

ECONOMIC DEVELOPMENT DEPARTMENT ■ CITY PLANNING DIVISION

6th Floor
Kathy Stickle

Jason
Barton - zoning
officer

4:00
-Thurs

REQUEST FOR DETERMINATION

SUBMITTAL REQUIREMENTS

- Application Fee: (\$250)
- Completed Application Form
- Project Description, including reason for requesting determination and justification
- If site specific, submit survey, site plan, elevations as required by project planner or pictures
- If related to building permit, include permit no.

Economic Development Department—City Planning Division
 6th Floor, City Hall
 One City Commons
 400 South Orange Avenue
 Orlando, Florida 32802-4990

For More Information, Contact:
 Cynthia Lee
 Phone: 407.246.3417
 Fax: 407.246.2895
 E-Mail: cynthia.lee@cityoforlando.net

Serving Orlando with Innovation, Responsiveness, Knowledge, Courtesy and Professionalism.



Updated February 20, 2004

PROJECT LOCATION

26-22-30-8688-13-010 Parcel Identification Number
 728 Gear Lake Ave. Property Address/Location

APPLICANT/OWNER INFORMATION

Robert Cascio Applicant Name, Title	Enio Carvalho Owner Name, Title
 Company	Baldwin Office Park LLC Company
400 Hillcrest St Street Address	8421 S. OST St 270 Street Address
Orlando FL 32803 City State Zip	Orlando FL 32809 City State Zip
407-538-1000 Telephone Number	407-616-0439 Telephone Number
407-650-2817 Fax Number	407-363-7926 Fax Number
rcascio@fiatdabondgroup.com E-Mail Address	enio@ecreality.net E-Mail Address

TO BE COMPLETED BY CITY STAFF

Elizabeth Miller Pre-Application Mtg. Verification
 5/16/06 Date
 Gear Lake Ave Lot Agreement Project Name

Zoning official determination to see if bonding lot agreement can be rescinded. Also, check to see if re-plat is required.

Case Description

Determination Interpretation

Planning Official Zoning Official Commissioner District 2 Case # Assigned

TINKER HEIGHTS

ORANGE COUNTY FLORIDA

SCALE: 1-INCH=200 FT.
DATE: DEC. 1925.

E. E. WHITE, CIVIL ENGINEER
ORLANDO, FLORIDA.

DESCRIPTION

S 3/4 OF THE NW 1/4 OF THE SE 1/4 AND E 1/2 OF THE SW 1/4 OF THE SE 1/4, ALSO THE WEST 36 1/2 FEET OF THE SE 1/4 OF SE 1/4 OF SECTION 26 T 22 S. R. 30 E.

OWNER'S CERTIFICATE

State of Florida, County of Orange.
Know All Men By These Presents: That we Joe Tinker and E. Burke, President and Secretary respectively of the Joe Tinker Land Company, Inc., the owner of the land described in the Caption, do hereby authorize and warrant the Survey and Plat herein, and do hereby dedicate to the use of the Public all streets, alleys and parks shown hereon as streets, alleys and parks.

Witness our hands and official seals this 5th day of January, A.D. 1926.

H. W. Linkerbaugh
Witness

Joe Tinker
President

E. Burke
Secretary

ENGINEER'S CERTIFICATE

State of Florida, County of Orange.
Personally appeared before me E. E. White, Civil Engineer who being duly sworn, deposes and says, that the Plat herein is a true and correct representation of the Survey and Subdivision of the land described in the Caption, and Permanent Reference Monuments have been placed as shown.

Subscribed and sworn to before me this 6th day of Jan. 1926.

My commission expires 12: 19: 29. *H. W. Linkerbaugh*
Notary Public

State of Florida, County of Orange.
Personally appeared before me Joe Tinker and E. Burke, President and Secretary respectively of the Joe Tinker Land Company, Inc., a corporation under the laws of the State of Florida, to me known to be the persons named in and who executed the foregoing Certificate of Ownership and severally acknowledged the execution of same to be their free act and as such officers for the uses and purposes therein mentioned, and that they approved hereby the official seal of said corporation and the said instrument is the act and deed of said corporation authorized by the Board of Directors.

Witness my signature and official seal of Orlando, in said County and State this 6th day of January, A.D. 1926.

William M. Ryan
Notary Public

My commission expires 12: 19: 29.

Approved: Board of County Commissioners of Orange County Florida, this 11th day of Jan. 1926.

H. W. Linkerbaugh
Notary Public

E. E. White
Civil Engineer

Examined, accepted, and approved.

B. M. Robinson, Clerk

W. Mark Howard, Jr.



SE 1/4 of NW 1/4 of SE 1/4 of Section 26, Twp 22 S., R. 30 E.

1772-
of the City of Orange, Florida.
Name A. D. H. T. C.
City, P. M. and Incorporated in
A. D. 1907.
and subject to the
provisions of the
Ordinance.

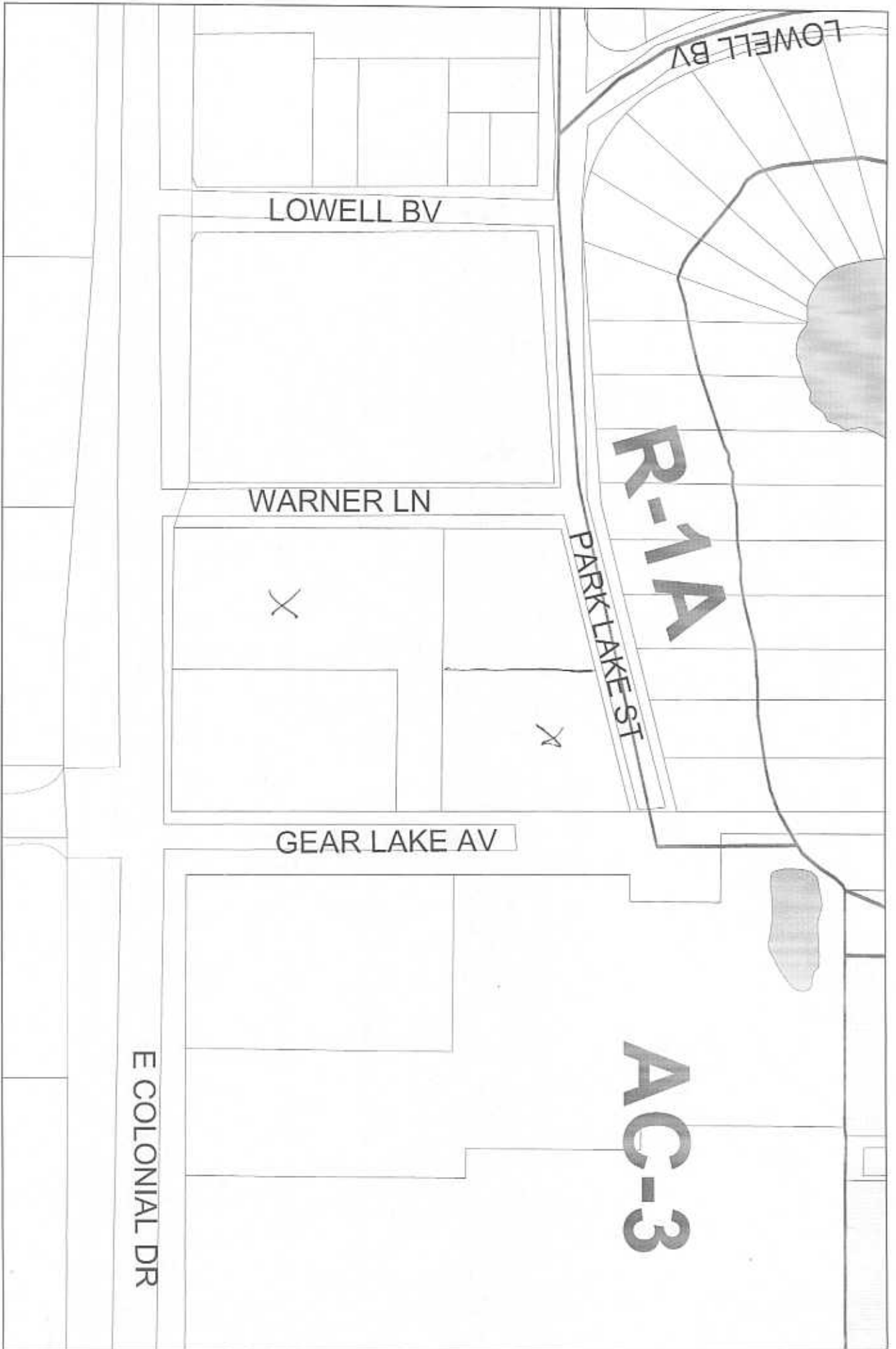
SE 1/4 of SW 1/4 of SE 1/4 of Section 26, Twp 22 S., R. 30 E.

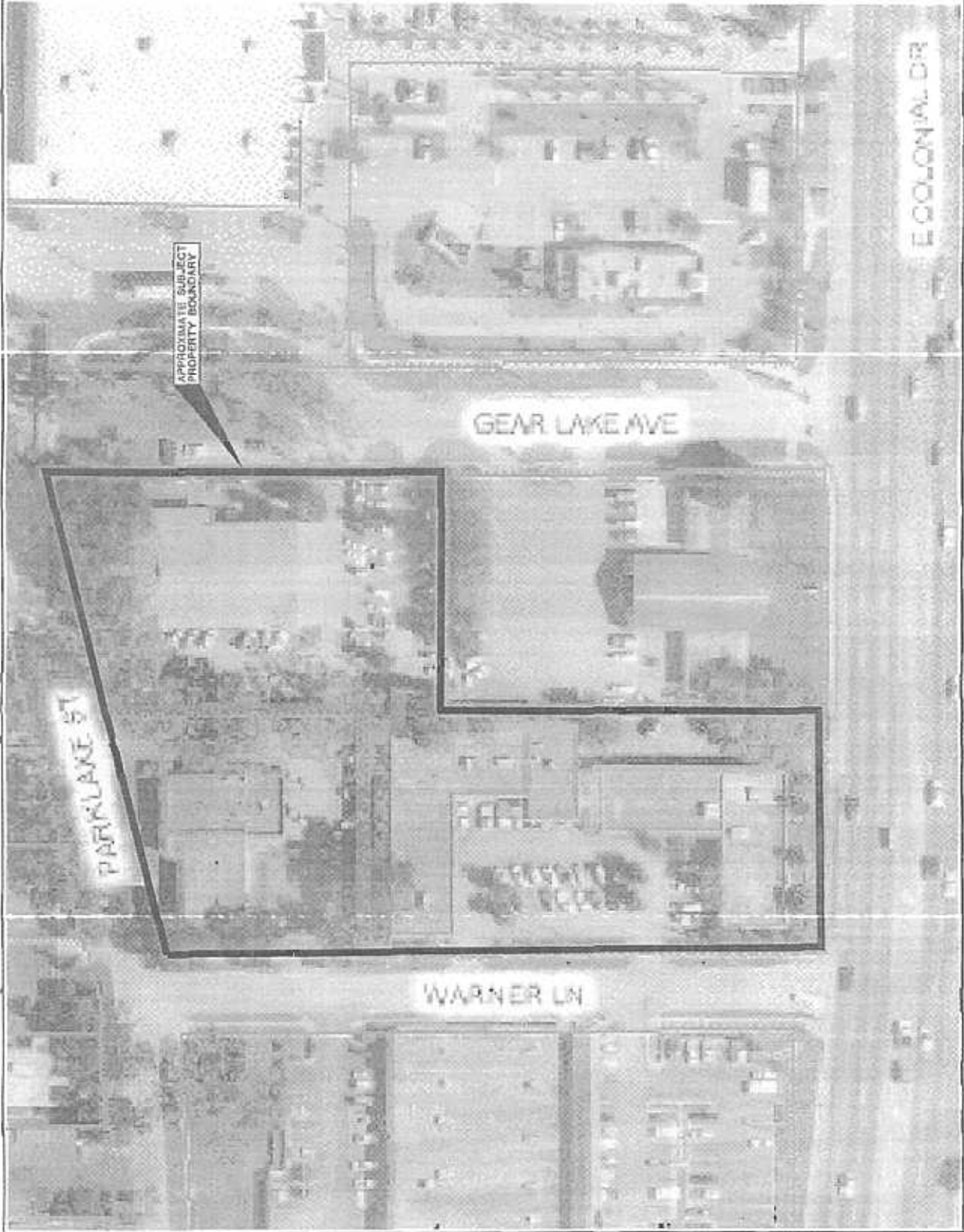
SEE ORANGE CITY ORDINANCE NUMBERED 1136 IN 1926, IN 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SEE ORANGE CITY ORDINANCE NUMBERED 1136 IN 1926, IN 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Lowell Pl.
Warner Ln

FILED
APRIL 4, 1926
ORLANDO, FLORIDA





APPROXIMATE SUBJECT PROPERTY BOUNDARY

PARKLANE ST

GEAR LAKE AVE

WARNER LN

E COLONIAL DR



0 20 40 60
APPROXIMATE SCALE: 1"=60'

OBTAINED FROM:
DATE: DECEMBER, 2002

AERIAL PHOTOGRAPH

Ardaman & Associates, Inc.
Geotechnical, Environmental & EIR
4410 East Colonial Drive
Orlando, Florida 32817

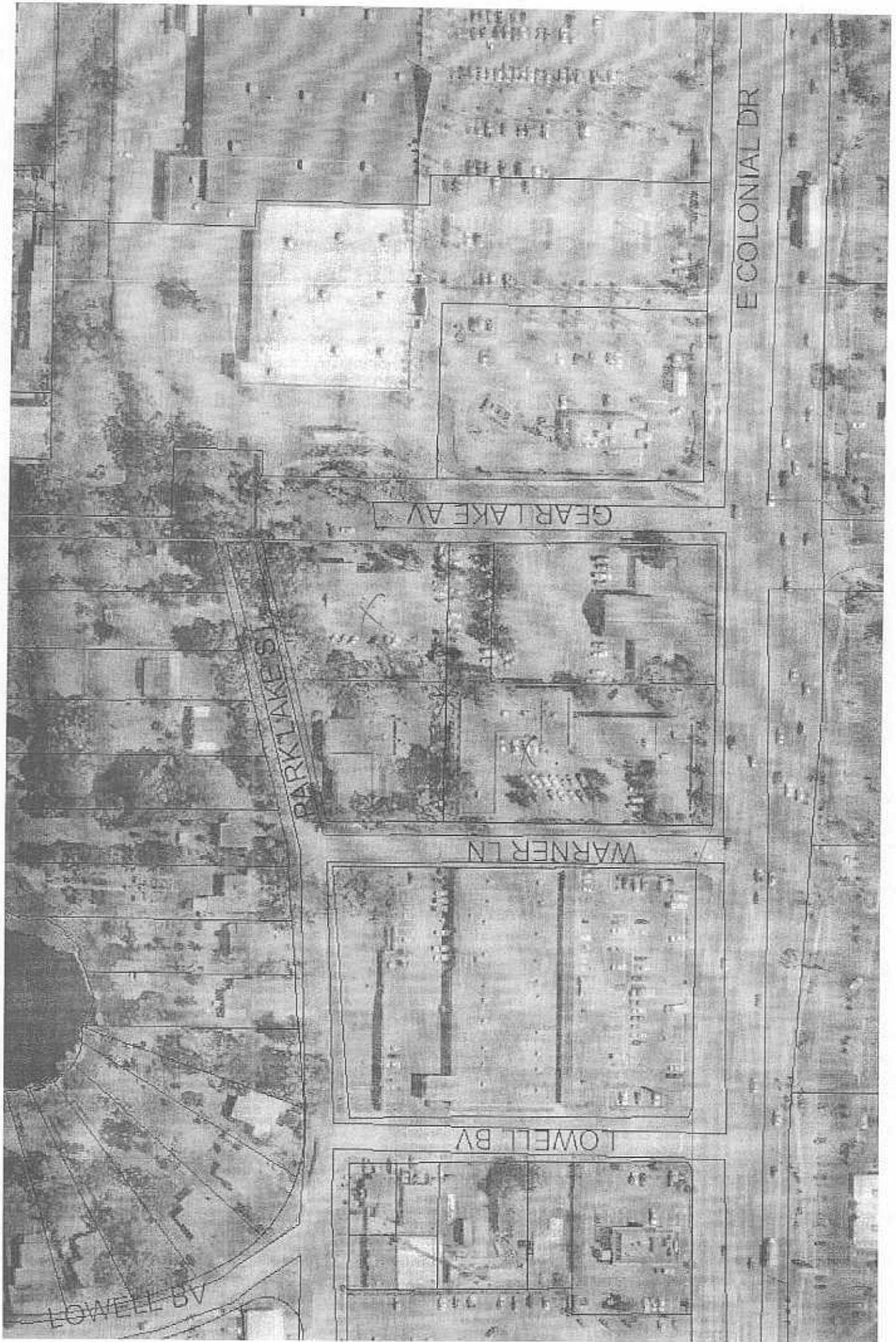
PHASE I ENVIRONMENTAL ASSESSMENT
OFFICE BUILDING PROPERTY
4401 EAST COLONIAL DRIVE
ORLANDO, FLORIDA 32817

DATE: 12/02/02
SCALE: 1"=60'

04-0774



Default Map



Records found for Street query [728 gear lake] Records 1 - 8 of 8

Address	Parcel Id	Owner	Map	GSF
728 GEAR LAKE AVE	20-22-30-0505-01-101	BALDWIN OFFICE PARK LLC	Show Map	3980
728 GEAR LAKE AVE	20-22-30-0505-01-102	BALDWIN OFFICE PARK LLC <i>(33310505)</i>	Show Map	3702
728 GEAR LAKE AVE	20-22-30-0505-02-106	BALDWIN OFFICE PARK LLC	Show Map	4760
728 GEAR LAKE AVE	20-22-30-0505-02-107	<i>Redstone</i> HERMAN PROPERTIES LLC	Show Map	1810
728 GEAR LAKE AVE	20-22-30-0505-02-108	<i>Dr. Donegan - Denton</i> BALDWIN OFFICE PARK LLC	Show Map	2210
728 GEAR LAKE AVE	20-22-30-0505-02-203	BALDWIN OFFICE PARK LLC	Show Map	4652
728 GEAR LAKE AVE	20-22-30-0505-02-204	<i>church</i> BALDWIN OFFICE PARK LLC	Show Map	4128
728 GEAR LAKE AVE	20-22-30-8688-13-010	BALDWIN OFFICE PARK LLC	Show Map	6 9205 H 9014

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 This page last modified on: 02/25/00

Unit	Use	SF	Parking Ratio Needed	Parking Spaces Required	Private Parking Allocated	Notes
EC Realty:						
4401 - 101 office		3,980	2.5	10.0		8 vacant
4401 - 102 office		3,554	2.5	8.9		8 vacant
4401 - 106 office		3,936	2.5	9.8		10 vacant
4401 - 107 medical office		2,246	2.8	6.3		7 dr. herman - pediatrician
4401 - 108 dental office		1,940	2.8	5.4		6 dr. barnas - dentist
4401 - 203 church		4,500	2.0	9.0		11 church with 45 seats (.2 spaces x 45 seats = 9.0), estimated sf per appraisal
4401 - 204 office		3,622	2.5	9.1		11 telemarketing office with lease expiring, used same sf from lower floor
parking		23,778		58.5		61
4401 land area		56,362				47 cross parking agreement with 4405 E. Colonial Drive - Orlando Bible Church
FAR		42%				32 cross parking agreement with 728 Gear Lake - Pace Center for Girls
4401 land area		55,554				per survey = (305.63*156.25+55*156.5)
FAR		43%				per OCPA website prior year, forgot to include Lot 18
4401 pervious area		9,227				per survey = 35.34*156.5+19.63*45+50*5+28.6*5+34.3*5+8.7*5+2*119.7+8.8*5+40+40+30*5+19.29*40.58+156*4+10.2*20.6+30+10+5+5+25
impervious %		84%				per survey
impervious %		83%				per ocpa
parking						
728 Gear Office		9,205	2.5	23.0		32 based on square footage
728 Gear School		9,205	6.0	30.0		32 based on 6 classrooms (5 spaces x 6 classrooms)
728 Gear land area		32,083				per survey = 156.5*170+35*156.5
FAR		29%				
728 Gear land area		29,719				29,719 per OCPA website
FAR		31%				
4401 pervious area		6,348				per survey = 170*7+95*25+23*25+40*30+64.7*3+134*8+5+5
impervious %		80%				per survey
impervious %		79%				per ocpa

Unit	Use	SF	Parking Ratio Needed	Parking Spaces Required	Private Parking Allocated	Notes
EC Realty:						
4401 - 101 office		3,980	2.5	10.0		8 vacant
4401 - 102 office		3,554	2.5	8.9		8 vacant
4401 - 106 office		3,936	2.5	9.8		10 vacant
4401 - 107 medical office		2,246	2.8	6.3		7 dr. herman - pediatrician
4401 - 108 dental office		1,940	2.8	5.4		6 dr. barnas - dentist
4401 - 203 church		4,500	2.0	9.0		11 church with 45 seats (.2 spaces x 45 seats = 9.0), estimated sf per appraisal
4401 - 204 office		3,622	2.5	9.1		11 telemarketing office with lease expiring, used same sf from lower floor
	parking	23,778		58.5	61	
						47 cross parking agreement with 4405 E. Colonial Drive - Orlando Bible Church
						32 cross parking agreement with 728 Gear Lake - Pace Center for Girls
4401 land area		56,362				per survey = (305.63*156.25+55*156.5)
	FAR	42%				
4401 land area		55,554				per OCPA website prior year, forgot to include Lot 18
	FAR	43%				
4401 pervious area		9,227				per survey = 35.34*156.5+19.63*45+50*5+28.6*5+34.3*5+8.7*5+2*119.7+8.8*5+40+40+30*5+19.29*40.58+156*4+10.2*20.6+30+10+5+5+25
	impervious %	84%				per survey
	impervious %	83%				per ocpa
728 Gear Office	parking	9,205	2.5	23.0		32 based on square footage
728 Gear School		9,205	6.0	30.0		32 based on 6 classrooms (5 spaces x 6 classrooms)
728 Gear land area		32,083				per survey = 156.5*170+35*156.5
	FAR	29%				
728 Gear land area		29,719				29,719 per OCPA website
	FAR	31%				
4401 pervious area		6,348				per survey = 170*7+95*25+23*25+40*30+64.7*3+134*6+5+5
	impervious %	80%				per survey
	impervious %	79%				per ocpa

4405 church	3,403	2.0	6.8	20 Orlando Bible Church
office	1,463	2.5	3.7	5
office	1,463	2.5	3.7	5
parking	6,329		14.1	30
4405 land area	39,125			per OCPA website, same as per survey = 156.5*250
FAR	16%			
4405 pervious area	10,450			estimate, =80*156.5+20*50+60
Impervious %	73%			per occpa and survey

	OCPA:		
4401 - 101 office	3,980	2.5	10.0
4401 - 102 office	3,702	2.5	9.3
4401 - 106 office	4,760	2.5	11.9
4401 - 107 medical office	1,810	2.8	5.1
4401 - 108 dental office	2,210	2.8	6.2
4401 - 203 church	4,652	2.0	9.3
4401 - 204 office	4,128	2.5	10.3
parking	25,242		62.0
4401 land area FAR	56,362 45%		
4401 land area FAR	55,554 45%		
4401 pervious area	9,227		
impervious %	84%		
impervious %	83%		

- 8 vacant
- 8 vacant
- 10 vacant
- 7 dr. herman - pediatrician
- 6 dr. barinas - dentist
- 11 church with 45 seats (.2 spaces x 45 seats = 9.0)
- 11 telemarketing office with lease expiring

61
40 cross parking agreement with 4405 E. Colonial Drive - Orlando Bible Church
32 cross parking agreement with 728 Gear Lake - Pace Center for Girls

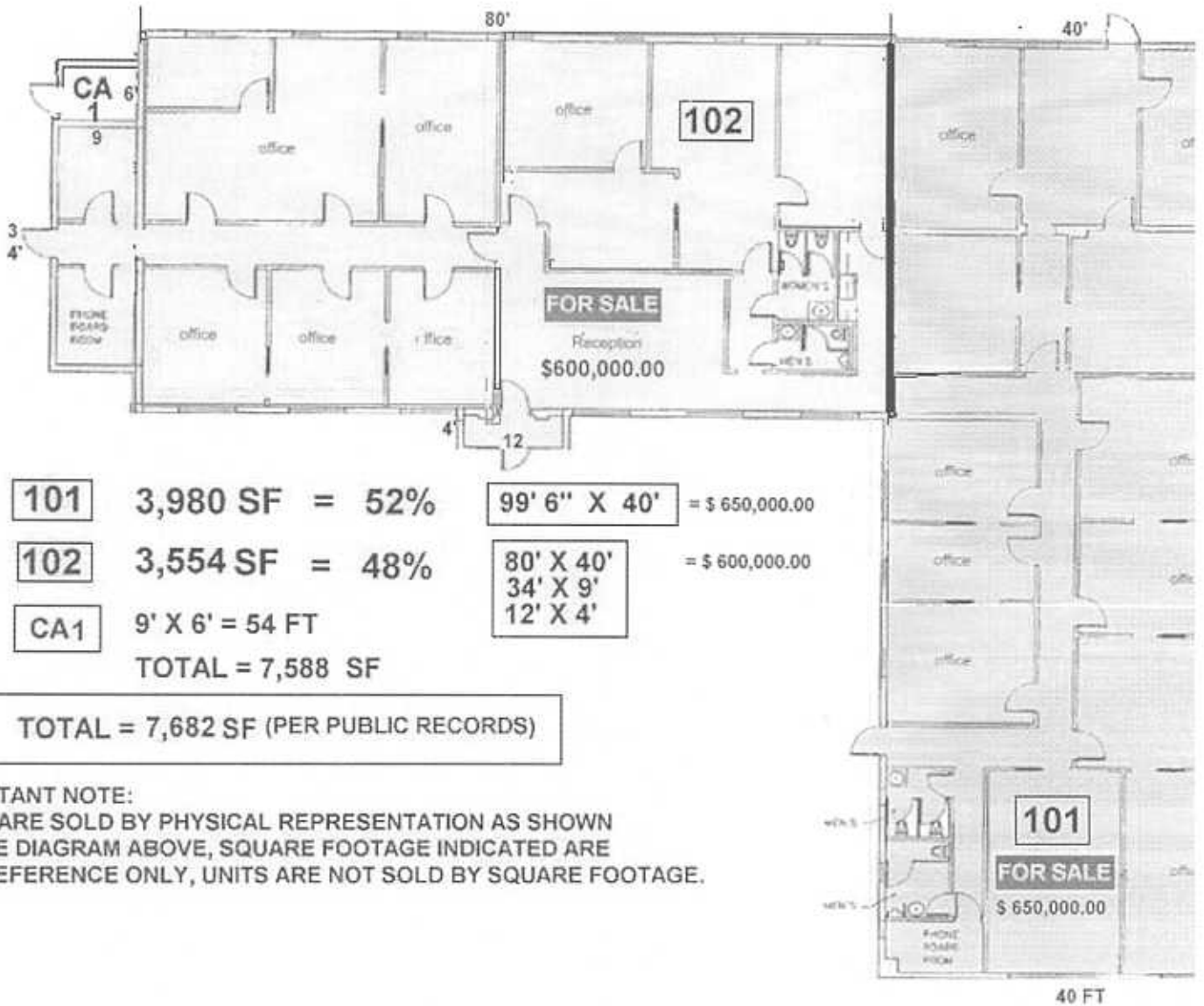
per survey =+(305.63*156.25+55*156.5)

per OCPA website prior year. forgot to include Lot 18

per survey =35.34*156.5+19.63*45+50*5+28.6*5+34.3*5+8.7*5+2*119.7+8.8*5+
40+40+30*5+19.29*40.58+156*4+10.2*20.6+30+10+5+5+25
per survey
per ocpa

EXHIBIT " A " BUILDING ONE

Parking Area

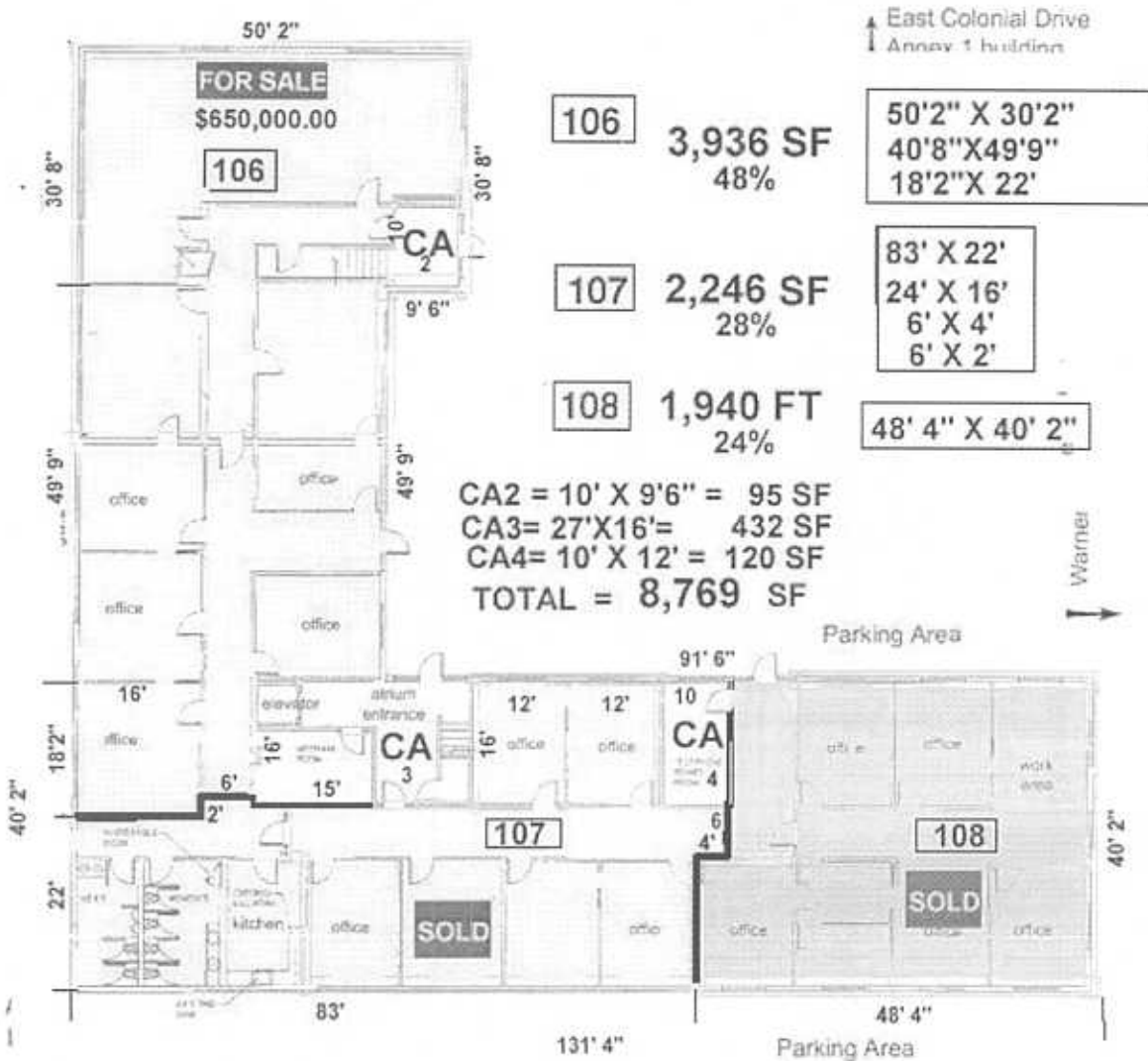


101	3,980 SF = 52%	99' 6" X 40'	= \$ 650,000.00
102	3,554 SF = 48%	80' X 40'	= \$ 600,000.00
CA1	9' X 6' = 54 FT	34' X 9'	
	TOTAL = 7,588 SF	12' X 4'	

TOTAL = 7,682 SF (PER PUBLIC RECORDS)

IMPORTANT NOTE:
UNITS ARE SOLD BY PHYSICAL REPRESENTATION AS SHOWN ON THE DIAGRAM ABOVE, SQUARE FOOTAGE INDICATED ARE FOR REFERENCE ONLY, UNITS ARE NOT SOLD BY SQUARE FOOTAGE.

EXHIBIT " B "
FIRST FLOOR OF BUILDING 2



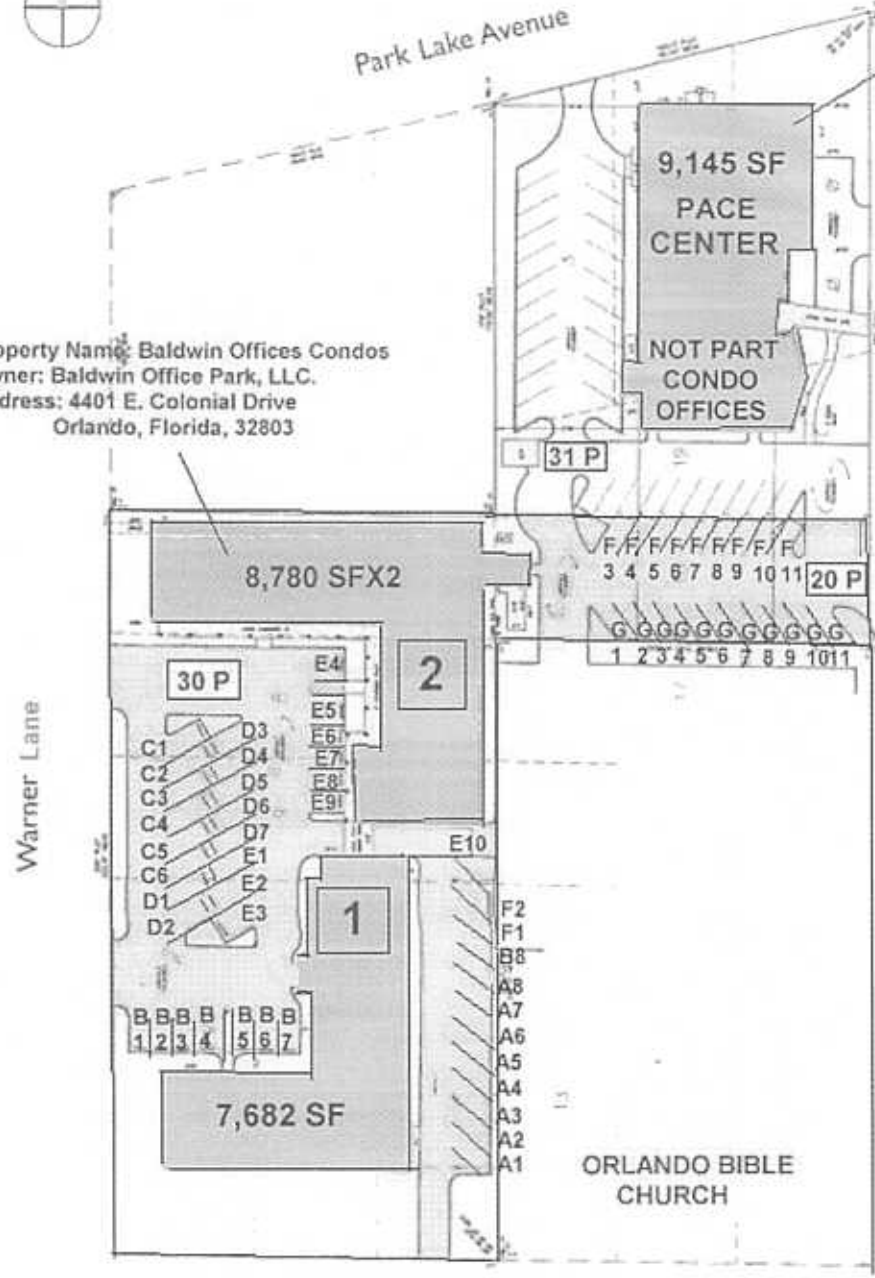
IMPORTANT NOTE:
 UNITS ARE SOLD BY PHYSICAL REPRESENTATION AS SHOWN
 ON THE DIAGRAM ABOVE, SQUARE FOOTAGE INDICATED ARE
 FOR REFERENCE ONLY, UNITS ARE NOT SOLD BY SQUARE FOOTAGE.

PARKING SITE PLAN



Property Name: PACE Center for Girls
 Owner: Baldwin Office Park, LLC.
 Address: 728 Gear Lake Avenue
 Orlando, Florida, 32803

Property Name: Baldwin Offices Condos
 Owner: Baldwin Office Park, LLC.
 Address: 4401 E. Colonial Drive
 Orlando, Florida, 32803



Gear Lake Avenue

Warner Lane

PARKING PER UNIT

- 101 = 8 P A1-A8
- 102 = 8 P B1-B8

- 106 = 10 P E1-E10
- 107 = 7 P D1-D7
- 108 = 6 P C1-C6

- 203 = 11 P F1-F11
- 204 = 11 P G1-G11
- 61 P

PLUS WE HAVE CROSS-PARKING AGREEMENT WITH:

**4405 E. Colonial Drive
 and
 728 Gear Lake Avenue**

East Colonial Drive (SR 50)

THIS INSTRUMENT PREPARED BY
Roy K. Payne
Assistant City Attorney
City of Orlando
400 S. Orange Avenue
Orlando, Florida 32801
(407) 246-2295

CITY SERVICES EASEMENT

THIS INDENTURE, made this ____ day of _____, 2006, by and between _____, whose address is: _____ hereinafter referred to as "Grantor," and **City of Orlando, Florida**, a municipal corporation created and existing under and by virtue of the laws of the State of Florida, situated in Orange County, Florida, hereinafter referred to as "Grantee," whose address is 400 South Orange Avenue, Orlando, Florida 32801:

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant and convey to the Grantee, its successors and assigns, a permanent, perpetual easement for the provision of City services, such right to include, but not be limited to, the perpetual right to enter upon said easement at all times and construct, lay, reconstruct, operate, maintain, inspect or repair all lines, mains, pipes, fixtures, vehicular and pedestrian pathways, ditches, accessories, and all appurtenances thereto for the purpose of providing City services through, under, and upon the following property situated in the County of Orange, State of Florida, more particularly described as follows:

(See Exhibit "A" attached hereto and incorporated herein by reference)

For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the pipes, line, mains, vehicular and pedestrian pathways, ditches, accessories, and appurtenances thereto. The Grantor further grants the reasonable right to enter upon adjoining lands of the Grantor for the purposes of exercising the rights herein granted.

The Grantor hereby covenants with the Grantee and warrants that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey the said easement, and that the real property described above is free of all liens, mortgages and encumbrances of every kind except for real property taxes not delinquent.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

TWO WITNESSES:

Print Name

Print Name

Grantor: _____

Signature

Grantor: _____

Signature

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by _____, known to me or who possessed a valid _____ driver's license, and who executed the foregoing, this ____ day of _____, 2006.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2006.

Notary Public
Print Name: _____
My Commission Expires: _____

Address:

JOINDER AND CONSENT TO EASEMENT

The undersigned, being the Mortgagee of that certain Mortgage by, to and in favor of _____, dated _____, _____, and recorded in Official Records Book _____, Page _____, of the Public Records of Orange County, Florida, hereby joins in and consents to the above Easement and hereby subordinates the lien of its Mortgage to the foregoing easement.

Dated this _____ day of _____, 2006.

WITNESS:

By: _____

Print Name:

Print Name:

Print Name

STATE OF
COUNTY OF

SWORN TO AND SUBSCRIBED before me this day of _____, _____, 2006, by who is personally known to me or who has produced (type of identification) and who (did/did not) take an oath.

Signature

(Print Name)

Notary Public

My Commission Expires:

SAMPLE

2800 W. Concord

JOINDER AND CONSENT TO EASEMENT

Baldwin or me

The undersigned, being the Mortgagee of that certain Mortgage by, to and in favor of Carol C. Williams, dated November 10, 1994, and recorded in Official Records Book 4821, Page 1259, of the Public Records of Orange County, Florida, hereby joins in and consents to the above Easement and hereby subordinates the lien of its Mortgage to the foregoing easement.

Dated this _____ day of _____, 2002.

WITNESS:

By: _____

Print Name:

Print Name:

Print Name

Bank
Scott or

STATE OF
COUNTY OF

SWORN TO AND SUBSCRIBED before me this day of _____, _____, 2002, by who is personally known to me or who has produced (type of identification) and who (did/did not) take an oath.

Signature

(Print Name)
Notary Public
My Commission Expires:

Baldwin's Deal

Mia when I acquired