio:	03-4130-009-0210
Property Address:	6500 RED RD Coral Gables, FL 33143-3692
Owner	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH
Mailing Address	450 MARTIN LUTHER KING JR AVE LAKELAND, FL 33815 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	7144 RELIGIOUS - EXEMPT RELIGIOUS
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	35,641 Sq Ft
Lot Size	71,165 Sq Ft
Year Built	1962



Assessment Information			
Year	2017	2016	2015
Land Value	\$9,251,450	\$5,337,375	\$5,337,375
Building Value	\$1,783,546	\$1,702,150	\$1,535,114
XF Value	\$89,251	\$89,419	\$89,589
Market Value	\$11,124,247	\$7,128,944	\$6,962,078
Assessed Value	\$7,841,838	\$7,128,944	\$6,962,078

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$3,282,409		
Religious	Exemption	\$7,841,838	\$7,128,944	\$6,962,078
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES RIVIERA SEC 14 - 2ND	
REV PL PB 28-32	
LOTS 1 THRU 8 INC & BLK 196	
34 THRU 40 INC & ALL OF ALLEY	
NWLY & ADJ TO LOTS 34 THRU 40	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$7,841,838	\$7,128,944	\$6,962,078
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$11,124,247	\$7,128,944	\$6,962,078
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$7,841,838	\$7,128,944	\$6,962,078
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$7,841,838	\$7,128,944	\$6,962,078
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/21/2017	\$100	30649-1397	Corrective, tax or QCD, min consideration

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>

CITY'S

EXHIBIT

1/29/2018

<u>Owner (Sunbiz principal address)</u> Florida Annual Conference of the United Methodist Church 450 Martin Luther King, Jr Ave Lakeland, FL 33815-1522	<u>Owner (Sunbiz mailing address)</u> Florida Annual Conference of the United Methodist Church PO Box 3549 Lakeland, FL 33802-3549
<u>Owner (Registered Agent)</u> Bush Ross Registered Agent Services, LLC 1801 N Highland Ave Tampa, FL 33602-2656	

6500 RED ROAD




[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-17-11-2376	11/29/2017	6500 RED RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/05/2017	12/05/2017	0.00
PL-15-08-5002	08/21/2015	6500 RED RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE SEWER LINE UNDER MASTER BATHROOM MISC REPAIR ***CANCELLED*** ***CANCELLED***	canceled	08/25/2015	01/31/2018	0.00
BL-13-03-1432	03/21/2013	6500 RED RD	ROOF / LIGHT WEIGHT CONC	REPAIR ROOF TILES ONLY \$5,000	final	03/27/2013	04/11/2013	0.00
CE-12-08-1103	08/18/2012	6500 RED RD	CODE ENF WARNING PROCESS	WT 9632 4-410 ZONING CODE (TNT) TENTS OR FREE STANDING SCREEN ENCLOSURES ARE PROHIBITED.	final	08/18/2012	08/18/2012	0.00
CE-12-08-1102	08/18/2012	6500 RED RD	CODE ENF WARNING PROCESS	WT9632 5-1404 ZONING CODE (PAK) PARKING OF VEHICLE ON LAWN OR OTHER UNAPPROVED SURFACE. F150 WHIT.	final	08/18/2012	08/18/2012	0.00
CE-12-08-1101	08/18/2012	6500 RED RD	CODE ENF WARNING PROCESS	WT9632 5-1902 ZONING CODE (BAN) BANNERS, SIGNS, ETC. ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	08/18/2012	08/18/2012	0.00
RC-12-07-0470	07/10/2012	6500 RED RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1962) CONSTRUCTION REGULATION BOARD CASE #18-7004 UNSAFE STRUCTURES FEE	pending			0.00
CE-08-02-0721	02/19/2008	6500 RED RD	CODE ENF WARNING PROCESS	WT79826 SEC 5-1902 (BAN) INCOME TAX PREPARATION BANNER, REMOVE WITHIN 24 HOURS.	final	02/19/2008	02/19/2008	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-599-2448 (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:	First United Methodist Church of South Miami	Inspection Date:	4/25/2017
Address:	6565 Red Road Coral Gables	Inspection Type:	AA-Tactical, Assembly
		Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	22691
		Occupant Number:	018585

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 13 Emergency lights	7.9.3.1 - Excerpt: Required emergency lighting systems shall be tested in accordance...
		Comment: Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.	
Fail	Floor 1	NFPA 25 08 Chapter 6 Standpipe and Hose Systems	6.4 - Standpipe maintenance
		Comment: Maintenance. Maintenance and repairs shall be in accordance with 6.2.3 and Table 6.2.2.	

A re-inspection will occur on or after 5/26/2017.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

CITY'S

EXHIBIT

3

**Company
Representative:**


Signature valid only in mobile-eyes documents

Dawn Worden
4/25/2017

Inspector:


Signature valid only in mobile-eyes documents

Madelaine Mendez
4/25/2017



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:	The French American School	Inspection Date:	4/24/2017
Address:	6565 Red Road	InspectionType:	AA-Tactical, Public / Private Schools
	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:	126 Students	Occ. Sq. Ft.:	13192
		Occupant Number:	018583

No violations noted at this time.

Company Representative:

Marisa Duret



4/24/2017 9:26:46 AM

Signature valid only in mobile-eyes documents

Marisa Duret
4/24/2017

Inspector:

Madelaine Mendez
4/24/2017 9:26:46 AM
Signature valid only in mobile-eyes documents

Madelaine Mendez
4/24/2017

Garcia, Belkys

From: Garcia, Belkys
Sent: Thursday, December 7, 2017 9:56 AM
To: 'Joey.Blakley@foundrycommercial.com'
Cc: Goizueta, Virginia
Subject: RE: 40 year inspection status 6500 Red Rd

Good morning,

Our records do not show an issued Recertification Letter for the above Subject address. I found a report that was submitted in 2012; however, it is incomplete and doesn't have any signatures from the Official's reviews. We will not be able to use that report as it is not an original.

A new completed report (signed and sealed) must be submitted as soon as possible as the structure was required recertification in 2012. Ensure your submittal includes the structural report, electrical report, Parking Lot Illumination Form, Guardrails Form and cover letter from your engineer or architect stating if the structure is safe for occupancy or if deficiencies were found during the inspection. The fees were paid; therefore, new fees will not be required upon submittal of the new report.

Let me know if you have further questions on this matter.

<http://www.miamidade.gov/permits/library/structural-recertification.pdf>

<http://www.miamidade.gov/permits/library/electrical-recertification.pdf>

<http://www.miamidade.gov/permits/library/recertification-building.pdf>

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
Building Division
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229



From: Applications, Dev. Services
Sent: Thursday, December 7, 2017 9:26 AM
To: Garcia, Belkys
Subject: FW: 40 year inspection status 6500 Red Rd

CITY'S Composite
EXHIBIT 4

From: Joey Blakley [mailto:Joey.Blakley@foundrycommercial.com]
Sent: Wednesday, December 06, 2017 10:42 AM
To: Applications, Dev. Services
Subject: 40 year inspection status 6500 Red Rd

I would like to inquire about the current status of the 40yr inspection for the property located at 6500 Red Rd in Coral Gables.

Thanks,



JOEY BLAKLEY

Vice President
*Religious, Educational
& Not-For-Profit Group*

T 407.540.7737
M 407.325.0077

CNL Tower II
420 S. Orange Ave, Suite 950
Orlando, FL 32801

foundrycommercial.com



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BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7004

vs.

FLORIDA ANNUAL CONFERENCE OF THE UNITED
METHODIST CHURCH
450 Martin Luther King, Jr. Avenue
Lakeland, Florida 33815-1522

Return receipt number:

91 7108 2133 3932 5910 7938

Respondent.

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

Date: February 23, 2018

Re: **6500 Red Road**, Coral Gables, Florida 33143-3692, and legally described as Lots 1 thru 8 inc & Block 196 34 thru 40 inc & all of alley nwly & adj to Lots 34 thru 40, of CORAL GABLES RIVIERA SECTION 14, according to the Plat thereof, as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-009-0210 ("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.

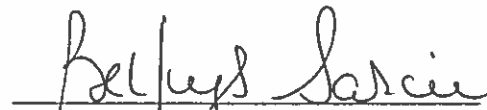
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 12, 2018, at 2:00 p.m.

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.

c:

Florida Annual Conference of the United Methodist Church, P.O. Box 3549, Lakeland, Florida 33802-3549
Bush Ross Registered Agent Services, LLC, 1801 N. Highland Avenue, Tampa, Florida 33602-2656



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7004

Title of Document Posted: Construction Regulation Board. Notice of Unsafe Structure Violation
For Failure To Recertify and Notice of Hearing

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 6500 Red Road, ON 2-23-18
AT 10:15 a.m. Posted At Church Office door
CHURCH REAL ADDRESS: 6565 Red Road

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

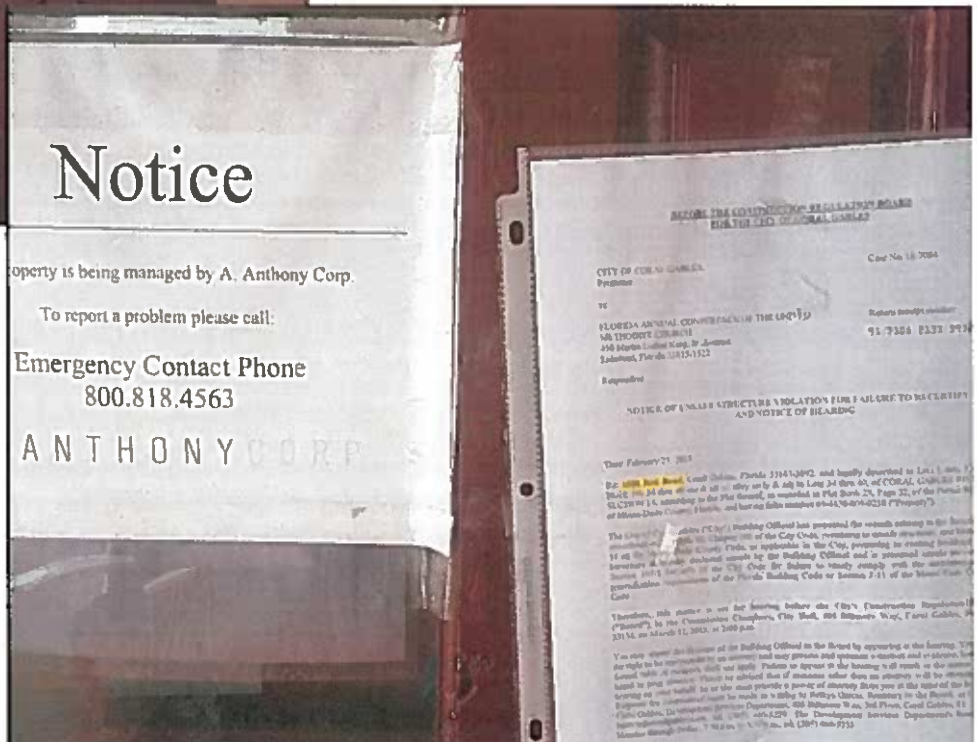
Sworn to (or affirmed) and subscribed before me this 23rd day of February, in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

6500 RED ROAD





Prepared by and return to:
J. Stephen Gardner, Esquire
Gardner Brewer Martinez-Monfort, P.A.
400 North Ashley Drive, Suite 1100
Tampa, FL 33602

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed is made as of the 21st day of May, 2017, between FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, INC., a Florida not-for-profit corporation, and the undersigned Successor Trustees of FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, also known as SOUTH MIAMI UNITED METHODIST CHURCH, formerly known as FIRST METHODIST EPISCOPAL CHURCH OF SOUTH MIAMI, an unincorporated church, the post office address of which is 6565 Red Road, Coral Gables, FL 33143 (collectively, the "grantor"), and THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation, whose post office address is 450 Martin Luther King, Jr. Avenue, Lakeland, FL 33815, (the "grantee"):

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Miami-Dade County, Florida (the "Land"), to-wit:

LEGAL DESCRIPTION CONTAINED ON EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

IN TRUST, THAT SAID PREMISES SHALL BE HELD, KEPT, MAINTAINED AND DISPOSED OF FOR THE BENEFIT OF THE UNITED METHODIST CHURCH AND SUBJECT TO THE USAGES AND THE DISCIPLINE OF THE UNITED METHODIST CHURCH.

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

[SIGNATURES CONTAINED ON FOLLOWING PAGES]

[SIGNATURE PAGE TO QUIT CLAIM DEED]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the 21st day of May, 2017, effective as of the day and year first above written.

Signed, sealed and delivered in our presence:

FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, INC., a Florida not-for-profit corporation

Cynthia D. Weems
Witness Name: Cynthia D. Weems

By: [Signature]
Name(print): NEELIS TASH
Title(print): CHURCH TREASURER

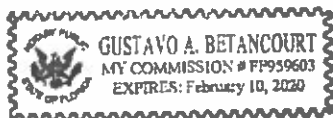
[Signature]
Witness Name: DAWN E. WARDEN

By: [Signature]
Name(print): Gilda Hardin
Title(print): Treasurer

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5 day of June, 2017, by NEELIS TASH as President of FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, INC., a Florida not-for-profit corporation, on behalf of the corporation. Such officer ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public

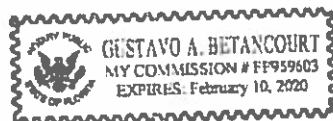
Printed Name: GUSTAVO A. BETANCOURT

My Commission Expires: February 10, 2020

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5 day of June, 2017, by Gilda Hardin as Treasurer of FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, INC., a Florida not-for-profit corporation, on behalf of the corporation. Such officer ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: GUSTAVO A. BETANCOURT

My Commission Expires: February 10, 2020

[SIGNATURE PAGE TO QUIT CLAIM DEED]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the 21st day of May, 2017, effective as of the day and year first above written.

Signed, sealed and delivered in our presence:

Cynthia D. Weems
Witness Name: Cynthia D. Weems

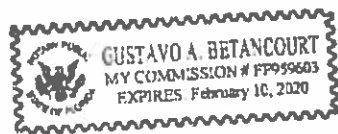
Dawn E. Worden
Witness Name: Dawn E. Worden

Sign [Signature]
Print Name: Edna S. Ash
Title: TRUSTEE

State of Florida
County of Miami-Dade

GND ~~Louis Tash~~ The foregoing instrument was acknowledged before me this 5 day of June, 2017, by ~~ARLEN HARRIS~~, as successor Trustee of FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, also known as SOUTH MIAMI UNITED METHODIST CHURCH, formerly known as FIRST METHODIST EPISCOPAL CHURCH OF SOUTH MIAMI, an unincorporated church. Such Trustee ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Gustavo A. Betancourt

My Commission Expires: February 10, 2020

[SIGNATURE PAGE TO QUIT CLAIM DEED]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the 6th day of July, 2017, effective as of the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: NORMA SAYAGO

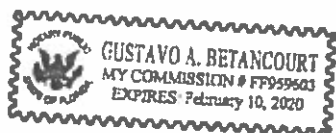
Witness Name: JVET M. GONZALEZ

Sign: Patricia M. McDougale
Print Name: PATRICIA M. McDougale
Title: TRUSTEE

State of Florida
County of Miami-Dade

GAB The foregoing instrument was acknowledged before me this 6 day of July, 2017, by Patricia M. McDougale, as successor Trustee of FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, also known as SOUTH MIAMI UNITED METHODIST CHURCH, formerly known as FIRST METHODIST EPISCOPAL CHURCH OF SOUTH MIAMI, an unincorporated church. Such Trustee ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: GUSTAVO A. BETANCOURT

My Commission Expires: February 10, 2020

[SIGNATURE PAGE TO QUIT CLAIM DEED]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the 6th day of July, 2017, effective as of the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: NORMA SAYAGO

Witness Name: LGBT M. GONZALEZ

Sign Dennis McDougle
Print Name: Dennis McDougle
Title: TRUSTEE

State of Florida
County of MIAMI - Dade

GAB The foregoing instrument was acknowledged before me this 6 day of July, 2017, by Dennis McDougle, as successor Trustee of FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI, also known as SOUTH MIAMI UNITED METHODIST CHURCH, formerly known as FIRST METHODIST EPISCOPAL CHURCH OF SOUTH MIAMI, an unincorporated church. Such Trustee ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Gustavo A. Betancourt
Notary Public

Printed Name: GUSTAVO A. BETANCOURT

My Commission Expires: FEBRUARY 10, 2020

EXHIBIT "A"

Legal Description of Real Property

Parcel 1

LOTS 1 THROUGH 8 INCLUSIVE AND LOTS 34 THROUGH 40 INCLUSIVE AND ALL OF ALLEY NWLY & ADJACENT TO LOTS 34 THROUGH 40 LESS BEG. SE CORNER LOT 8 NWLY 10 FT, S 14 FT, NELY 10 FT TO POB, BLOCK 196, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio: 03-4130-009-0210

AND

Parcel 2

LOT 3, BLOCK 2, NEW CONTINENTAL SECTION ONE, ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 1, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio: 30-5003-025-0130

CONSENT OF PASTOR

Pursuant to the requirements of *The Book of Discipline of the United Methodist Church* ("The Book of Discipline"), the undersigned pastor of **FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI** ("South Miami UMC"), hereby consents to the transfer and conveyance by **South Miami UMC** of the real property and improvements located at 6500 Red Road (Folio No. 03-4130-009-0210) and 8104 SW 102 Street (Folio No. 30-5003-025-0130), Coral Gables, Florida (the "Property"), as provided in the deed to which this consent is attached.

This consent is executed in accordance with *The Book of Discipline* for the specific purposes stated herein, and the undersigned makes no warranty, guarantee, indemnity or other agreement with respect to the Property or the transaction contemplated above.

Dated this 5 day of June, 2017.

Witnesses:


 REV. DAWN E. WORDEN

State of Florida

County of ~~Osceola~~ Alachua 

The foregoing instrument was acknowledged before me this 5 day of June, 2017, by REV. DAWN E. WORDEN, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: Gustavo A. Betancourt

My Commission Expires: February 10, 2020

SCHEDULE 1 TO QUIT CLAIM DEED


CONSENT OF PRESIDING DISTRICT SUPERINTENDENT

The undersigned District Superintendent of the South East District of the Florida Conference of the United Methodist Church: (i) hereby consents to the transfer and conveyance by **FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI**, of the real property and improvements located at 6500 Red Road (Folio No. 03-4130-009-0210) and 8104 SW 102 Street (Folio No. 30-5003-025-0130), Coral Gables, Florida (the "Property"), as provided in the deed to which this consent is attached, and (ii) has determined that the sale, transfer and conveyance of the Property conforms to *The Book of Discipline of the United Methodist Church* ("The Book of Discipline").

This consent is executed in accordance with *The Book of Discipline* for the specific purposes stated herein, and the undersigned makes no warranty, guarantee, indemnity or other agreement with respect to the Property or the transaction contemplated above.

Dated this 14th day of June, 2017.

Witnesses:


 REV. DR. CYNTHIA WEEMS
 District Superintendent of the South East District of
 the Florida Conference of the United Methodist
 Church

State of Florida
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 14 day of June, 2017, by REV. DR. CYNTHIA WEEMS, District Superintendent of the South East District of the Florida Conference of the United Methodist Church, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: GUSTAVO A. BETANCOURT

My Commission Expires: February 10, 2020



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

Detail by Entity Name

Florida Not For Profit Corporation

THE FLORIDA UNITED METHODIST FOUNDATION, INC.

Filing Information

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FEI/EIN Number	59-1148710
Date Filed	07/19/1966
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Last Event	AMENDED AND RESTATED
ARTICLES	
Event Date Filed	07/03/2017
Event Effective Date	NONE

Principal Address

450 MARTIN LUTHER KING JR. AVE.
LAKELAND, FL 33815

Changed: 01/04/2011

Mailing Address

PO BOX 3549
LAKELAND, FL 33802

Changed: 03/21/2006

Registered Agent Name & Address

BUSH ROSS REGISTERED AGENT SERVICES, LLC
1801 N. HIGHLAND AVENUE
TAMPA, FL 33602

Name Changed: 08/15/2014

Address Changed: 08/15/2014

Officer/Director Detail

Name & Address

Title VP, Finance and Administration

HICKS, PAMELA W
911 E. Highland Drive
LAKELAND, FL 33813

Title VC

Hager, Daniel S
1022 50th St Ct W
Bradenton, FL 34209

Title Chairman

WHITE, ROBERT
333 Brassie Drive
Orlando, FL 32804

Title Secretary

Judge, Beverly
435 Bouchelle Drive, Apt 101
New Smyrna Beach, FL 32169

Title President

Becker, Mark, Rev.
1053 Ashton Woods Ln
Lakeland, FL 33813

Title Treasurer

Cox, Margaret
2520 Ranchland Acres Road
Lakeland, FL 33809

Annual Reports

Report Year	Filed Date
2016	01/26/2016
2017	01/10/2017
2018	01/17/2018

Document Images

01/17/2018 -- ANNUAL REPORT	View image in PDF format
07/03/2017 -- Amended and Restated Articles	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
08/19/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format

08/15/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
09/06/2013 -- Amendment	View image in PDF format
02/25/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- ADDRESS CHANGE	View image in PDF format
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05/09/2007 -- ANNUAL REPORT	View image in PDF format
03/21/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
01/05/2004 -- ANNUAL REPORT	View image in PDF format
07/11/2003 -- Amended and Restated Articles	View image in PDF format
04/23/2003 -- ANNUAL REPORT	View image in PDF format
01/02/2003 -- Merger	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
01/23/2001 -- ANNUAL REPORT	View image in PDF format
05/31/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
04/14/1997 -- ANNUAL REPORT	View image in PDF format
03/11/1996 -- ANNUAL REPORT	View image in PDF format
04/05/1995 -- ANNUAL REPORT	View image in PDF format



CFN 2012R0114823
OR Bk 28001 Pgs 1710 - 1712; (3pgs)
RECORDED 02/17/2012 11:29:37
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR129-LHD2009-04

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 6500 RED ROAD (ALSO KNOWN AS 6565 RED ROAD AND 5999 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 1 THROUGH 8 INCLUSIVE AND BLOCK 196, LOTS 34 THROUGH 40 INCLUSIVE AND ALL OF ALLEY NWLY & ADJACENT TO LOTS 34 THROUGH 40 LESS BEG. SE CORNER LOT 8 NWLY 10 FT., CORAL GABLES RIVIERA SECTION PART 14 - 2ND REV.; 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 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, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, 6500 Red Road is the site of the First United Methodist Church of South Miami, begun in 1914; and

WHEREAS, 6500 Red Road was built in 1948, and designed by Loyd Frank Vann and John M. Lyell; and

WHEREAS, 6500 Red Road was designed in the Transitional style of architecture that began to move away from the Mediterranean Revival style toward a more simplified architecture; and

WHEREAS, 6500 Red Road had later additions in 1953 designed by Harry E. Penney and in 1963 designed by William H. Merriam; and

WHEREAS, these structures, and the site they sit on, exemplify historical, cultural, political, economic and social trends of the community as the nation emerged from involvement of World War II and continued to respond to the evolving growth in population; and

WHEREAS, 6500 Red Road satisfies the "historical, cultural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it exemplifies the historical, cultural, political, economic, or social trends of the community; and it is associated in a significant way with a past or continuing institution, which has contributed substantially to the life of the City; and

WHEREAS, 6500 Red Road 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", 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 property is as follows: Lots 1 through 8 inclusive and Block 196, Lots 34 through 40 inclusive and all of alley Nwly & Adj. to Lots 34 through 40 Less beg SE corner Lot 8 Nwly 10 ft, Coral Gables Riviera Section Part 14 - 2nd Rev., and

WHEREAS, a Designation Report, Case File LHD 2009-04, prepared by the Historic Landmark Officer containing information on the historic, cultural and architectural significance of the property 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 application was offered by Gay Bondurant and seconded by Shirley Maroon and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Gay Bondurant	Aye
Richard Heisenbottle	Aye
Dolly MacIntyre	Aye
Shirley Maroon	Aye
Joyce Meyers	Aye
Margaret Rolando	Aye
Ernesto Santos	Aye
Dorothy Thomson	Aye
Venny Torre	Excused

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on July 16, 2009, has designated 6500 Red Road, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark 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.

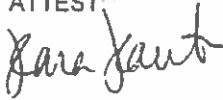
BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not 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 SIXTEENTH DAY OF JULY, A D. 2009.


DOLLY MACINTYRE
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:



KARA N. KAUTZ
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ, CITY ATTORNEY

2012

RC12070470

BUILDING RECERTIFICATION INSPECTION REPORT

PREPARED FOR:

FIRST UNITED METHODIST CHURCH OF SOUTH MIAMI

PROPERTY LOCATED AT:

6500 RED ROAD
CORAL GABLES, FLORIDA

PREPARED BY:

G N P engineering group, inc.


10400 NW 33rd Street, Suite 220, Doral, Florida 33172
TELEPHONE: (305) 592-4538 / FAX: (305) 592-1433

June 21, 2012

In accordance with Metropolitan Dade County Ordinance No. 75-34 (Amended by Ordinance 92-1), GNP Engineering Group, Inc. has performed a structural inspection of the building located at 6500 Red Road, Coral Gables, Florida and determined the building to be structurally *safe with qualifications (repairs required)* for continued use under present occupancy. The findings of our inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for Building Recertification.

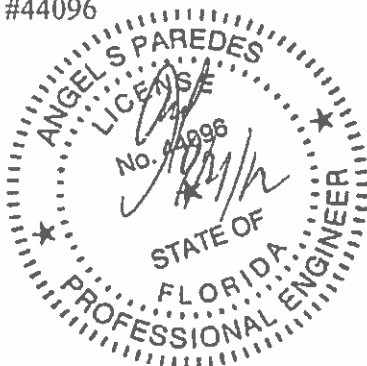
The 40-Yr Recertification inspection is not intended to identify any violations or open permits from the Building Department or other regulatory agencies. Furthermore, the 40-Yr Recertification inspection is not intended to verify whether there are any open permits, work that has been done without permits or to certify that any work that may have been done complies with any applicable building codes or standards.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent possible.



Angel S. Paredes

PE #44096



Angel S. Paredes
PE #44096

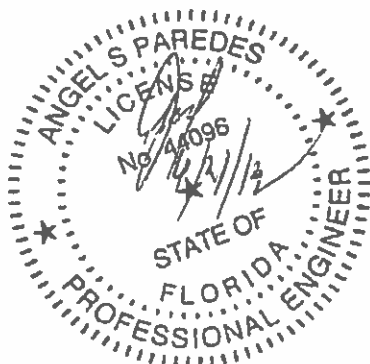
STRUCTURAL REPORT

1. DESCRIPTION OF STRUCTURE

- a. **Name of Title:** First United Methodist Church of South Miami
- b. **Street Address:** 6500 Red Road, Coral Gables, Florida
- c. **Legal Description:** CORAL GABLES RIVIERA SEC 14-2ND REV PL PB 28-32
LOTS 1 THRU 8 INC & BLK 196 34 THRU 40 INC & ALL OF ALLEY NWLY
& ADJ TO LOTS 34 THRU 40 LESS BEG SE COR LOT 8 NWLY 10FT
- d. **Owner's Name:** First United Methodist Church of South Miami
- e. **Owner's Mailing Address:** 6565 SW 57 Ave., South Miami, FL 33143-3692
- f. **Building Official Folio Number:** 03-4130-009-0210
- g. **Year Built:** 1962
- h. **Building Code Occupancy Classification:** Group A Occupancy
- i. **Present Use:** Assembly
- j. **General Description:** One-story building, CBS construction, with exception of the
school and church which are two stories. All buildings have a total of 35,641 SF.
- k. **Nature of Present Loading:** Church, chapel, offices and school.
- l. **Additions to Original Structure:** Unable to determine verify since plans were not
available.

2. INSPECTIONS:

- a. **Date of Notice of Required Inspection:** April 1, 2012



Angel S. Paredes
PE #44096

- b. **Date of Actual Inspection:** June 15, 2012
- c. **Name and Qualification of Individual Submitting Inspection Report:**
Angel S. Paredes, P.E. (License #44096)
- d. **Description of Any Laboratory or Other Formal Testing:** Not required; used manual and visual inspection procedures.
- e. **Accessibility for Inspection:** The building was accessible at time of inspection.

3. REPAIRS:

a. **Structural Repair:**

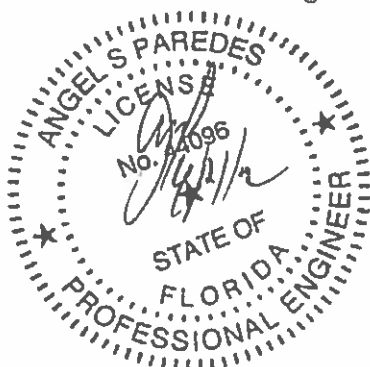
[N/A] None Required

[X] Required / Description – *Refer to Section 7.*

b. **Comments:**

This report is solely for the purposes of the 40-Year Recertification based on the "Minimum Inspection Procedural Guidelines" and not for purposes of reporting for a purchase transaction. Any future potential buyers are responsible for obtaining their own independent inspection. This report shall not be used to cause action in favor of a third party against either the current Owner or GNP Engineering Group, Inc. (GNP). Services rendered by GNP are in accordance with the contractual agreement between GNP and the current Owner.

This report is only intended to identify structural deficiencies and to recommend that repairs be made to the structure, if needed. This report is not intended to identify means and methods of repair, nor is this report to be construed as a design document to be used for permitting and construction. If required, the Owner will be responsible for obtaining the services of a Registered Professional Engineer, or "Design Engineer", to design any remedial work required to repair the structural deficiencies as identified in this report. In addition, the Owner will be responsible for obtaining the necessary permits for construction and for having a licensed Contractor perform the work in accordance with the requirements of the Florida Building Code.



Angel S. Paredes
PE #44096

4. SUPPORTING DATA

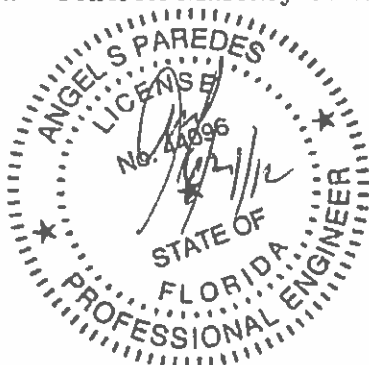
- a. N/A Sheets of Written Data
- b. N/A Photographs
- c. N/A Drawing (Plan)

5. PRESENT CONDITION OF STRUCTURE

- a. General Alignment: Good condition.
 - [N/A] Bulging - None observed during inspection.
 - [N/A] Settlement - None observed during inspection.
 - [N/A] Deflection - None observed during inspection.
 - [N/A] Expansion - No expansion above normal observed during inspection.
 - [N/A] Contraction - No contraction above normal observed during inspection.
- b. Portions Showing Distress: None observed.
- c. Surface Conditions: Good condition.
- d. Cracks: Hairline sized stucco cracks.
- e. General Extent of Deterioration: No significant deterioration of structure observed.
- f. Previous Patching or Repairs: None visible.

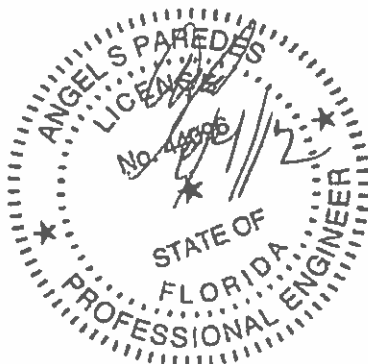
6. MASONRY BEARING WALLS

- a. Concrete Masonry Units: Good condition.



Angel S. Paredes
PE #44096

- b. **Reinforced Concrete Tie Columns:** Good condition.
- c. **Reinforced Concrete Tie Beams:** Good condition.
- d. **Lintels:** Good condition.
- e. **Other Type Bond Beams:** Good condition.
- f. **Masonry Finishes (Exterior):**
 - 1) **Stucco** – Good condition.
 - 2) **Veneer** – N/A
 - 3) **Paint** – Good condition.
 - 4) **Other** - N/A
- h. **Masonry Finishes (Interior):**
 - 1) **Vapor Barrier** - N/A
 - 2) **Furring & Plaster** – Good condition.
 - 3) **Paneling** – Good condition.
 - 4) **Paint** - Good condition.
 - 5) **Other** - N/A
- i. **Cracks:**
 - 1) **Location** - No cracks observed in concrete masonry walls.
 - 2) **Description** - N/A
- j. **Spalling:**



Angel S. Paredes
PE #44096

1) **Location** - No spalling observed in concrete masonry walls.

2) **Description** - N/A

k. Rebar Corrosion:

☒ **None Visible**

☐ **Minor (patching will suffice)**

☐ **Significant (but patching will suffice)**

☐ **Significant (structural repairs required) / Description**

7. FLOOR & ROOF SYSTEMS

a. Roof System:

1) **Description** – Sloping roof with clay tiles and roof framing consisting of gluelam wood beams, heavy timbers and wood trusses.

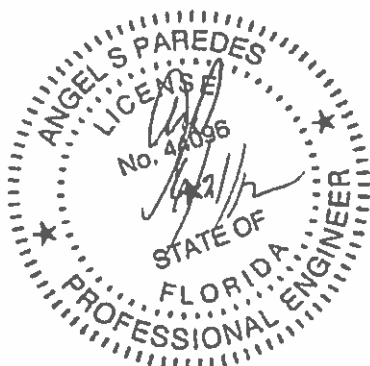
2) **Heavy Equipment and Condition of Supports** – N/A

3) **Types of Drains/Scuppers and Condition** – Gutters and downspouts observed to be in fair condition.

4) **General Condition** - *The roof surfaces were observed to be in fair to poor condition in the church and second level of school. There were hundreds of cracked tiles observed throughout the roof surfaces and evidence of water leaks observed inside the building.*

b. Floor System: The floor system consists of concrete slab on grade. Floor coverings, furniture and stored materials prohibited a visual inspection of the entire floor surface. However, visible floor surface was observed to be in fair condition.

c. Concealed Spaces Opened for Inspection: Wood framing exposed in church and chapel. Attic space with limited access in school.



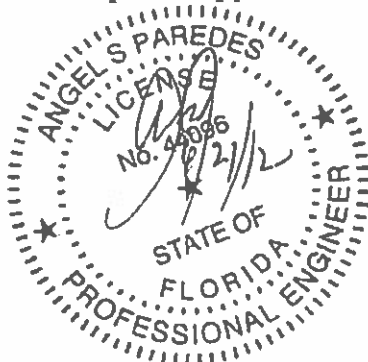
Angel S. Paredes
PE #44096

8. STEEL FRAMING SYSTEMS (N/A)

- a. Description: N/A
- b. Exposed Steel: N/A
- c. Concrete or Other Fireproofing: N/A
- d. Elevator Sheave Beams & Connections, and Machine Floor Beams: N/A
- e. Concealed Spaces Opened for Inspection: N/A
- f. General Condition: N/A

9. CONCRETE FRAMING SYSTEMS

- a. Description: CBS construction with reinforced concrete columns and concrete beams.
- b. Cracking/Spalling:
 - ☒ [X] Not Significant
 - [N/A] Location and Description of Members Affected and Type
- c. General Condition: Good condition.
- d. Rebar Corrosion:
 - ☒ [X] None Visible
 - [N/A] Location and Description of Members Affected
 - [N/A] Significant (but patching will suffice)
 - [N/A] Significant (structural repairs required)
- e. Samples Chipped Out in Small Areas:



Angel S. Paredes
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☒ [X] No

☐ [N/A] Yes / Description

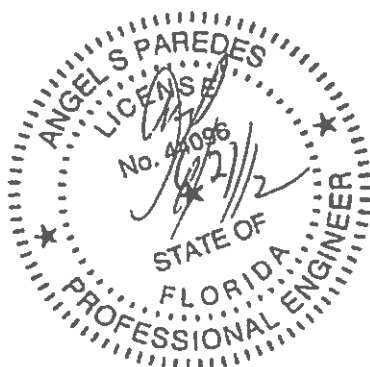
f. **Concealed Spaces Opened for Inspection:** N/A

10. WINDOWS

- a. **Type:** Aluminum frame, awning and fixed windows.
- b. **Anchorage:** Screws observed to be in fair condition.
- c. **Sealants:** Fair condition.
- d. **Interior Seals:** Fair condition.
- e. **General Condition:** Fair condition.

11. WOOD FRAMING

- a. **Type:** Glulam wood beams, heavy timbers and wood trusses for roof framing systems observed throughout the buildings.
- b. **Metal Fittings:** Bolted connections and metal plated connections observed to be secure and in good condition.
- c. **Joints:** Joints observed to be well fitted and still closed.
- d. **Drainage:** No accumulation of moisture observed on visible members.
- e. **Ventilation:** Vent screens along soffits.
- f. **Concealed Spaces Opened for Inspection:** Wood framing exposed in church and chapel. Attic space with limited access in school.



Angel S. Paredes
PE #44096

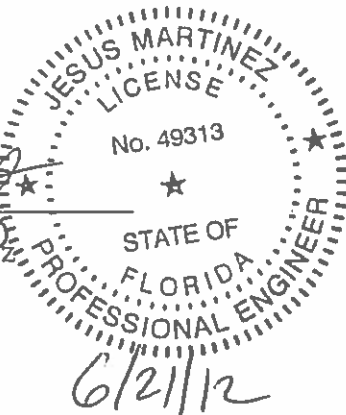
June 21, 2012

In accordance with Metropolitan Dade County Ordinance No. 75-34 (Amended by Ordinance 92-1), GNP Engineering Group, Inc. has performed an electrical inspection of the building located at 6500 Red Road, Coral Gables, Florida and determined the building to be electrically *safe with qualifications (repairs required)* for continued use under present occupancy. The findings of our inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for Building Recertification.

The 40-Yr Recertification inspection is not intended to identify any violations or open permits from the Building Department or other regulatory agencies. Furthermore, the 40-Yr Recertification inspection is not intended to verify whether there are any open permits, work that has been done without permits or to certify that any work that may have been done complies with any applicable building codes or standards.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent possible.


Jesus A. Martinez
PE #49313



Jesús A. Martinez
PE #49313

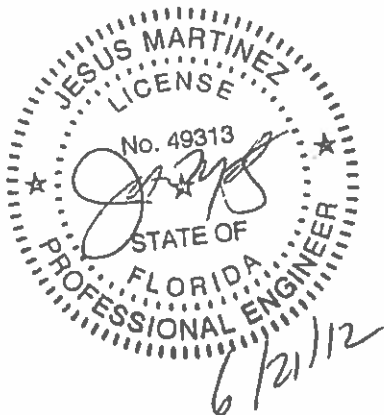
ELECTRICAL REPORT

1. DESCRIPTION OF STRUCTURE

- a. **Name of Title:** First United Methodist Church of South Miami
- b. **Street Address:** 6500 Red Road, Coral Gables, Florida
- c. **Legal Description:** CORAL GABLES RIVIERA SEC 14-2ND REV PL PB 28-32
LOTS 1 THRU 8 INC & BLK 196 34 THRU 40 INC & ALL OF ALLEY NWLY &
ADJ TO LOTS 34 THRU 40 LESS BEG SE COR LOT 8 NWLY 10FT
- d. **Owner's Name:** First United Methodist Church of South Miami
- e. **Owner's Mailing Address:** 6565 SW 57 Ave., South Miami, FL 33143-3692
- f. **Building Official Folio Number:** 03-4130-009-0210
- g. **Building Code Occupancy Classification:** Group A Occupancy
- h. **Present Use:** Assembly
- i. **General Description:** One-story building, CBS construction, with exception of the
school and church which are two stories. All buildings have a total of 35,641 SF.
- j. **Nature of Present Loading:** Church, chapel, offices and school.
- k. **Additions to Original Structure:** Unable to verify since plans were not available.

2. INSPECTIONS:

- a. **Date of Notice of Required Inspection:** April 1, 2012
- b. **Date of Actual Inspection:** June 15, 2012



Jesús A. Martinez
PE #49313

- c. **Name and Qualification of Individual Submitting Inspection Report:**
Jesus A. Martinez, P.E. (License #49313)
- d. **Description of Any Laboratory or Other Formal Testing:** Not required; used manual and visual inspection procedures.
- e. **Accessibility for Inspection:** Building was accessible at time of inspection.

3. **REPAIRS:**

- a. **Electrical Repair:**

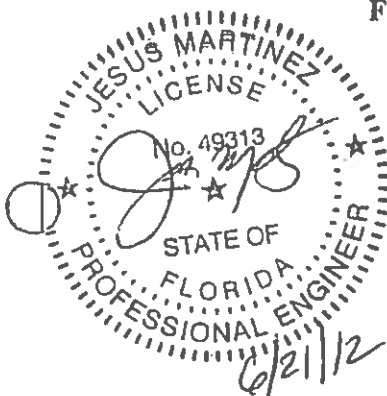
[N/A] None Required

[X] Required / Description – *Refer to Sections: 8, 9, 14, 16, 18, 19, 20, 22, 23 & 25*

- b. **Comments:**

This report is solely for the purposes of the 40-Year Recertification based on the "Minimum Inspection Procedural Guidelines" and not for purposes of reporting for a purchase transaction. Any future potential buyers are responsible for obtaining their own independent inspection. This report shall not be used to cause action in favor of a third party against either the current Owner or GNP Engineering Group, Inc. (GNP). Services rendered by GNP are in accordance with the contractual agreement between GNP and the current Owner.

This report is only intended to identify electrical deficiencies in the buildings and to recommend that repairs be made to the electrical system, if needed. This report is not intended to identify means and methods of repair, nor is this report to be construed as a design document to be used for permitting and construction. If required, the Owner will be responsible for obtaining the services of a Registered Professional Engineer, or "Design Engineer", to design any remedial work required to repair the electrical deficiencies as identified in this report. In addition, the Owner will be responsible for obtaining the necessary permits for construction and for having a licensed Contractor perform the work in accordance with the requirements of the Florida Building Code.



Jesús A. Martinez
PE #49313

4. SUPPORTING DATA

- a. N/A Sheets of Written Data
- b. N/A Photographs
- c. N/A Drawing

5. ELECTRIC SERVICE

- a. Estimated Size, Amperage: 1200 ☒ Fuses ☐ Breakers
- b. Phase: ☒ Three Phase ☐ Single Phase
- c. Condition: ☐ Good ☒ Fair ☐ Needs Repair
- d. Comments: There are two main electrical closets. The church and school and have one main 800amp fuse panelboard and the office building has one 400amp fuse disconnect. The main panelboard needs some repairs as noted in Section 8.

6. METER AND ELECTRIC ROOMS

- a. Clearances: ☒ Good ☐ Fair ☐ Requires Correction
- b. Comments: There was sufficient clearance in both electrical rooms. It is important to maintain a minimum of 36 inches of clearance at all times.

7. GUTTERS

- a. Location: Main electrical room for church and school
- b. Condition: ☒ Good ☐ Requires Repair
- c. Comments: No comments.
- a. Location: Mechanical room for school

Condition: ☒ Good ☐ Requires Repair

Comments: No comments.



Jesús A. Martinez
PE #49313

- a. **Location:** Electrical room for office building and original church
- b. **Condition:** ☒ Good ☐ Requires Repair
- c. **Comments:** No comments.

8. **ELECTRICAL PANELS**

Main Panelboard

- a. **Location:** Main electrical room for church and school
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Fuse panel, 800amp rated. Need to identify three fuse disconnects and sand and remove rust and treat with antirust paint.

A/C Panel

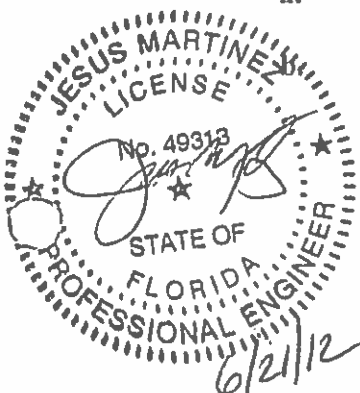
- a. **Location:** Storage room across from main electrical room
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Fuse panel, 8 poles, 400amp rated. Also needs rust to be removed and treated with antirust paint.

Mechanical/Storage Room Panel

- a. **Location:** Storage room across from main electrical room
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Breaker panel, 12 poles. Need to identify panel and branch circuits.

Sacristy Room Panel

- a. **Location:** Sacristy room in front part of church building.
- Condition:** ☐ Good ☒ Requires Repair



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- c. **Comments:** Breaker panel. Need to identify panel.

Second Floor School Panel

- a. **Location:** Second floor in school across from stairs.
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Breaker panel, 30 poles, 150amp rated. Need to identify panel.

A/C Panel

- a. **Location:** Storage room across from main electrical room
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Fuse panel, 8 poles, 400amp rated. Also needs rust to be removed and treated with antirust paint.

Panel A

- a. **Location:** Maintenance office in first floor of school
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Fuse panel, 40 poles. Need to identify all branch circuits.

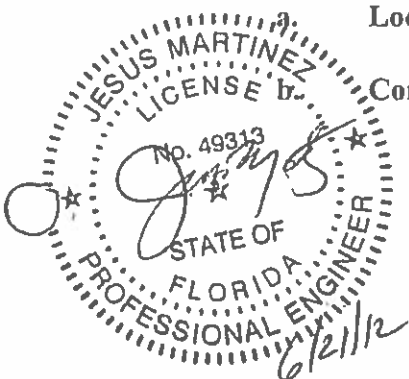
Panel B

- a. **Location:** Maintenance office in first floor of school
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Breaker panel, 42 poles, 200amp rated. Need to uniquely identify panel. There is also a Panel B in the church.

Office Building Panel

Location: Office building electrical room

Condition: ☐ Good ☒ Requires Repair



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- c. **Comments:** Breaker panel, 16 poles, 125amp rated. Need to identify panel. Also need to identify two 90amp disconnects near this panel and remove any rust from the electrical disconnects located in the same electrical room and treat with antirust paint.

Original Church Panel

- a. **Location:** Near door to original church
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Breaker panel, 30 poles, 150amps. Need to identify panel.

Gathering Room Kitchen Panel

- a. **Location:** Near refrigerator in kitchen next to gathering room.
- b. **Condition:** ☐ Good ☒ Requires Repair
- c. **Comments:** Breaker panel, 42 poles, 200amp rated. Need to identify panel.

9. BRANCH CIRCUITS

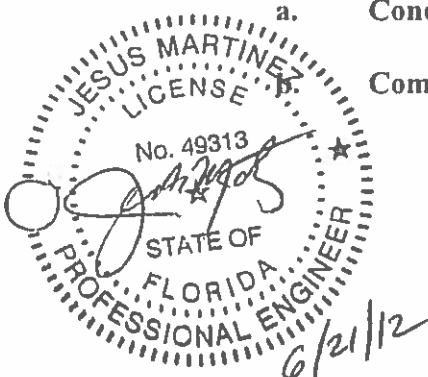
- a. **Identified:** ☐ Yes ☒ No, must be identified.
- b. **Conductors:** ☒ Good ☐ Deteriorated ☐ Must Be Replaced
- c. **Comments:** Need to identify branch circuits for electrical panels as noted in Section 8.

10. GROUNDING OF SERVICE

- a. **Condition:** ☒ Good ☐ Requires Repair
- b. **Comments:** Bonded to cold water pipe in both electrical rooms.

11. GROUNDING OF EQUIPMENT

- a. **Condition:** ☒ Good ☐ Requires Repair
- b. **Comments:** No comments.



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12. SERVICE CONDUITS/RACEWAYS

- a. Condition: ☒ Good ☐ Requires Repair
- b. Comments: It is important to maintain conduits and raceways in safe condition by performing regular inspections.

13. SERVICE CONDUCTORS & CABLES

- a. Condition: ☒ Good ☐ Requires Repair
- b. Comments: No comments.

14. WIRING METHODS, CABLES & CONDITION

- a. Types:
- | | | |
|---|-------------------------------|---|
| <input checked="" type="checkbox"/> Conduit Raceways: | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Requires Repair |
| <input type="checkbox"/> Conduit PVC: | <input type="checkbox"/> Good | <input type="checkbox"/> Requires Repair |
| <input type="checkbox"/> NM Cable: | <input type="checkbox"/> Good | <input type="checkbox"/> Requires Repair |
| <input type="checkbox"/> BX Cable: | <input type="checkbox"/> Good | <input type="checkbox"/> Requires Repair |
- b. Comments: Conductors observed from three fuse disconnects in the office building electrical room need to be placed in conduit.

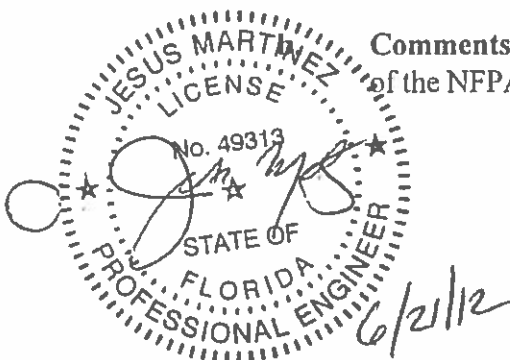
15. FEEDER CONDUCTORS

- a. Condition: ☒ Good* ☐ Requires Repair
- b. Comments: *Feeder conductors are underground and assumed to be in good condition since they are not exposed to the environment.

16. EMERGENCY LIGHTING

- a. Condition: ☐ Good ☒ Requires Repair ☐ None

Comments: The building has emergency lighting as required by Section 13.2.9 of the NFPA Life Safety Code Handbook, but the following repairs are required



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in the main church building:

- 1) Need to install emergency light in the north stairwell leading to second floor area.
- 2) South side emergency light near the front of the church needs to be repaired.
- 3) Should replace second floor south stairwell exit light with a combination exit/emergency light.
- 4) Two out of the three emergency lights in the main gathering area need to be repaired. One is on the east side and the other on the west side of the room.

17. BUILDING EGRESS ILLUMINATION

- a. Condition: ☒ Good ☐ Requires Repair ☐ None
- b. Comments: External building illumination was sufficient for safe egress.

18. FIRE ALARM SYSTEM

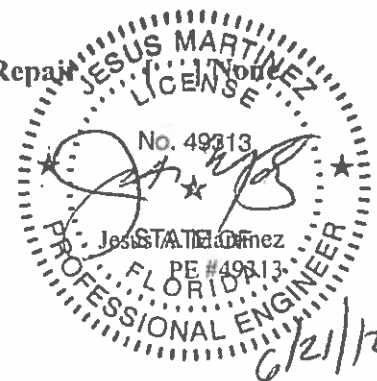
- a. Condition: ☐ Good ☒ Requires Repair ☐ None
- b. Comments: The building had a working fire alarm system for the school building that was last inspected in October 2011. The main church has an occupancy of 600 which is greater than the 300 required for a fire alarm system by Section 13.3.4 of the Life Safety Code. As a result, a fire alarm must be installed for the main church building. The Life Safety Code allows for the building to be served by a common alarm system (from the French American School) if it has the capacity to be expanded.

19. SMOKE DETECTORS

- a. Condition: ☐ Good ☒ Requires Repair ☐ None
- b. Comments: Need a cover for the smoke detection circuitry near the air handler in the mechanical room at the rear of the school.

20. EXIT LIGHTS

- a. Condition: ☐ Good ☒ Requires Repair



- b. **Comments:** The building has exit lights as required by Section 13.2.10, but the following repair is required:

Exit light on the northwest side of the church near the rear was not working.

21. EMERGENCY GENERATOR

- a. **Condition:** ☐ Good ☐ Requires Repair ☒ None
- b. **Comments:** The building does not have an emergency generator.

22. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

- a. **Condition:** ☐ Good ☒ Requires Repair ☐ None
- b. **Comments:** Cord for exterior lamp on east side of office building needs to be in conduit.

23. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

- a. **Condition:** ☐ Good ☒ Requires Additional ☐ None
- b. **Comments:** Building parking lot illumination does not meet the minimum standards as established in Section 8C-3 of the Code of Miami-Dade County. Additional lighting will need to be installed.

24. SWIMMING POOL WIRING

- a. **Condition:** ☐ Good ☐ Requires Repair ☒ None
- b. **Comments:** The building does not have a swimming pool.

25. WIRING TO MECHANICAL EQUIPMENT

- a. **Condition:** ☐ Good ☒ Requires Repair ☐ None
- b. **Comments:** Need cover for open junction box in the mechanical room at the rear of the school.

