



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/2017

Property Information	
Folio:	03-4108-006-3220
Property Address:	221 ARAGON AVE Coral Gables, FL 33134-5008
Owner	SINGER 221 ARAGON AVE LLC
Mailing Address	221 ARAGON AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1211 MIXED USE- STORE/RESIDENTIAL : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	3,509 Sq Ft
Lot Size	2,500 Sq Ft
Year Built	1947



Assessment Information			
Year	2017	2016	2015
Land Value	\$375,000	\$317,500	\$317,500
Building Value	\$701,800	\$701,800	\$701,800
XF Value	\$0	\$0	\$0
Market Value	\$1,076,800	\$1,019,300	\$1,019,300
Assessed Value	\$985,469	\$895,881	\$814,438

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$91,331	\$123,419	\$204,862
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES SEC K PB 8-33 LOT 30 BLK 34 LOT SIZE 25 000 X 100 OR 12468-502 0485 1	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$985,469	\$895,881	\$814,438
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,076,800	\$1,019,300	\$1,019,300
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$985,469	\$895,881	\$814,438
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$985,469	\$895,881	\$814,438

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/18/2010	\$100	27359-2858	Corrective, tax or QCD, min consideration
04/01/1985	\$425,760	12468-0502	Sales which are qualified
12/01/1980	\$300,000	10948-1944	Other disqualified
10/01/1972	\$100,000	00000-00000	Sales which are qualified

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

Version

CITY'S

EXHIBIT

221 Aragon

<u>Owner</u> Singer 221 Aragon, LLC 221 Aragon Ave Ste 202 Coral Gables, FL 33134-5000	<u>Owner (Registered Agent)</u> Singer 221 Aragon, LLC c/o Thomas Singer Registered Agent 11095 Marin St Coral Gables, FL 33156-4227
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221 ARAGON AVENUE




[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)
Permits and Inspections: Search Results
[Logon](#) [Help](#) [Contact](#)
New Permit Search
Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-08-01-0632	01/17/2008	221 ARAGON AVE	BOA PRELIMINARY/MED BONUS/FINAL	ATM-\$3,500{JOE GREENBERG(305-446-4354)}	issued	01/23/2008		0.00
AB-13-05-0801	05/14/2013	221 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	SIGN (MIAMI PLASTIC SURGERY) \$5500	final	05/14/2013	09/05/2013	0.00
BL-13-01-1019	01/22/2013	221 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR) (MIAMI COSMETIC CENTER) \$ 150,000	final	05/08/2013	09/06/2013	0.00
BL-13-05-0907	05/15/2013	221 ARAGON AVE	SIGNS	ILLUMINATED WALL SIGN (MIAMI PLASTIC SURGERY) \$5500	final	08/21/2013	09/05/2013	0.00
EL-13-01-1075	01/23/2013	221 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	45 LIGHT SOCKETS; 47 ROUGH IN OUTLETS AND 2 COMMERCIAL OUTLETS	final	05/21/2013	08/21/2013	0.00
EL-13-05-1149	05/20/2013	221 ARAGON AVE	ELEC SIGNS	ILLUMINATED WALL SIGN (MIAMI PLASTIC SURGERY)	final	08/21/2013	09/04/2013	0.00
EL-13-05-1291	05/21/2013	221 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR) (MIAMI COSMETIC CENTER) \$ 150,000	final	05/24/2013	08/22/2013	0.00
EL-13-09-0490	09/11/2013	221 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM \$758	final	09/12/2013	08/07/2014	0.00
EL-13-12-2148	12/11/2013	221 ARAGON AVE	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT	final	12/11/2013	11/13/2014	0.00
ME-13-01-1421	01/29/2013	221 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL DUCTWORK TO EXISTING A/C UNITS AND 2 EXHAUST FANS,	final	06/25/2013	08/16/2013	0.00
PL-13-02-0498	02/08/2013	221 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR)	final	06/05/2013	08/30/2013	0.00

CITY'S
EXHIBIT

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				MIAMI COSMETIC CENTER)					
PU-12-12-0482	12/07/2012	221 ARAGON AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 27128B 27946B	final	12/14/2012	12/14/2012	0.00	
RC-17-10-2233	10/26/2017	221 ARAGON AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6713 AND UNSAFE STRUCTURES FEE	approved			980.63	
RV-13-06-0095	06/03/2013	221 ARAGON AVE	REVISION TO PERMIT	REVISION (ARCHITECTURAL, ELECTRICAL, PLUMBING)	final	06/12/2013	06/12/2013	0.00	

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



City of Coral Gables Fire Department

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

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

Occupant Name:	MIAMI PLASTIC SURGERY	Inspection Date:	10/31/2017
Address:	221 Aragon Avenue Coral Gables	InspectionType:	Business (Annual Fire Inspection)
		Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:	1st floor	Occ. Sq. Ft.:	1800
		Occupant Number:	217053

No violations noted at this time.

**Company
Representative:**

A handwritten signature in black ink that reads "Tanya Patron Borbolla". Below the signature, there is a small, faint text string: "Signature valid only in mobile-eyes documents".

Tanya Patron Borbolla
10/31/2017

Inspector:

A handwritten signature in black ink that reads "Terrance J. Daniel". Below the signature, there is a small, faint text string: "Signature valid only in mobile-eyes documents".

Terrance J. Daniel
10/31/2017

CITY'S

EXHIBIT

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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:	Mayte L'Oro	Inspection Date:	10/31/2017
Address:	221 Aragon Avenue Coral Gables	InspectionType:	Business (Annual Fire Inspection)
		Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:	200	Occ. Sq. Ft.:	600
		Occupant Number:	192855

No violations noted at this time.

**Company
Representative:**



Signature valid only in mobile-eyes documents

Sergio Roque
10/31/2017

Inspector:



Signature valid only in mobile-eyes documents

Terrance J. Daniel
10/31/2017



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:	PeterBrooke Chocolatier & Miami Plastic Surgery	Inspection Date:	10/31/2017
Address:	221 Aragon Avenue Coral Gables	InspectionType:	No Access
		Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:	201	Occ. Sq. Ft.:	500
		Occupant Number:	

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 13 Chapter 1 Administration	1.7.6.1 - Right to inspect
Comment: The AHJ shall be authorized to inspect, at all reasonable times, any building or premises for dangerous or hazardous conditions or materials as set forth in this Code.			
Fail	Floor 1	FL NFPA 01 13 Chapter 1 Administration	1.7.6.3 - Right to inspect.
Comment: To the full extent permitted by law, any AHJ engaged in fire prevention and inspection work shall be authorized at all reasonable times to enter and examine any building, structure, marine vessel, vehicle, or premises for the purpose of making fire safety inspections.			

A re-inspection will occur on or after 11/8/2017.

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.

Company
Representative:

No Access
10/31/2017 2:59:22 PM

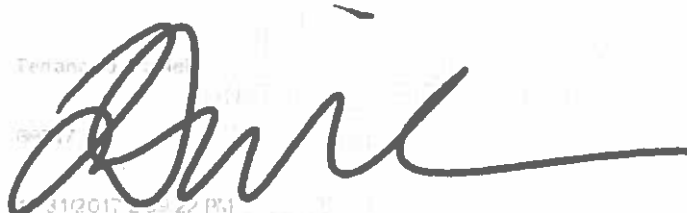


Signature valid only in mobile-eyes documents

No Access
10/31/2017

Inspector:

Terrance J. Daniel
10/31/2017 2:59:22 PM



Signature valid only in mobile-eyes documents

Terrance J. Daniel
10/31/2017



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:	Tom Singer Realty Corp.	Inspection Date:	10/31/2017
Address:	221 Aragon Avenue Coral Gables	Inspection Type:	No Access
		Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:	202 & 203	Occ. Sq. Ft.:	330
		Occupant Number:	013760

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 13 Chapter 1 Administration	1.7.6.1 - Right to inspect

Comment: The AHJ shall be authorized to inspect, at all reasonable times, any building or premises for dangerous or hazardous conditions or materials as set forth in this Code.

Fail	Floor 1	FL NFPA 01 13 Chapter 1 Administration	1.7.6.3 - Right to inspect.
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Comment: To the full extent permitted by law, any AHJ engaged in fire prevention and inspection work shall be authorized at all reasonable times to enter and examine any building, structure, marine vessel, vehicle, or premises for the purpose of making fire safety inspections.

A re-inspection will occur on or after 11/8/2017.

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.

Company
Representative:

NO Access

Signature valid only in mobile-eyes documents

No Access
10/31/2017

Terrance J. Daniel

10/31/2017 12:31 PM

Inspector:

Signature valid only in mobile-eyes documents

Terrance J. Daniel
10/31/2017



**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:	Vacant	Inspection Date:	10/31/2017
Address:	221 Aragon Avenue Coral Gables	InspectionType:	Business (Annual Fire Inspection)
		Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:	204	Occ. Sq. Ft.:	400
		Occupant Number:	

No violations noted at this time.

**Company
Representative:**

vacant
10/31/2017 2:53:56 PM

Signature valid only in mobile-eyes documents

Inspector:

vacant
10/31/2017
Terrance J. Daniel
10/31/2017 2:53:56 PM

Signature valid only in mobile-eyes documents

Terrance J. Daniel
10/31/2017



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 1378 8696

SINGER 221 ARAGON AVE LLC
221 ARAGON AVE
CORAL GABLES, FL 33134

RE: 221 ARAGON AVE, CORAL GABLES, FL
FOLIO # 341080063220
Recertification of Building 40 Years or Older

Gentlemen:

As 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 1947. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event 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. Recertification will take place once a *revised* Report is 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/propertyrecertification.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 please 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. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.,
Building Official

CITY'S

Composite

EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6713

vs.

SINGER 221 ARAGON, LLC
221 Aragon Avenue, Suite 202
Coral Gables, Florida 33134-5000

Return receipt number:

91 7108 2133 3932 5910 7532

Respondent.

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

Date: November 20, 2017

Re: **221 Aragon Avenue**, Coral Gables, Florida 33134-5008, and legally described as Lot 30, Block 34, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-3220 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

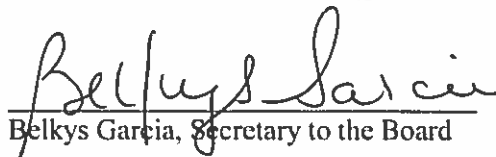
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 11, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

c:

Singer 221 Aragon, LLC, c/o Thomas Singer, 11095 Marin Street, Coral Gables, Florida 33156-4227



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6713

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 221 Aragon Avenue, ON 11-20-17
AT 9:25 AM.

JOSE IGLESIAS
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 20th day of November, in
the year 2017, by JOSE IGLESIAS who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

221 ARAGON AVENUE



CFN 2010R0486966

DR Bk 27359 Pgs 2858 - 2859; (2pgs)

RECORDED 07/21/2010 11:02:17

DEED DDC TAX 0.60

SURTAX 0.45

HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by:

Name: Corey E. Hoffman, P.A.

Address: 3250 Mary St., #303, Miami, FL 33133

After Recording, Please Return to:

Name: Corey E. Hoffman, P.A.

Address: 3250 Mary St., #303, Miami, FL 33133

Folio Number: 03 4108 006 3220

THIS QUIT-CLAIM DEED, Executed this 28th day of June, 2010, by **THOMAS SINGER** and **CHERYL SINGER**, his wife, First Party and **GRANTORS**, to **SINGER 221 Aragon Ave., LLC**, a Florida Limited Liability Company, , whose post office address is: 221 Aragon Ave., Coral Gables, FL 33134, as Second Party and **GRANTEE**:

WITNESSETH, that the said First Party, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)**, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

Lot 30, in Block 34 of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in O.R. Book 8, Page 33 of the Public records of Miami-Dade County, FL

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behooves of the said second party forever.

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

Signed, sealed and delivered in the presence of:



Witness Signature (AS TO ALL SIGNATORIES)

Printed Name: Corey E. Hoffman



Witness Signature (AS TO ALL SIGNATORIES)

Printed Name: Christina Edwards



Grantor Signature: **THOMAS SINGER**

Printed Name: Thomas Singer

Post Office Address: 11095 4th Marine St

Coral Gables FL 33156



Grantor Signature: **CHERYL SINGER**

Printed Name: Cheryl Singer


Post Office Address: 11095 4th Marine St

Coral Gables, FL 33156

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **THOMAS SINGER and CHERYL SINGER**, his wife, to me known to be the persons described in and who executed the foregoing Quit-Claim Deed and that they acknowledged before me that they executed the same of their own will and deed. I relied upon the Florida drivers licenses as identification of the above named person(s). An oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of June, A.D., 2010.

 COREY E. HOFFMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0935822
Expires 12/4/2013



NOTARY PUBLIC
Printed Notary Signature: _____
Comm. #/Expiration Date: _____



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 Limited Liability Company
SINGER 221 ARAGON, L.L.C.

Filing Information

Document Number	L10000068892
FEI/EIN Number	45-0599838
Date Filed	06/28/2010
State	FL
Status	ACTIVE

Principal Address

221 ARAGON AVE
SUITE 202
CORAL GABLES, FL 33134

Changed: 03/01/2011

Mailing Address

11095 MARIN ST
CORAL GABLES, FL 33156

Changed: 03/01/2011

Registered Agent Name & Address

SINGER, THOMAS
11095 MARIN ST
CORAL GABLES, FL 33156

Name Changed: 01/10/2012

Address Changed: 01/10/2012

Authorized Person(s) Detail

Name & Address

Title MGR

SINGER, TOM
11095 MARIN ST
CORAL GABLES, FL 33156

Title Authorized Member

SINGER, CHERYL
11095 MARIN ST
CORAL GABLES, FL 33156

Annual Reports

Report Year	Filed Date
2015	01/13/2015
2016	01/23/2016
2017	01/14/2017

Document Images

01/14/2017 - ANNUAL REPORT	View image in PDF format
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01/13/2015 - ANNUAL REPORT	View image in PDF format
01/05/2014 - ANNUAL REPORT	View image in PDF format
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