



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/4/2019

Property Information	
Folio:	03-4117-008-5220
Property Address:	635 ANASTASIA AVE Coral Gables, FL 33134-6403
Owner	THE UNIVERSITY BAPT CH OF C G
Mailing Address	624 ANASTASIA AVE CORAL GABLES, FL 33134-6404
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,096 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1949



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,000,000	\$1,000,000	\$750,000
Building Value	\$175,933	\$175,933	\$175,933
XF Value	\$0	\$0	\$0
Market Value	\$1,175,933	\$1,175,933	\$925,933
Assessed Value	\$958,596	\$871,451	\$792,229

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$217,337	\$304,482	\$133,704
Religious	Exemption	\$958,596	\$871,451	\$792,229
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES BILTMORE SEC PB 20-28 LOTS 17 & 18 BLK 33 LOT SIZE 100.000 X 100 OR 11471-90 0682 1	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$958,596	\$871,451	\$792,229
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,175,933	\$1,175,933	\$925,933
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$958,596	\$871,451	\$792,229
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$958,596	\$871,451	\$792,229
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1982	\$284,400	11471-0090	Sales which are qualified
10/01/1976	\$87,500	00000-00000	Sales which are qualified
08/01/1976	\$5,000	00000-00000	Sales which are disqualified as a result of examination of the deed

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

635 Anastasia Avenue

<u>Owner (PA and Sunbiz principal and mailing address)</u> University Baptist Church of Coral Gables 624 Anastasia Ave Coral Gables, FL 33134-6406	<u>Owner (RA address)</u> University Baptist Church of Coral Gables c/o James E. Virgil 201 Alhambra Cir, Ste 705 Coral Gables, FL 33134-5108
<u>Mortgagee (FDIC address)</u> Wells Fargo Bank, N.A. 101 N. Phillips Avenue Sioux Falls, SD 57104-6738	

City of Coral Gables

ONLINE SERVICES

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[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
RC-19-09-3412	09/04/2019	635 ANASTASIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1949) CONSTRUCTION REGULATION BOARD CASE #19-9160 AND UNSAFE STRUCTURES	approved			980.63
CE-19-06-4658	06/05/2019	635 ANASTASIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE286445	final	06/12/2019	06/12/2019	0.00
BL-13-11-1928	11/05/2013	635 ANASTASIA AVE	AWNINGS / CANOPY	CANCELLED - INSTALLATION OF (1) ONE AWNING COLOR BLACK \$675 UNIVERSITY BAPTIST CHURCH	canceled		05/19/2014	0.00
AB-13-10-0411	10/07/2013	635 ANASTASIA AVE	BOA COMPLETE (LESS THAN \$75,000)	REV NSTALLATION OF (1) ONE AWNING COLOR BLACK \$675 UNIVERSITY BAPTIST CHURCH	issued	10/07/2013		0.00
CE-13-09-0680	09/13/2013	635 ANASTASIA AVE	CODE ENF WARNING PROCESS	WT16986 SEC 5-1404 ZONING CODE PAK PARKING OF VEHICLE ON LAWN AT REAR OF BUILDING. WHITE FORD VAN, FL.TAG 008 VCM	final	09/13/2013	09/13/2013	0.00
PS-13-08-0497	08/08/2013	635 ANASTASIA AVE	TREE REMOVAL/MITIGATION	REMOVE 1 OAK TREE CLUSTER AT 635 ANASTASIA AVENUE. MUST REPLACE WITH AT LEAST 3 NEW TREES-EACH NEW TREE IS TO BE AT LEAST 12' TALL AND HAVE A FLORIDA STANDARDS GRADE OF FLORIDA NUMBER ONE OR BETTER. NEW TREES MAY BE PLANTED ANYWHERE ON CHURCH PROPERTY.	approved			39.90
BL-10-09-4988	09/23/2010	635	ROOF / LIGHT	RE ROOF \$13,887	final	09/24/2010	10/08/2010	0.00

CITY'S

EXHIBIT

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		ANASTASIA AVE	WEIGHT CONC	MONIER LIFETILE SAXONY 900 FLAT WHITE TILE				
AB-10-09-4741	09/20/2010	635 ANASTASIA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE-ROOF W/MONIER LIFETILE SAXONY 900 SLATE WHITE FLAT TILE 13" \$13887	final	09/20/2010	12/03/2010	0.00
CE-09-03-2871	03/31/2009	635 ANASTASIA AVE	CODE ENF WARNING PROCESS	WT1239 5-1404 ZONING CODE (PAK) VEHICLES PARKING ON UNAPPROVED SURFACE AT EMPTY LOT ACROSS FROM YOUTH CENTER W/ SHUTTLE SERVICE TO AND FROM LOT-- SUNDAY 3-29-09	final	03/31/2009	03/31/2009	0.00
CE-09-03-2457	03/23/2009	635 ANASTASIA AVE	CODE ENF WARNING PROCESS	WT1226 54-153 CITY CODE (DAY) DEBRIS ON SWALE PRIOR TO SCHEDULED PICK UP.	final	03/23/2009	03/23/2009	0.00

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



City of Coral Gables Fire Department

Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

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

Occupant Name:	Christ Journey	Inspection Date:	1/20/2016
Address:	635 Anastasia Avenue	InspectionType:	AA-Tactical, Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	018571

No violations noted at this time.

Inspector Comments: Occupants have been advised to install exit signs and motion detection for stairwell lighting. At ,627,635 buildings

Company Representative:


Signature valid only in mobile-eyes documents

Derrick Levell
1/20/2016

Inspector:


Signature valid only in mobile-eyes documents

Leonard Veight
1/20/2016

Ref: 49007

CITY'S

EXHIBIT

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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 11, 2019

VIA CERTIFIED MAIL

7018 0680 0001 3977 3903

THE UNIVERSITY BAPTIST CHURCH OF C GABLES
624 ANASTASIA AVE
CORAL GABLES, FL 33134-6404

RE: 635 ANASTASIA AVE
FOLIO # 03-4117-008-5220

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1949. 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 by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer 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 additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice: a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

Track Another Package +

Tracking Number: 70180680000139773903

Remove X

Your item was delivered to the front desk, reception area, or mail room at 12:08 pm on February 14, 2019 in MIAMI, FL 33134.



February 14, 2019 at 12:08 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

Feedback

Tracking History ^

February 14, 2019, 12:08 pm

Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

Your item was delivered to the front desk, reception area, or mail room at 12:08 pm on February 14, 2019 in MIAMI, FL 33134.

February 13, 2019, 10:54 pm

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

February 13, 2019

In Transit to Next Facility

February 12, 2019, 7:41 pm

Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER



The City of Coral Gables

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

5/16/2019

THE UNIVERSITY BAPTIST CHURCH OF C GABLES
624 ANASTASIA AVE
CORAL GABLES, FL 33134-6404

RE: 635 ANASTASIA AVE

FOLIO # 03-4117-008-5220

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification. Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/19/2019

THE UNIVERSITY BAPTIST CHURCH OF C GABLES
624 ANASTASIA AVE
CORAL GABLES, FL 33134-6404

RE: 635 ANASTASIA AVE

FOI/O # 03-4117-008-5220

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification. As of this date, the completed Report has not been submitted and the **structure is presumed unsafe** due to non-compliance.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Please be advised **the matter will be forwarded to the City's Construction Regulation Board ("Board")**; a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, it may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9160

vs.

UNIVERSITY BAPTIST CHURCH OF CORAL GABLES
624 Anastasia Avenue
Coral Gables, Florida 33134-6404

Return receipt number:

7018 2290 0001 6693 8325

Respondent.

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

Date: September 23, 2019

Re: **635 Anastasia Avenue**, Coral Gables, Florida 33134-6403 and legally described as Lots 17 & 18, Block 33, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-5220 ("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.

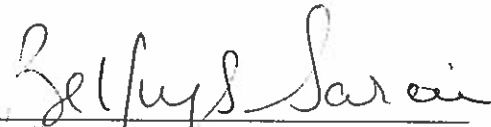
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.

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 2:30 p.m.

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:

University Baptist Church of Coral Gables, c/o James E. Virgil, 201 Alhambra Circle, Suite 705, Coral Gables, Florida 33134-5108

Wells Fargo, N.A., 101 N. Phillips Avenue, Sioux Falls, South Dakota 57104-6738



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9160

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 635 Anastasia Ave, ON 9-23-19
AT 9:00 A.M.

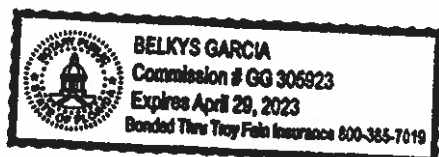
EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 23rd day of September, in
the year 2019, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

635 ANASTASIA AVENUE



PERFORM THE CONSTRUCTION OF THIS STRUCTURE
 FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES
 1000 Biscayne

1000 BISCAYNE AVENUE, CORAL GABLES
 Coral Gables, Florida 33134-4004

7016 8290 0002 6675 4378

NOTICE OF USABLE STRUCTURE VIOLATION FOR FAILURE TO REVERT
 AND NOTICE OF HEARING

Date: September 23, 2019

Re: 435 Anastasia Avenue, Coral Gables, Florida 331 44-4405 and property situated at Lots 17 & 18, Block 20, PUD of CORAL GABLES BILTMORE SECTION, according to Plat Filed March 20, 1940, and amended (also known as 43-41, 401-32-00 (T) and 97)

The City of Coral Gables ("City") Building Official has notified the property relating to the situation in accordance with Article III, Chapter 1, for the City Code, pertaining to building structure, and Section 16.11 of the Miami Dade County Code, which is applicable to the City, pertaining to existing buildings. The structure is hereby declared unsafe by the Building Official and is determined to be in violation of Section 16.11 of the City Code for failure to comply with the maintenance and reconstruction requirements of the Florida Building Code or Section 16.11 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, 2nd Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.

You may oppose the decision of the Building Official to the Board by appearing at the hearing. You must be represented by an attorney and may present testimony, evidence, and relevant documents. It is your responsibility to provide evidence that you wish to present at the hearing. 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 to the hearing. Hearing information must be made in writing to the City Clerk, Building in the Board, in City of Coral Gables, Engineering Services Department, 405 1st Avenue NE, 3rd Floor, Charlotte, NC 28201, bgecs@coralgables.com, tel: (305) 190-1220. The Building Official's Department's office will be Monday through Friday, 7:30 a.m. to 2:30 p.m.

1982 JUN 15 PM 3:19

FORM 34

02R135150

11471

90

This Warranty Deed

Made the 14 day of June

A D 19 82 by

JULIO C. IGLESIAS and SILVIA GURAL de IGLESIAS, his wife
hereinafter called the grantor, to

THE UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, INC.

a corporation existing under the laws of the State of Florida, with its permanent postoffice
address at 624 Anastasia Avenue, Coral Gables, Florida
hereinafter called the grantee:

Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
its heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Dade
County, Florida, viz:

Lots 17 and 18 in Block 33 of CORAL GABLES, BILTMORE SECTION,
according to the Plat thereof, recorded in Plat book 20, at
Page 28 of the Public Records of Dade County, Florida.
Otherwise known as 635 Anastasia Avenue

SUBJECT TO: Conditions, restrictions, limitations and assessments
of record, if any, and taxes for the year 1982 and subsequent years.

SUBJECT TO: Existing first mortgage in favor of Florida Federal
Savings and Loan Association, which the Grantee herein assumes
and agrees to pay.

1.079⁸⁰ Documentary Stamps Collected
Dade County
Richard P. Brinker
Clerk, Circuit & County Courts
JUL - 11 P.M. 6/15/82

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants 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, 1981.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
PAGE 28
RICHARD P. BRINKER,
CLERK, CIRCUIT & COUNTY COURTS

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year
first above written

Signed, sealed and delivered in our presence

James J. McNally
Clerk

Silvia Gural de Iglesias

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized by the State of Florida, to take and administer oaths, personally appeared

Julio C. Iglesias and Silvia Gural de Iglesias, his wife

known to me to be the persons whose names are subscribed to the foregoing instrument and that they
in fact executed the same for the purposes and consideration therein expressed.

WITNESS my hand and seal of office as Notary Public for the State of Florida this
June 14 A D 19 82.

NOTARY PUBLIC STATE OF FLORIDA AT OFFICE
MY COMMISSION EXPIRES OCT 3 1984
BOOKED THIS 6TH DAY OF JUNE 1982

This instrument prepared by: James J. McNally, Esq.
Address: 1439 Cecilia Ave.
Coral Gables, Fla. 33146



4.00



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

THE UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, INC.

Filing Information

Document Number 761392
FE/EIN Number 59-2159443
Date Filed 01/08/1982
State FL
Status ACTIVE

Principal Address

624 ANASTASIA AVE
CORAL GABLES, FL 33134

Changed: 03/14/1991

Mailing Address

624 ANASTASIA AVE
CORAL GABLES, FL 33134

Changed: 03/14/1991

Registered Agent Name & Address

VIRGIL, JAMES E
201 Alhambra Circle
Suite 705
CORAL GABLES, FL 33134

Name Changed: 02/14/2012

Address Changed: 01/10/2017

Officer/Director Detail

Name & Address

Title PD

STATE OF GEORGIA
COUNTY OF FULTON

OFF REC 15086: 1858

DATE: January 24, 1991

REASSIGNMENT

THIS REASSIGNMENT made and executed as of the date first above written by FEDERAL HOME LOAN BANK OF ATLANTA, ATLANTA, GEORGIA (the "Bank") in favor of FLORIDA FEDERAL SAVINGS, F.S.B., ST. PETERSBURG, FLORIDA (the "INSTITUTION").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Bank hereby transfers, assigns, conveys, and delivers to the Institution, WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, all right, title and interest of the Bank in, to and under each and all of those certain Deeds to Secure Debt, Deeds of Trust, Security Deeds and Mortgages as are identified and described more fully on Exhibit "A" attached hereto and by this reference incorporated herein, together with the promissory notes and other instruments and obligations secured thereby, and all rights, powers and privileges conferred on the holder by the terms thereof.

IN WITNESS WHEREOF, the Bank, by authority of its Board of Directors, has caused this Reassignment to be executed and sealed by its duly authorized officers as of the date first above written.

FEDERAL HOME LOAN BANK OF ATLANTA

Susan D. Williams
Witness

Quake L. Wade
Witness

By: Carol A. Jackson
Title: Vice President

Attest: William C. Bann
Title: Assistant Vice President

[SEAL]

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing Reassignment was acknowledged before me this 24th day of January, 1991, by Carol A. Jackson the Vice President of Federal Home Loan Bank of Atlanta, a banking institution chartered under the laws of the United States, on behalf of Federal Home Loan Bank of Atlanta.

Peterson D. Rosen
Notary Public

[NOTARIAL SEAL]

My Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires Nov. 29, 1994

Prepared under the supervision of:

Carol A. Jackson
Vice President
Federal Home Loan Bank of Atlanta
P.O. Box 105565
Atlanta, Georgia 30348

REF 15086 pg 1859

EXHIBIT A PAGE 1 OF 1

REASSIGNMENT OF MORTGAGES

FLORIDA FEDERAL SAVINGS, F.S.B.
ST. PETERSBURG, FL 33731-1509

FOR THE STATE OF: FLORIDA
FOR THE COUNTY OF: DADE

MORTGAGE NUMBER	MORTGAGOR NAME	BOOK NUMBER	PAGE NUMBER
0003531	JOHN H & CARRIE L AKINS	009582	001799
0131563	CHURCH UNIVERSIT	007181	000828
0144223	R L ORTIZCRA	9499	929
0130141	BAILEY DARRINGTO	005653	000169
0517909	R.J. ESPINA	011890	002361
0122720	WEAVER DAVID A	007344	000648
0133621	DIGIOVANNI LARRY	007591	000940
0137979	GIRO RAFAEL	008398	000809
0141771	GARCIA LUIS R	009212	001140

TOTAL NUMBER OF MORTGAGES FOR DADE

9

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

Florida Federal Savings, F.S.B. (FDIC # 33255)

Inactive as of August 2, 1991

Acquired with government assistance

Data as of: September 11, 2019

Florida Federal Savings, F.S.B. is no longer doing business under that name because it has been acquired with government assistance. See the successor institution, Wells Fargo Bank, National Association (FDIC #: 3511)

FDIC Certificate#:	33255	Established:	November 9, 1990	Contact the FDIC about:
Headquarters:	4th Street And Central Avenue St. Petersburg, FL 33731 Pinellas County	Insured:	November 9, 1990	Florida Federal Savings, F.S.B. or Wells Fargo Bank, National Association
		Bank Charter Class:	Savings Association	

Locations

History

Identifications

Financials

Other Names /
Websites**Location information is not available for inactive or renamed banks**

Wells Fargo Bank, National Association (FDIC # 3511)**Active Insured Since January 1, 1934****Data as of:** September 11, 2019**Wells Fargo Bank, National Association** is an active bank

FDIC Certificate#: 3511 **Established:** January 1, 1870 **Corporate Website:** www.wellsfargo.com
Headquarters: 101 N. Phillips Avenue
 Sioux Falls, SD 57104
 Minnehaha County **Insured:** January 1, 1934
Bank Charter Class: National Bank
Primary Federal Regulator: Office of the Comptroller of the Currency
Consumer Assistance: http://www.helpwithmybank.gov
Locations: 5567 domestic in 42 states, 0 in territories, and 30 in foreign locations **Secondary Federal Regulator:** Consumer Financial Protection Bureau
Contact the FDIC about: Wells Fargo Bank, National Association

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 25 of 5,597 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
614421	10462	Wells Fargo Bank, N.A. - Aberdeen, Scotland, United Kingdom	No. 9, Albyn Terrace, First Floor		Aberdeen, England			Full Service Brick and Mortar Office	05/12/2014	
614396	10444	Wells Fargo Bank, N.A. - Bangkok, Thailand	Unit 2106, 21st Fl, Sathorn Square Office Tower		Bangkok			Full Service Brick and Mortar Office	04/08/2010	
614397	10445	Wells Fargo Bank, N.A. - Beijing, People's Republic Of China	Units F721-F723, Winland International Finance Center		Beijing			Full Service Brick and Mortar Office	12/01/2015	
614407	10453	Wells Fargo Bank, N.A. - Santafe De Bogota, Colombia	Avenida 9 #115-06, Oficina 2203		Bogota, D.C. 110111			Full Service Brick and Mortar Office	03/20/2010	
188928	806	Wells Fargo Bank, N.A. - Buenos Aires, Argentina	855 Piso, 16th Floor, Av. Leandro N Alem		Buenos Aires			Full Service Brick and Mortar Office	12/29/1980	05/30/1986
614393	10441	Wells Fargo Bank, N.A. - Calgary, Canada	308-4 Avenue Sw Jamieson Place		Calgary			Full Service Brick and Mortar Office	11/05/2012	
614398	10446	Wells Fargo Bank, N.A. - Dhaka, Bangladesh	2nd Floor, Suite 227a Gulshan Tejgaon Link Rd.		Dhaka			Full Service Brick and Mortar Office	03/21/2010	
614401	10447	Wells Fargo Bank, N.A. - Dubai, United Arab Emirates	Difc, Gate Village 5, Level 1, Office 111		Dubai			Full Service Brick and Mortar Office	12/20/2012	
360125	5505	Wells Fargo Bank, N.A. - George Town, Cayman Islands	68 Fort Street		George Town			Full Service Brick and Mortar	03/27/1986	02/20/2004

614402	10448	Wells Fargo Bank, N.A. - Hanoi, Vietnam	Unit 1410, Corner Stone, 16 Phan Chu Trinh Street, Hoan Kiem District	Hanoi			Office Full Service Brick and Mortar Office	05/11/2010	
188976	843	Wells Fargo Bank, N.A. Taikoo Shing Island East, Hong Kong	7/F, Cityplaza Four, 12 Taikoo Wan Road	Hong Kong			Full Service Brick and Mortar Office	09/24/1982	05/30/1986
207347	4368	Wells Fargo Bank, N.A. - Queens Road, Hong Kong	27/F, Three Pacific Place, 1 Queen's Road East	Hong Kong			Full Service Brick and Mortar Office	08/01/1983	02/20/2004
614414	10460	Wells Fargo Bank, N.A. - Kwai Hing, Kowloon, Hong Kong	15/F, Tower 1 Kowloon Commerce Centre, 51 Kwai Cheong Road, Kwai Hing	Kowloon			Full Service Brick and Mortar Office	08/08/2000	
188310	1748	Wells Fargo Bank, N.A. - London	33 King Williams Street	London			Full Service Brick and Mortar Office	01/09/1969	04/01/1996
188977	844	Wells Fargo Bank, N.A. - Makati City, Philippines	15/F Tower 1, The Enterprise Center, 6766 Ayala Ave. Cor Paseo De Roxas	Makati City			Full Service Brick and Mortar Office	06/10/1983	05/30/1986
614403	10449	Wells Fargo Bank, N.A. - Mexico City, Mexico	Av. Palmas 405, Piso 8, Int. 804	Mexico City			Full Service Brick and Mortar Office	03/20/2010	
614404	10450	Wells Fargo Bank, N.A. - Milano, Italy	Via San Pietro All Orto 9, 4th Floor	Milano			Full Service Brick and Mortar Office	03/20/2010	
614394	10442	Wells Fargo Bank, N.A. - Montreal, Canada	1 Place Ville Marie, Suite 2022	Montreal			Full Service Brick and Mortar Office	06/26/2014	
614405	10451	Wells Fargo Bank, N.A. - Mumbai, India	11th Floor, Express Tower, Nariman Point	Mumbai			Full Service Brick and Mortar Office	06/01/2010	
614413	10459	Wells Fargo Bank, N.A. - Taipei, Taiwan, Republic Of China	44 Chung Shan North Road, Section 2, 171, 11F/A	New Taipei City, Taiwan		10448	Full Service Brick and Mortar Office	10/07/1992	
614406	10452	Wells Fargo Bank, N.A. - Paris, France	36 Avenue Hoche, 6th Floor	Paris		75008	Full Service Brick and Mortar Office	03/20/2010	
614415	10461	Wells Fargo Bank, N.A. - Santo Domingo, Dominican Republic	Torre Blue Mall, 21st Floor, Av. Winston Churchill No. 93	Santa Domingo		10127	Full Service Brick and Mortar Office	03/20/2010	
614408	10454	Wells Fargo Bank, N.A. - Santiago, Chile	Av. Isidora, Goyenechea 3365., Suite 1702 - Los Condes	Santiago, 7550120			Full Service Brick and Mortar Office	03/20/2010	
614409	10455	Wells Fargo Bank, N.A. - Seoul, Korea	21/F, D1, Dtower, 17, Jong-Ro 3-Gil, Jongno-Gu	Seoul			Full Service Brick and Mortar Office	03/20/2010	
614410	10456	Wells Fargo Bank, N.A. - Shanghai, People's Republic Of China	Unit 30, 32nd Floor, Shanghai World Financial Center	Shanghai, 200120			Full Service Brick and Mortar Office	06/09/2010	