

BCC Mtg. Date: November 29, 2016

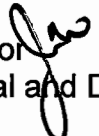


Interoffice Memorandum

AGENDA ITEM

November 9, 2016

TO: Mayor Teresa Jacobs
—AND—
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Community, Environmental and Development
Services Department

CONTACT PERSON: John Smogor, Planning Administrator
Planning Division 407-836-5616 and
john.smogor@ocfl.net

SUBJECT: November 29, 2016 - Consent Item
Request for Rescission of the International Corporate Park
Development of Regional Impact (DRI)

The International Corporate Park (ICP) Development of Regional Impact (DRI) was originally approved on June 30, 1986 and contains 2,850.60 acres. The project is generally located south of S.R. 528, north of Wewahootee Road, east of Monument Parkway, and south/southwest of Aerospace Parkway. The existing DRI development program consists of 20,900,000 square feet of office; warehouse / distribution / office showroom; manufacturing; retail; hotel; day care; and health/fitness uses.

Pursuant to Section 380.06(29), Florida Statutes, areas within the Urban Service Area of Orange County, Florida are recognized as a Dense Urban Land Area ("DULA"). Comprehensive Plan Policy FLU1.1.1 states that urban uses shall be concentrated within the Urban Service Area and other specified areas, including Growth Centers, further within the definition of a DULA. Section 380.115, Florida Statutes, states that a DRI located within a DULA may be rescinded upon demonstrating that all required mitigation related to the amount of development that existed on the date of rescission has been completed.

Per the attached "Request for Rescission" of the ICP DRI, the applicant indicated that all required mitigation related to the amount of existing development has been completed, and that no unmitigated development exists. Upon rescission of the DRI Development Order (DO) concurrent with approval of pending revisions (CDR-16-08-271) to the International Corporate Park PD/LUP, 2,476.18 gross acres will be extracted and aggregated into the proposed Sunbridge Planned Development – Regulating Plan (PD-RP) (LUP-16-06-216). The development program for the remaining ICP property would consist of up to 667,000 square feet of manufacturing; 1,967,640 square feet of warehouse / distribution; and 473,260 square feet of warehouse / distribution / office

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Request for Rescission of the International Corporate Park

showroom / manufacturing. All pertinent DRI / DO conditions will also be added to the ICP PD and/or Sunbridge PD conditions.

On September 21, 2016, the Orange County Development Review Committee (DRC) recommended approval of the "Request for Rescission" of the International Corporate Park DRI and the related PD substantial change.

Finally, the Specific Project Expenditure Report and Relationship Disclosure Form have been completed in accordance with the requirements of Ordinance 2008-14. Copies of these forms may be located in the Planning Division for further reference.

ACTION REQUESTED: Approval and execution of Order Approving the Rescission of Development Order for International Corporate Park Development of Regional Impact. District 4

JVW/JS/OH:rep

Attachment

BCC Mtg. Date: November 29, 2016

Prepared by and return to:
Viven J. Monaco, Esq.
Burr and Forman, LLP
200 South Orange Ave., Suite 800
Orlando, Florida 32801

**ORDER APPROVING THE RESCISSION OF
DEVELOPMENT ORDER FOR INTERNATIONAL CORPORATE PARK
DEVELOPMENT OF REGIONAL IMPACT**

THIS ORDER APPROVING THE RESCISSION OF THE DEVELOPMENT ORDER FOR INTERNATIONAL CORPORATE PARK DEVELOPMENT OF REGIONAL IMPACT AND NOTICE THEREOF (the "Order") is issued by **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (the "County"), whose address is P.O. Box 1393, Orlando, Florida 32802-1393.

FACTUAL BACKGROUND

1. The original development order (the "Original Development Order") for International Corporate Park Development of Regional Impact (the "DRI") was approved by the Orange County Board of County Commissioners (the "County Commission") on June 30, 1986, as recorded in Official Records Book 3802, Page 4466, Public Records of Orange County, Florida (the "Public Records").
2. The Original Development Order was amended as follows by approval of the County Commission: (i) on August 25, 1992, as evidenced by International Corporate Park Amended Development Order, as recorded in Official Records Book 4460, Page 1633, of the Public Records, which Amended Development Order also memorialized previous non-substantial amendments approved by the County Commission in 1987, on October 16, 1989, and May 21, 1990; and (ii) on June 28, 2016, as evidenced by Second Amendment to International Corporate Park Development of Regional Impact Development Order, as recorded as document number 20160342326 in the Public Records (the Original Development Order, as amended, is hereafter referred to as the "ICP Development Order").
3. Suburban Land Reserve, Inc. ("SLR") (hereafter "Owner") is successor in interest to International Corporate Park, Inc., as the developer (the "Developer") of the property within the DRI, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "DRI Property").
4. Pursuant to Section 380.115 (1) (b), Florida Statutes (2016), "a development that elects to rescind the development order is governed by the following procedures: . . . "[i]f requested by the developer or landowner, the development-of-regional impact order shall be rescinded by the local government having jurisdiction upon a showing that all required

Order Approving Rescission Order for International Corporate Park

mitigation related to the amount of development that is existing on the date of rescission has been completed or will be completed under an existing permit or equivalent authorization issued by a governmental agency as defined in s. 380.031 (6), if such permit or authorization is subject to enforcement through administrative or judicial remedies."

5. A Request for Rescission of the ICP Development Order (the "Request") dated August 12, 2016, was submitted to the County on behalf of SLR, which provided documentation that all required mitigation has been completed for the amount of existing development within the DRI, namely: 595,484 square feet of warehouse/distribution and 553,805 square feet of manufacturing. A copy of the Request is attached hereto as **Exhibit "B."**
6. As reported on the most recent International Corporate Park Development of Regional Impact Report for July 1, 2014, to June 30, 2015, the mitigation obligations have been met for the amount of development that has occurred on the DRI Property.
7. Based on the information reported, the County has confirmed that all required mitigation related to the amount of existing development has been completed.
8. The International Corporate Park PD ("ICP PD") will govern future development of the Property not owned by SLR, as described on **Exhibit "C"** hereto, (the "Remaining ICP Property") once the substantial change to the ICP PD is approved and this Order becomes effective. Conditions of approval from the ICP Development Order, and additional conditions of approval necessary to maintain the rights and obligations of the owners of the Remaining ICP Property, shall be conditions of approval reflected on the substantial change to the ICP PD (CDR 16-08-271) as set forth on **Exhibit "D,"** attached hereto and incorporated herein by reference.
9. The DRI Property owned by SLR (the "SLR Property") shall be subject to the Orange County Comprehensive Plan Innovation Way Goals, Objectives, and Policies, the Sunbridge Planned Development (the "Sunbridge PD") Regulating Plan, as approved by the County Commission, all agreements with the County, including without limitation, agreements regarding transportation, Adequate Public Facilities Agreement(s) for sheriff, fire, utilities, schools, parks and recreation, and Capacity Enhancement and/or Concurrency Mitigation Agreement(s) with the Orange County School District, as may be applicable.
10. Pursuant to Section 380.115(1), Florida Statutes, a change in any development of regional impact guideline or standard does not abridge or modify any vested or other right or duty or obligation pursuant to any development order or agreement that is applicable to a development of regional impact.
11. The County issued Concurrency Vested Rights Certificate #92-000007 to the DRI on January 29, 1992 (the "VRC"), and the rescission of the DRI will not cause the expiration, divesture or modification of any vested rights previously recognized for the DRI by the County; with the exception of the Sunbridge Trips, as defined below.

Order Approving Rescission Order for International Corporate Park

12. In addition to the foregoing, pursuant to the Amended and Restated 2006 Innovation Way/Beachline Interchange Agreement, which was approved by SLR on May 27, 2014, by the County Commission on June 10, 2014, and by Orlando Orange County Expressway Authority, predecessor to the Central Florida Expressway Authority ("CFX"), on June 12, 2014, with an Effective Date of June 12, 2014, a Memorandum of which was recorded on June 13, 2014, in the Public Records at Official Record Book 10758, Page 8144, as amended by (i) the First Amendment to the Amended and Restated 2006 Innovation Way/Beachline Agreement, approved by the County Commission on September 15, 2015, and by CFX on October 8, 2015, with an effective date of October 8, 2015, and recorded in the Public Records at Official Records Book 10996, Page 3948, and (ii) the Second Amendment to the Amended and Restated 2006 Innovation Way/Beachline Agreement, approved by SLR on April 14, 2016, approved by the County Commission on May 10, 2016, and approved by CFX on June 22, 2016, and recorded in the Public Records as Document number 20160337931 (as amended, the "Interchange Agreement"), the Property located within the DRI prior to the date of this Order is vested with respect to 82,000 annual average daily net external trips, and these vested rights shall remain unaffected by any modification (including rescission) of the DRI; provided, however, that 11,327 of the vested annual average daily net external trips shall remain with the ICP PD, and the remaining 70,673 annual average daily net external trips shall be allocated to the Sunbridge PD (the "Sunbridge Trips").

RESCISSION OF DEVELOPMENT ORDER

Based on the information contained herein, the County hereby rescinds the Development Order for the International Corporate Park Development of Regional Impact.


The amended International Corporate Park PD, as amended from time to time, shall govern the development of the Remaining ICP Property which was subject to the International Corporate Park Development of Regional Impact Development Order prior to this Order. The Sunbridge PD Regulating Plan, as approved by the County Commission, and all associated agreements, shall govern the development of the SLR Property, which was subject to the International Corporate Park Development of Regional Impact Development Order prior to this Order.

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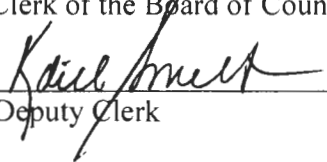
Order Approving Rescission Order for International Corporate Park

ADOPTED THIS _____ DAY OF NOV 29 2016, 2016.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: 
Teresa Jacobs,
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: 
Deputy Clerk



Order Approving Rescission Order for International Corporate Park

EXHIBIT "A"
ICP DRI LEGAL DESCRIPTION

Order Approving Rescission Order for International Corporate Park

EXHIBIT "A"

INTERNATIONAL CORPORATE PARK

LEGAL DESCRIPTION

PARCEL A:

That portion of Section 1, Township 24 South, Range 31 East and a portion of Section 6, Township 24 South, Range 32 East, Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet for the POINT OF BEGINNING; thence continue along said North line of Section 6 North 89 degrees 57 minutes 33 seconds East a distance of 1725.00 feet; thence departing said North line run South 00 degrees 02 minutes 17 seconds West a distance of 3975.92 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 4167.66 feet to the point of intersection with the Easterly line of an O.U.C. Railroad Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355), Public Records of Orange County, Florida; thence run North 41 degrees 09 minutes 44 seconds East along the Easterly line of said O.U.C. Railroad Right of Way a distance of 3673.80 feet; thence continue along the East line of said O.U.C. Right of Way North 00 degrees 02 minutes 17 seconds East a distance of 1203.04 feet to the POINT OF BEGINNING.

LESS

That portion of Section 6, Township 24 South, Range 32 East, Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet for the POINT OF BEGINNING; thence continue along said North line of Section 6 North 89 degrees 57 minutes 33 seconds East a distance of 1725.00 feet; thence departing said North line run South 00 degrees 02 minutes 17 seconds West a distance of 3975.92 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 1300.00 feet; thence departing said centerline of Wewahootee Road, run North 00 degrees 02 minutes 17 seconds East, a distance of 1309.07 feet; thence run North 16 degrees 05 minutes 22 seconds West a distance of 1530.10 feet to the point of intersection with the Easterly line of an O.U.C. Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355), Public Records of Orange county, Florida; thence run North 00 degrees 02 minutes 17 seconds East along the East line of said O.U.C. Railroad Right of Way a distance of 1203.04 feet to the POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS:

That portion of Section 1, Township 24 South, Range 31 East, and a portion of Section 6, Township 24 South, Range 32 East, Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet to the point of intersection with the East line of an O.U.C. Railroad Right of Way Easement as recorded in Official Records Book 3307, Page 215 (Official Records Book 3590, Page 355), Public Records of Orange County, Florida; thence run South 00 degrees 02 minutes 17 seconds West along the East line of said

O.U.C. Railroad Right of Way Easement a distance of 1203.04 feet to the POINT OF BEGINNING; thence departing said Right of Way Easement line run South 16 degrees 05 minutes 22 seconds East, a distance of 1530.10 feet; thence run South 00 degrees 02 minutes 17 seconds West a distance of 1309.07 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 2867.66 feet to the point of intersection with the Easterly line of the aforementioned O.U.C. Railroad Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355); thence run North 41 degrees 09 minutes 44 seconds East along the Easterly line of said O.U.C. Railroad Right of Way a distance of 3673.80 feet to the POINT OF BEGINNING.

And

A parcel of land located in the South half of Section 6, Township 24 South, Range 32 East, Orange County, Florida, known as Wewahootee Road, 30 feet wide being 15 feet on both sides of the following described center line:

Beginning at point at the intersection of the West line of Section 6 and the center line of Wewahootee Road, said point being North 0°08'00" West 1328.89 feet from the Southwest corner of said Section 6, thence running along the center line of said road North 89°38'44" East 721.68 feet to the West line of CORRECT CRAFT as recorded in Plat Book 68, Pages 61 through 63, of the Public Records of Orange County, Florida.

Together with easement rights for the benefit of Parcel A:

Master Drainage System Easement recorded May 5, 1987 in Official Records Book 3884, Page 433, Public Records of Orange County, Florida.

PARCEL B

(CONSISTING OF NORTHWEST PARCEL, NORTHEAST PARCEL, CENTER PARCEL, SOUTHEAST PARCEL, SOUTHWEST PARCEL AND TRACT 8 PARCEL)

NORTHWEST PARCEL:

A parcel of land located in Section 25, Township 23 South, Range 31 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at Southeast corner of said Section 25; thence North 00° 02' 15" West, 315.07 feet to the Point of Beginning, said point being on the Northerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence the following courses and distances along said Northerly right of way line, South 78° 27' 52" West, 1320.50 feet; thence North 89° 33' 17" West, 1263.28 feet; thence South 89° 45' 47" West, 2878.58 feet to a point on the West line of said Section 25; thence leaving said Northerly right of way line, run North 00° 14' 09" East along said West line 2600.49 feet to the West 1/4 corner of said Section 25; thence continue along said West line, North 00° 16' 31" East, 2654.65 feet to the Northwest corner of said Section 25; thence leaving said West line, run North 89° 52' 15" East along the North line of said Section 25 a distance of 2656.50 feet to the North 1/4 corner of said Section 25; thence continue along said North line, North 89° 54' 29" East, 2750.01 feet to the Northeast corner of said Section 25; thence leaving said North line, run South 00° 05' 21" East along the East line of said Section 25 a distance of 2656.64 feet to the East 1/4 corner of said Section 25; thence continue along said East line, South 00° 02' 15" East, 2342.69 feet to the Point of Beginning.

LESS AND EXCEPT A, B, C AND D AS SET FORTH BELOW:

A) ALAFAYA TRAIL EXTENSION (Official Records Book 8893, Page 1974)

All of that part of the Northwest 1/4 and the Southwest 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida lying within 60.00 feet left and right of the following described centerline:

Commence at the Northwest corner of the Northwest 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida; thence run S. 00° 17' 00" W. along the West line of the Northwest 1/4 of said Section 25 a distance of 263.92 feet for a Point of Beginning; thence departing said West line run S. 74° 33' 39" E. for a distance of 622.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve through a central angle of 74° 33' 39" a distance of 1569.70 feet to the point of tangency; thence run S. 00° 00' 00" E. tangent to said curve a distance of 703.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve through a central angle of 44° 30' 10" a distance of 936.90 feet to the point of tangency; thence run S. 44° 30' 10" E. tangent to said curve a distance of 255.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve through a central angle of 44° 14' 56" a distance of 931.56 feet to the point of tangency; thence run S. 00° 15' 14" E. a distance of 144.58 feet to the end of said centerline. The right of way lines left and right of the above described centerline are intended to extend or shorten as necessary to terminate at the West line of the Northwest 1/4 of said Section 25.

B) PARCEL 900 WATER RETENTION AREA POND NO. 1 (Official Records Book 8893, Page 1974)

That part of the Northwest 1/4 and the Northeast 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida; thence run S. 00° 17' 00" W. along the West line of the Northwest 1/4 of said Section 25 a distance of 263.92 feet to a point on the centerline of the Alafaya Trail Extension (120 ft. right of way); thence departing said West line run S. 74° 33' 39" E. along said centerline a distance of 622.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve and continue along said centerline through a central angle of 74° 33' 39" a distance of 1569.70 feet to the point of tangency; thence departing said curve and said centerline run N. 90° 00' 00" E. radial to the aforesaid curve a distance of 60.00 feet; thence run S. 00° 00' 00" W. a distance of 178.53 feet for a Point of Beginning; thence run N. 90° 00' 00" E. a distance of 400.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 1030.00 feet and a chord bearing of S. 76° 16' 28" E.; thence run Easterly along the arc of said curve through a central angle of 27° 27' 05" a distance of 493.49 feet to the end of said curve; thence departing said curve run N. 38° 54' 59" E. a distance of 135.79 feet; thence run S. 57° 21' 12" E. a distance of 215.54 feet; thence run S. 03° 24' 53" E. a distance of 102.85 feet; thence run S. 59° 38' 01" E. a distance of 228.73 feet; thence run S. 31° 42' 13" E. a distance of 272.10 feet; thence run S. 32° 54' 29" W. a distance of 40.03 feet; thence run S. 66° 21' 07" E. a distance of 143.81 feet; thence run S. 23° 38' 53" W. a distance of 40.00 feet; thence run N. 66° 21' 07" W. a distance of 150.33 feet; thence run S. 32° 54' 29" W. a distance of 85.93 feet; thence run N. 77° 29' 35" W. a distance of 361.52 feet; thence run N. 28° 33' 16" W. a distance of 498.02 feet; thence run N. 38° 54' 59" E. a distance of 67.70 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 990.00 feet and a chord bearing of N. 76° 30' 33" W.; thence run Westerly along arc of said curve through a central angle of 26° 58' 53" a distance of 466.21 feet to the point of tangency; thence run S. 90° 00' 00" W. tangent to said curve a distance of 400.15 feet; thence run N. 00° 00' 00" E. a distance of 40.00 feet to the Point of Beginning.

C) Lands conveyed to Orange County by General Warranty Deed recorded May 11, 2010 in Official Records Book 10042, Page 7271, Public Records of Orange County, Florida.

D) Lands conveyed to the Central Florida Expressway Authority by Special Warranty Deed, recorded April 27, 2016 in Document #20160212591, Public Records of Orange County, Florida.

NORTHEAST PARCEL:

Tracts B, C and E, International Corporate Park, Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida; Together with an un-platted portion of Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 31; thence North $89^{\circ} 50' 52''$ East along the North line of said Section 31 a distance of 1759.72 feet; thence leaving said North line, run South $00^{\circ} 09' 08''$ East, 277.78 feet to the Point of Beginning, being a point on the Southerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence South $89^{\circ} 33' 17''$ East along said Southerly right of way line 3191.50 feet; thence South $77^{\circ} 36' 38''$ East along said Southerly right of way line 379.91 feet to a point on the East line of said Section 31; thence leaving said Southerly right of way line, run South $00^{\circ} 09' 42''$ West along said East line 2180.32 feet to a point on the Northerly right of way line of Aerospace Parkway as shown on said plat of International Corporate Park, Phase One - Unit I; thence the following courses and distances along said Northerly right of way line, also being a point on a non-tangent curve concave Southerly, having a radius of 1347.24 feet, a central angle of $36^{\circ} 56' 23''$ and a chord of 853.63 feet that bears North $86^{\circ} 30' 03''$ West; thence leaving said East line, run along the arc of said curve a distance of 868.59 feet to the point of compound curvature of a curve to the left, having a radius of 1070.69 feet and a central angle of $2^{\circ} 10' 46''$; thence along the arc of said curve a distance of 40.73 feet to the point of reverse curvature of a curve to the right, having a radius of 50.00 feet and a central angle of $84^{\circ} 25' 07''$; thence along the arc of said curve a distance of 73.67 feet to the point of tangency; thence North $22^{\circ} 43' 54''$ West, 22.15 feet; thence South $67^{\circ} 16' 06''$ West, 118.00 feet; thence South $22^{\circ} 43' 54''$ East, 22.15 feet to the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of $84^{\circ} 25' 07''$; thence along the arc of said curve a distance of 73.67 feet to the point of reverse curvature of a curve to the left, having a radius of 1070.69 feet and a central angle of $6^{\circ} 14' 50''$; thence along the arc of said curve a distance of 116.74 feet to the point of reverse curvature of a curve to the right, having a radius of 3000.00 feet and a central angle of $6^{\circ} 16' 38''$; thence along the arc of said curve a distance of 328.67 feet to the point of compound curvature of a curve to the right, having a radius of 3771.72 feet and a central angle of $10^{\circ} 25' 58''$; thence along the arc of said curve a distance of 686.78 feet to the point of tangency; thence South $72^{\circ} 08' 58''$ West, 153.55 feet to the point of curvature of a curve to the right, having a radius of 759.00 feet and a central angle of $9^{\circ} 59' 11''$; thence along the arc of said curve a distance of 132.29 feet to the point of tangency; thence South $82^{\circ} 08' 09''$ West, 125.46 feet to the point of curvature of a curve to the left, having a radius of 841.00 feet and a central angle of $19^{\circ} 58' 23''$; thence along the arc of said curve a distance of 293.17 feet to the point of tangency; thence South $62^{\circ} 09' 46''$ West, 125.47 feet to the point of curvature of a curve to the right, having a radius of 759.00 feet and a central angle of $9^{\circ} 59' 11''$; thence along the arc of said curve a distance of 132.29 feet to the point of tangency; thence South $72^{\circ} 08' 58''$ West, 263.87 feet to the point of curvature of a curve to the right, having a radius of 3771.72 feet and a central angle of $13^{\circ} 02' 44''$; thence along the arc of said curve a distance of 858.77 feet to a point on the East boundary line of International Corporate Park Parcel 10, as recorded in Plat Book 67, Pages 56 through 58, of the Public Records of Orange County, Florida; thence leaving said curve and Northerly right of way line, run the following courses and distances along said East boundary line, North $21^{\circ} 32' 39''$ East, 1243.02 feet; thence North $02^{\circ} 04' 41''$ East, 1563.62 feet; thence North $50^{\circ} 48' 16''$ East, 212.12 feet; thence North $29^{\circ} 05' 08''$ West, 267.49 feet; thence North $01^{\circ} 45' 25''$ West, 282.79 feet to the Point of Beginning.

LESS AND EXCEPT A, B AND C AS SET FORTH BELOW:

A) LOT 17B (Official Records Book 8863, Page 3058) A parcel of land located in Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the Southeast corner of Tract B, per the plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida, said point also being a point on the Northerly right of way line of Aerospace Parkway per said plat; thence North 29° 27' 50" West along the Easterly line of said Tract B a distance of 71.13 feet; thence leaving said Easterly line, run North 46° 52' 12" East, 94.06 feet; thence North 03° 15' 47" West, 95.34 feet; thence North 29° 18' 31" West, 96.26 feet; thence North 03° 27' 06" East, 14.24 feet; thence North 60° 09' 14" East, 387.28 feet; thence South 29° 44' 05" East, 35.23 feet; thence South 82° 38' 26" East, 93.95 feet; thence North 85° 31' 12" East, 60.47 feet; thence South 89° 21' 05" East, 271.59 feet; thence North 76° 59' 12" East, 36.24 feet; thence South 40° 50' 55" East, 30.90 feet; thence South 62° 10' 43" East, 48.20 feet; thence South 68° 26' 08" East, 43.11 feet; thence South 48° 44' 34" East, 62.59 feet; thence South 60° 51' 00" East, 59.07 feet to a point on said Northerly right of way line of Aerospace Parkway; thence the following courses and distances along said Northerly right of way line of Aerospace Parkway, said point also being a point on a non-tangent curve concave Southeasterly, having a radius of 841.00 feet, a central angle of 19° 58' 23" and a chord of 291.69 feet that bears South 72° 08' 58" West; thence along the arc of said curve a distance of 293.17 feet to the point of tangency; thence South 62° 09' 46" West, 125.47 feet to the point of curvature of a curve to the right, having a radius of 759.00 feet and a central angle of 9° 59' 11"; thence along the arc of said curve a distance of 132.29 feet to the point of tangency; thence South 72° 08' 58" West, 263.87 feet to the point of curvature of a curve to the right, having a radius of 3771.72 feet and a central angle of 3° 43' 34"; thence along the arc of said curve a distance of 245.29 feet to the Point of Beginning.

B) Tract C, International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida.

C) Central Florida Expressway Authority Parcel 2 as described in Official Records Book 11029, Page 6496 of the Public Records of Orange County, Florida.

CENTER PARCEL:

A parcel of land located in the Southwest quarter of Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of said Section 31; thence North 89° 57' 33" East along the South line of the Southwest 1/4 of said Section 31, a distance of 400.00 feet to the Point of Beginning, said point being on the East right of way line of a 400.00' Orlando Utilities Commission railroad right of way, as recorded in Official Records Book 3435, Page 2304 of the Public Records of Orange County, Florida; thence North 00° 04' 18" West, along said East right of way 1827.01 feet to the Southerly right of way line of Aerospace Parkway, per the plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida; thence leaving said East right of way line, run the following courses and distances along said Southerly right of way line, North 89° 57' 30" East, 501.51 feet to the point of curvature of a curve to the left, having a radius of 3867.72 feet and a central angle of 17° 48' 33"; thence along the arc of said curve a distance of 1202.20 feet to the point of tangency; thence North 72° 08' 58" East, 149.25 feet to the Westerly boundary line of Lot 1, per said International Corporate Park Phase One - Unit I; thence leaving said Southerly right of way line, run the following courses and distances along said Westerly boundary line, South 23° 53' 08" West, 1160.22 feet; thence South 00° 08' 58" East, 997.50 feet to said South line of the Southwest 1/4

of Section 31; thence leaving said Westerly boundary line, run South 89° 57' 33" West along said South line, 1356.91 feet to the Point of Beginning.

LESS AND EXCEPT:

LOT 11 (Official Records Book 8863, Page 3384)

A parcel of land located in Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the intersection of the Southerly right of way line of Aerospace Parkway according to the Plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida and the East right of way line of a 400.00 foot wide Orlando Utilities Commission railroad right of way per Official Records Book 3435, Page 2304 of the Public Records of Orange County, Florida; thence run North 89° 57' 30" East, along said Southerly right of way line 501.63 feet to the point of curvature of a curve to the left, having a radius of 3867.72 feet and a central angle of 0° 29' 04"; thence along the arc of said curve and Southerly right of way line a distance of 32.70 feet; thence leaving said curve and Southerly right of way line, run the following courses and distances along the Wetland line as Flagged by Glatting Jackson Kercher Anglin Lopez Rinehard, Inc. and field location by Vanasse Hangen Brustlin, Inc., South 31° 02' 45" West, 41.15 feet; thence South 45° 31' 39" West, 38.41 feet; thence South 24° 39' 04" West, 26.59 feet; thence South 85° 33' 10" West, 60.83 feet; thence South 20° 19' 12" West, 38.84 feet; thence South 82° 00' 51" West, 41.68 feet; thence South 20° 38' 33" East, 49.51 feet; thence South 20° 29' 01" East, 34.88 feet; thence South 32° 23' 04" East, 36.10 feet; thence South 64° 36' 19" West, 55.63 feet; thence North 77° 20' 10" West, 37.93 feet; thence South 48° 51' 17" West, 69.83 feet; thence South 46° 54' 16" West, 37.00 feet; thence North 45° 21' 47" West, 65.33 feet; thence South 48° 06' 38" West, 20.87 feet; thence North 84° 09' 20" West, 22.19 feet; thence South 64° 15' 23" West, 26.32 feet; thence North 08° 00' 36" East, 41.67 feet; thence South 34° 05' 24" East, 21.88 feet; thence North 71° 04' 51" East, 25.11 feet; thence North 00° 40' 18" East, 34.32 feet; thence North 87° 06' 41" West, 31.97 feet; thence South 55° 25' 44" West, 28.10 feet; thence South 66° 42' 19" West, 47.39 feet; thence South 74° 06' 57" West, 79.87 feet to a point on the aforesaid East right of way line of a 400.00 foot wide Orlando Utilities Commission railroad right of way; thence leaving said Wetland line, run North 00° 03' 46" West, along said East right of way line 295.53 feet to the Point of Beginning.

SOUTHEAST PARCEL:

A parcel of land located in Section 6, Township 24 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the Northeast corner of said Section 6; thence South 00° 32' 57" East along the East line of said Section 6, a distance of 2654.81 feet to the East 1/4 corner of said Section 6; thence continue along said East line, South 00° 35' 47" East, 1311.44 feet to the centerline of Wewahootee Road; thence leaving said East line, run South 89° 39' 56" West, along said centerline of Wewahootee Road, 3324.79 feet to the East Boundary line of Correct Craft, Inc. as recorded in the Special Warranty Deed, Official Records Book 6091, Page 2523 of the Public Records of Orange County, Florida, and the East line of LOT 1, CORRECT CRAFT, as recorded in Plat Book 68, Pages 61 through 63, of said Public Records; thence leaving said centerline of Wewahootee Road, run North 00° 02' 17" East along said East boundary line and East line of said LOT 1, 3975.92 feet to the North line of said Section 6, thence leaving said East Boundary line, run North 89° 57' 33" East along said North line 636.81 feet to the North 1/4 corner of said Section 6; thence continue along the North line of said Section 6, North 89° 48' 12" East, 2646.20 feet to the Point of Beginning.

SOUTHWEST PARCEL:

Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Tract F, Tract G, Tract H, Tract I and Tract J International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida, together with additional land located in Section 1, Township 24 South, Range 31 East and Section 36, Township 23 South, Range 31 East Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 36, said point also being on the West right of way line of a 400.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida; thence the following courses and distances along said West right of way line and the East line of said Section 36, run South 00° 07' 13" East, 533.10 feet to the Point of Beginning; also being a point on the Southerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence continue along said West right of way line and East line, South 00° 07' 13" East, 2123.46 feet to the East 1/4 corner of said Section 36; thence continue along said West right of way line and East line, South 00° 04' 18" East, 2922.70 feet to the Southeast corner of said Section 36; thence leaving said East line of Section 36 and the West right of way line, run the following courses and distances along the East line of said Section 1 and the West right of way line of a 300.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3590, Page 355, of the Public Records of Orange County, Florida, South 00° 02' 07" West, 343.69 feet to the point of curvature of a curve to the right, having a radius of 1990.00 feet and a central angle of 41° 06' 13"; thence leaving said East line of Section 1, run along the arc of said curve and West right of way line a distance of 1427.61 feet to the point of tangency; thence South 41° 13' 36" West, 3123.90 feet to the centerline of Wewahootee Road, as recorded in the Official Records Book 5761, Pages 3567-3602, of the Public Records of Orange County, Florida; thence leaving said West right of way line, run the following courses and distances along said centerline, South 89° 39' 56" West, 21.10 feet to the point of curvature of a curve to the left, having a radius of 400.00 feet and a central angle of 44° 01' 33"; thence along the arc of said curve a distance of 307.36 feet to the point of tangency; thence South 45° 38' 23" West, 1557.46 feet to the point of curvature of a curve to the right, having a radius of 400.00 feet, a central angle of 38° 11' 16"; thence along the arc of said curve a distance of 266.60 feet to a point on the South line of said Section 1; thence leaving said centerline of Wewahootee Road, run North 89° 50' 55" West along said South line 1199.62 feet to the Southwest corner of said Section 1; thence leaving said South line, run North 01° 53' 15" West along the West line of said Section 1 a distance of 2660.90 feet to the West 1/4 corner of said Section 1; thence continue along said West line, North 00° 46' 04" East, 2646.14 feet to the Northwest corner of said Section 1; thence North 88° 06' 44" West along the South line of said Section 36 a distance of 10.78 feet to the Southwest corner of said Section 36; thence North 00° 09' 05" East along the West line of said Section 36 a distance of 2923.13 feet to the West 1/4 corner of said Section 36; thence continue along said West line, North 00° 10' 56" East, 2412.09 feet to said Southerly right of way line of State Road 528 (Bee Line Expressway); thence leaving said West line of Section 36, run the following courses and distances along said Southerly right of way, North 89° 45' 47" East, 2879.03 feet; thence South 89° 33' 17" East, 1261.51 feet; thence South 77° 38' 56" East, 1328.23 feet to the Point of Beginning.

LESS AND EXCEPT A, B, C, D, E AND F AS SET FORTH BELOW:

A) Limited Access Right of Way (Official Records Book 4282, Page 3520)

Commence at the Southeast corner of the Northeast 1/4 of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence N00°07'13"W along the East line of said Northeast 1/4, 1047.59 feet to the POINT OF BEGINNING, said point of beginning of a line of limited access and a point on a curve concave Northerly and having a radius of 482.42 feet; thence departing said East line on a chord bearing of N69°04'46"W run Northwesterly along the arc of said curve, through a central angle of 16°47'58", 141.45 feet; thence S79°13'57"W, 27.35 feet to the end of the line of limited access; thence

continue S79°13'57"W, 50.29 feet to a point on the Southeasterly right-of-way line of I.C.P. Boulevard, also being a point on a curve concave Northerly and having a radius of 811.94 feet; thence on a chord bearing of N29°19'13"E run Northeasterly along the arc of said curve through a central angle of 14°08'57", 200.51 feet to the beginning of a line of limited access; thence S20°35'32"E, 77.64 to a point on a curve concave Northerly and having a radius of 382.42 feet; thence on a chord bearing of S67°23'14"E run Southeasterly along the arc of said curve, through a central angle of 13°24'54", 89.54 feet to a point on the aforesaid East line of the NE 1/4 of Section 36 and the end of the line of limited access; thence S00°07'13"E, along said East line, 103.17 feet to the POINT OF BEGINNING.

B) Pump Station (Official Records Book 5543, Page 2698)

A portion of the NE 1/4 of Section 36, Township 23 South, Range 31 East, Orange County, Florida, being a portion of the land described in a Special Warranty Deed recorded February 5, 1988 in Official Records Book 3955, Pages 3115 through 3131, of the Public Records of Orange County, Florida;

Being more particularly described as follows: BEGIN at the Southeast corner of Tract "J", INTERNATIONAL CORPORATE PARK, PHASE ONE-UNIT I, according to the plat thereof recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida, thence run S00°07'13"E along the East line of the Northeast quarter of said Section 36, (said East line also being the West line of a 400' wide Orlando Utilities Commission railroad right-of-way per Official Records Book 3435, Page 2304, Public Records of Orange County, Florida), for a distance of 105.12 feet; thence, leaving said East line of said Northeast quarter and said West O.U.C. (Orlando Utilities Commission) right-of-way line, run S89°52'47"W, (non-radial), a distance of 131.63 feet to a point on a curve concave Northwesterly having a radius of 811.94 feet, said point also being on the Easterly right-of-way line of I.C.P. Boulevard, as shown on aforesaid Plat Book 23, Pages 38 through 41; thence run Northeasterly along the arc of said curve and along said Easterly right-of-way line for a distance of 94.04 feet through a central angle of 06°38'11", said curve having a chord length of 93.99 feet bearing N22°43'15"E, to the Southwest corner of aforesaid Tract "J", of said Plat Book 23, Pages 38 through 41; thence, leaving aforesaid curve and aforesaid Easterly right-of-way line of I.C.P. Boulevard, run along the South boundary of said Tract "J" for the following four (4) courses: run S70°35'50"E (radial), 19.81 feet; thence N89°52'47"E, 56.48 feet; thence N00°07'13"W, 25.12 feet; thence run N89°52'47"E, 20.00 feet to the POINT OF BEGINNING.

C) Retention/Detention Pond Area (Official Records Book 4282, Page 3520)

Commence at the Southeast corner of the Northeast 1/4 of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence N00°07'13"W along the East line of said Northeast 1/4, 677.59 feet to the POINT OF BEGINNING; Continue N00°07'13"W, 370.00 feet to a point on the Southerly right-of-way line of the Bee Line Expressway (S.R. 528) access road and being a point on a curve concave Northerly and having a radius of 482.42 feet; thence departing said East line on a chord bearing of N69°04'46"W run Northwesterly along the arc of said curve, through a central angle of 16°47'58", 141.45 feet; thence S79°13'57"W, 27.35 feet to a line of limited access and a point on a curve concave Northwesterly having a radius of 846.94 feet; thence on a chord bearing of S41°15'40"W run Southwesterly along the arc of said curve through a central angle of 14°43'36", 217.69 feet to the end of said line of limited access; thence S38°45'10"E, 323.44 feet; thence N89°52'47"E, 100.00 feet to the POINT OF BEGINNING.

D) That part of Aerospace Parkway and International Corporate Park Boulevard per said plat of International Corporate Park Phase One - Unit I, a public right of way lying in Section 36.

E) Tract J, International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida.

F) Central Florida Expressway Authority Parcel 1 as described in Official Records Book 11029, Page 6496 of the Public Records of Orange County, Florida.

TRACT 8 PARCEL:

TRACT 8, INTERNATIONAL CORPORATE PARK - PARCEL 10, as recorded in Plat Book 67, Pages 56 through 58, of the Public Records of Orange County, Florida.

TOGETHER WITH EASEMENT RIGHTS 1 THROUGH 13 FOR THE BENEFIT OF PARCEL B:

1. Reservations and Easements set forth in Warranty Deed recorded October 6, 1983 in Official Records Book 3427, Page 1809; and First Amendment recorded September 18, 1992 in Book 4462, Page 4935, Public Records of Orange County, Florida (Offsite);
2. Master Drainage System Easement recorded May 5, 1987 in Official Records Book 3884, Page 433, Public Records of Orange County, Florida;
3. Right of Way Agreement recorded June 24, 1987 in Official Records Book 3897, Page 4993; and as amended by First Amendment to Right of Way Agreement recorded August 20, 1991 in Official Records Book 4317, Page 4727, Public Records of Orange County, Florida;
4. Underground Utility and Drainage Easement recorded October 19, 1987 in Official Records Book 3929, Page 1912, Public Records of Orange County, Florida;
5. Underground Utility Easement recorded October 19, 1987 in Official Records Book 3929, Page 1923, Public Records of Orange County, Florida;
6. Easement recorded October 26, 1987 in Official Records Book 3931, Page 179, Public Records of Orange County, Florida (Offsite);
7. Department of Corrections Temporary Construction Easement recorded October 26, 1987 in Official Records Book 3931, Page 186, Public Records of Orange County, Florida (Offsite);
8. Right of Way Agreement recorded December 30, 1987 in Official Records Book 3946, Page 3172, Public Records of Orange County, Florida;
9. Temporary Construction Easement Agreement recorded December 30, 1987 in Official Records Book 3946, Page 3186, Public Records of Orange County, Florida;
10. Easement Agreement recorded May 28, 1999 in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida;
11. Rights and easements set forth in Special Warranty Deed recorded September 20, 2000 in Official Records Book 6091, Page 2513, Public Records of Orange County, Florida;
12. Rights and easements set forth in Special Warranty Deed recorded September 20, 2000 in Official Records Book 6091, Page 2523, Public Records of Orange County, Florida; and
13. Easement Agreement recorded July 19, 2001 in Official Records Book 6305, Page 5872, Public Records of Orange County, Florida.

PARCEL C:

A TRACT OF LAND, BEING A PORTION OF LOT 1, INTERNATIONAL CORPORATE PARK PHASE ONE -

UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°48'23" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1145.89 FEET; THENCE RUN NORTH 00°11'48" WEST, 639.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 21°11'40", AN ARC LENGTH OF 425.40 FEET, A CHORD LENGTH OF 422.98 FEET AND A CHORD BEARING OF NORTH 10°47'38" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 21°23'28" WEST, 24.06 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68°36'32" WEST, 30.00 FEET; THENCE RUN SOUTH 29°50'29" WEST, 32.92 FEET; THENCE RUN SOUTH 89°50'29" WEST, 1015.88 FEET; THENCE RUN NORTH 01°52'18" EAST, 425.48 FEET; THENCE RUN NORTH 88°07'35" WEST, 232.71 FEET; THENCE RUN SOUTH 00°22'18" EAST, 64.23 FEET; THENCE RUN SOUTH 16°02'55" WEST, 153.31 FEET; THENCE RUN SOUTH 60°51'00" WEST, 93.12 FEET; THENCE RUN SOUTH 63°16'37" WEST, 107.36 FEET; THENCE RUN SOUTH 89°00'01" WEST, 143.24 FEET; THENCE RUN NORTH 66°41'16" WEST, 65.77 FEET; THENCE RUN SOUTH 85°59'18" WEST, 107.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 38.75 FEET, A CENTRAL ANGLE OF 60°29'27", AN ARC LENGTH OF 40.91 FEET, A CHORD LENGTH OF 39.04 FEET, AND A CHORD BEARING OF SOUTH 55°44'35" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 25°29'51" WEST, 137.40 FEET; THENCE RUN SOUTH 89°50'29" WEST, 399.17 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 1; THENCE RUN NORTH 23°53'33" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1115.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE TRIANGLE PARKWAY; THENCE RUN NORTH 72°08'58" EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1070.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG SAID CURVE, HAVING A RADIUS OF 3867.72 FEET, A CENTRAL ANGLE OF 04°23'50", AN ARC LENGTH OF 296.84 FEET, A CHORD LENGTH OF 296.77 FEET, AND A CHORD BEARING OF NORTH 69°57'03" EAST; THENCE, NON-RADIAL TO SAID CURVE, RUN SOUTH 21°23'28" EAST, 1508.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION CONVEYED TO ORANGE COUNTY IN WARRANTY DEED RECORDED MARCH 6, 2009 IN OFFICIAL RECORDS BOOK 9839, PAGE 626, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH EASEMENT RIGHTS GRANTED IN:

- 1) MASTER STORMWATER DRAINAGE AGREEMENT RECORDED MAY 5, 1987 IN OFFICIAL RECORDS BOOK 3884, PAGE 440, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;
- 2) BORROW PIT EASEMENT RECORDED MAY 5, 1987 IN OFFICIAL RECORDS BOOK 3884, PAGE 442; AS AFFECTED BY SECTION 9 OF THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 14, 2006 IN OFFICIAL RECORDS BOOK 8860, PAGE 3134, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;
- 3) DECLARATION OF CROSS EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 14, 2006 IN OFFICIAL RECORDS BOOK 8860, PAGE 3101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND
- 4) CROSS EASEMENT AGREEMENT RECORDED MARCH 19, 2008 IN OFFICIAL RECORDS BOOK 9632, PAGE 3846, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

EXHIBIT "B"
COPY OF REQUEST FOR RESCISSION

Order Approving Rescission Order for International Corporate Park



August 12, 2016

Lisette Egipciaco
Development Coordinator
Orange County Planning Division
P.O. Box 1391
201 S. Rosalind Avenue, 2nd Floor
Orlando, FL 32802-1393

Re: Request for Rescission of International Corporate Park DRI and Request for Change Determination to ICP PD LUP

Dear Ms. Egipciaco:

Suburban Land Reserve Inc. ("SLR"), as the Developer of the International Corporate Park Development of Regional Impact ("ICP DRI"), hereby requests rescission of the ICP DRI Development Order, as amended, contingent upon approval by Orange County of the Sunbridge application for a comprehensive plan amendment (#2016-2-A-4-2) and related PD-RP. Also included is an application for a Change Determination Request for the ICP PD LUP.

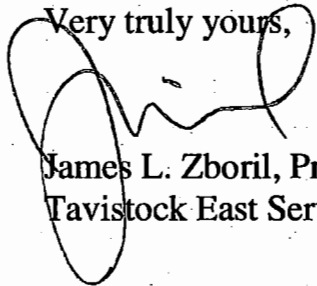
Most of the lands, which are subject to the ICP DRI development order, are currently being proposed as part of the Sunbridge project. The remaining acreage in the ICP DRI is owned and managed by third parties over whom SLR has no authority or control. Development has not occurred on the portion of the ICP DRI, which will become part of the Sunbridge project ("Sunbridge Lands").

Mitigation for transportation impacts for the Sunbridge Lands within the ICP DRI has been fully completed and the County has recognized that up to 82,000 average annual daily net external vehicle trips may be used to offset impacts of development within the Sunbridge Project. Mitigation for other impacts of development of Sunbridge Lands within the ICP DRI will be addressed in the Sunbridge PD-RP, the Adequate Public Facilities Agreement, and the Road Agreement when those documents are approved by Orange County, and in the Capacity Enhancement Agreement when it is approved by the Orange county School Board.

The remaining lands within the ICP PD, i.e., those that are not within the Sunbridge Project, will be subject to a revised PD LUP, which will include conditions outlined in the attached documents.

Please feel free to contact me if any additional information is required.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James L. Zboril', is written over the typed name and title.

James L. Zboril, President
Tavistock East Service, LLC

EXHIBIT "C"
ICP PD REMAINING PROPERTY

EXHIBIT "C"
REMAINING LANDS IN ICP PD

DESCRIPTION:

Lot 1 and Tract A, CORRECT CRAFT, according to the plat thereof as recorded in Plat Book 68, Pages 61 through 63 of the Public Records of Orange County, Florida;

AND:

A parcel of land located in Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the intersection of the Southerly right of way line of Aerospace Parkway according to the Plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida and the East right of way line of a 400.00 foot wide Orlando Utilities Commission railroad right of way per Official Records Book 3435, Page 2304 of the Public Records of Orange County, Florida; thence run North 89° 57' 30" East, along said Southerly right of way line 501.63 feet to the point of curvature of a curve to the left, having a radius of 3867.72 feet and a central angle of 0° 29' 04"; thence along the arc of said curve and Southerly right of way line a distance of 32.70 feet; thence leaving said curve and Southerly right of way line, run the following courses and distances along the Wetland line as Flagged by Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. and field location by Vanasse Hangen Brustlin, Inc., South 31° 02' 45" West, 41.15 feet; thence South 45° 31' 39" West, 38.41 feet; thence South 24° 39' 04" West, 26.59 feet; thence South 85° 33' 10" West, 60.83 feet; thence South 20° 19' 12" West, 38.84 feet; thence South 82° 00' 51" West, 41.68 feet; thence South 20° 38' 33" East, 49.51 feet; thence South 20° 29' 01" East, 34.88 feet; thence South 32° 23' 04" East, 36.10 feet; thence South 64° 36' 19" West, 55.63 feet; thence North 77° 20' 10" West, 37.93 feet; thence South 48° 51' 17" West, 69.83 feet; thence South 46° 54' 16" West, 37.00 feet; thence North 45° 21' 47" West, 65.33 feet; thence South 48° 06' 38" West, 20.87 feet; thence North 84° 09' 20" West, 22.19 feet; thence South 64° 15' 23" West, 26.32 feet; thence North 08° 00' 36" East, 41.67 feet; thence South 34° 05' 24" East, 21.88 feet; thence North 71° 04' 51" East, 25.11 feet; thence North 00° 40' 18" East, 34.32 feet; thence North 87° 06' 41" West, 31.97 feet; thence South 55° 25' 44" West, 28.10 feet; thence South 66° 42' 19" West, 47.39 feet; thence South 74° 06' 57" West, 79.87 feet to a point on the aforesaid East right of way line of a 400.00 foot wide Orlando Utilities Commission railroad right of way; thence leaving said Wetland line, run North 00° 03' 46" West, along said East right of way line 295.53 feet to the Point of Beginning;

AND:

A parcel of land located in Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the Southeast corner of Tract B, per the plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida, said

point also being a point on the Northerly right of way line of Aerospace Parkway per said plat; thence North 29° 27' 50" West along the Easterly line of said Tract B a distance of 71.13 feet; thence leaving said Easterly line, run North 46° 52' 12" East, 94.06 feet; thence North 03° 15' 47" West, 95.34 feet; thence North 29° 18' 31" West, 96.26 feet; thence North 03° 27' 06" East, 14.24 feet; thence North 60° 09' 14" East, 387.28 feet; thence South 29° 44' 05" East, 35.23 feet; thence South 82° 38' 26" East, 93.95 feet; thence North 85° 31' 12" East, 60.47 feet; thence South 89° 21' 05" East, 271.59 feet; thence North 76° 59' 12" East, 36.24 feet; thence South 40° 50' 55" East, 30.90 feet; thence South 62° 10' 43" East, 48.20 feet; thence South 68° 26' 08" East, 43.11 feet; thence South 48° 44' 34" East, 62.59 feet; thence South 60° 51' 00" East, 59.07 feet to a point on said Northerly right of way line of Aerospace Parkway; thence the following courses and distances along said Northerly right of way line of Aerospace Parkway, said point also being a point on a non-tangent curve concave Southeasterly, having a radius of 841.00 feet, a central angle of 19° 58' 23" and a chord of 291.69 feet that bears South 72° 08' 58" West; thence along the arc of said curve a distance of 293.17 feet to the point of tangency; thence South 62° 09' 46" West, 125.47 feet to the point of curvature of a curve to the right, having a radius of 759.00 feet and a central angle of 9° 59' 11"; thence along the arc of said curve a distance of 132.29 feet to the point of tangency; thence South 72° 08' 58" West, 263.87 feet to the point of curvature of a curve to the right, having a radius of 3771.72 feet and a central angle of 3° 43' 34"; thence along the arc of said curve a distance of 245.29 feet to the Point of Beginning;

AND:

Lot 1, Lot 2, Tract 1; Tract 2, Tract 4, Tract 5, Tract 6, and Tract 7, INTERNATIONAL CORPORATE PARK – PARCEL 10, according to the plat thereof as recorded in Plat Book 67, Pages 56 through 58 of the Public Records of Orange County, Florida;

AND:

Lot 3, INTERNATIONAL CORPORATE PARK – PARCEL 10, according to the plat thereof as recorded in Plat Book 67, Pages 56 through 58 of the Public Records of Orange County, Florida, LESS and EXCEPT lands described in Official Records Book 11024, Page 3955 of the Public Records of Orange County, Florida;

AND:

Tract 3, and Tract 9, INTERNATIONAL CORPORATE PARK – PARCEL 10, according to the plat thereof as recorded in Plat Book 67, Pages 56 through 58 of the Public Records of Orange County, Florida, LESS and EXCEPT Parcel 2 as described in Official Records Book 11029, Page 6496 of the Public Records of Orange County, Florida;

AND:

Tract C, INTERNATIONAL CORPORATE PARK PHASE ONE – UNIT I, according to the plat thereof as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida;

AND:

Tract J, INTERNATIONAL CORPORATE PARK PHASE ONE – UNIT I, according to the plat thereof as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida;

AND:

Pump Station (Official Records Book 5543, Page 2698) A portion of the NE 1/4 of Section 36, Township 23 South, Range 31 East, Orange County, Florida, being a portion of the land described in a Special Warranty Deed recorded February 5, 1988 in Official Records Book 3955, Pages 3115 through 3131, of the Public Records of Orange County, Florida;

Being more particularly described as follows: BEGIN at the Southeast corner of Tract "J", INTERNATIONAL CORPORATE PARK, PHASE ONE-UNIT I, according to the plat thereof recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida, thence run S00°07'13"E along the East line of the Northeast quarter of said Section 36, (said East line also being the West line of a 400' wide Orlando Utilities Commission railroad right-of-way per Official Records Book 3435, Page 2304, Public Records of Orange County, Florida), for a distance of 105.12 feet; thence, leaving said East line of said Northeast quarter and said West O.U.C. (Orlando Utilities Commission) right-of-way line, run S89°52'47"W, (non-radial), a distance of 131.63 feet to a point on a curve concave Northwesterly having a radius of 811.94 feet, said point also being on the Easterly right-of-way line of I.C.P. Boulevard, as shown on aforesaid Plat Book 23, Pages 38 through 41; thence run Northeasterly along the arc of said curve and along said Easterly right-of-way line for a distance of 94.04 feet through a central angle of 06°38'11", said curve having a chord length of 93.99 feet bearing N22°43'15"E, to the Southwest corner of aforesaid Tract "J", of said Plat Book 23, Pages 38 through 41; thence, leaving aforesaid curve and aforesaid Easterly right-of-way line of I.C.P. Boulevard, run along the South boundary of said Tract "J" for the following four (4) courses: run S70°35'50"E (radial), 19.81 feet; thence N89°52'47"E, 56.48 feet; thence N00°07'13"W, 25.12 feet; thence run N89°52'47"E, 20.00 feet to the POINT OF BEGINNING;

AND:

LOT 1, INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

LESS AND EXCEPT PARCELS A AND B, AS SET FORTH BELOW:

A) TRANSPORT DRIVE RIGHT-OF-WAY CONVEYED TO ORANGE COUNTY IN WARRANTY DEED RECORDED MARCH 6, 2009 IN OFFICIAL RECORDS BOOK 9839, PAGE 626, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA.

B) A TRACT OF LAND, BEING A PORTION OF LOT 1, INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°48'23" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1145.89 FEET; THENCE RUN NORTH 00°11'48" WEST, 639.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS

OF 1150.00 FEET, A CENTRAL ANGLE OF 21°11'40", AN ARC LENGTH OF 425.40 FEET, A CHORD LENGTH OF 422.98 FEET AND A CHORD BEARING OF NORTH 10°47'38" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 21°23'28" WEST, 24.06 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68°36'32" WEST, 30.00 FEET; THENCE RUN SOUTH 29°50'29" WEST, 32.92 FEET; THENCE RUN SOUTH 89°50'29" WEST, 1015.88 FEET; THENCE RUN NORTH 01°52'18" EAST, 425.48 FEET; THENCE RUN NORTH 88°07'35" WEST, 232.71 FEET; THENCE RUN SOUTH 00°22'18" EAST, 64.23 FEET; THENCE RUN SOUTH 16°02'55" WEST, 153.31 FEET; THENCE RUN SOUTH 60°51'00" WEST, 93.12 FEET; THENCE RUN SOUTH 63°16'37" WEST, 107.36 FEET; THENCE RUN SOUTH 89°00'01" WEST, 143.24 FEET; THENCE RUN NORTH 66°41'16" WEST, 65.77 FEET; THENCE RUN SOUTH 85°59'18" WEST, 107.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 38.75 FEET, A CENTRAL ANGLE OF 60°29'27", AN ARC LENGTH OF 40.91 FEET, A CHORD LENGTH OF 39.04 FEET, AND A CHORD BEARING OF SOUTH 55°44'35" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 25°29'51" WEST, 137.40 FEET; THENCE RUN SOUTH 89°50'29" WEST, 399.17 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 1; THENCE RUN NORTH 23°53'33" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1115.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE TRIANGLE PARKWAY; THENCE RUN NORTH 72°08'58" EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1070.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG SAID CURVE, HAVING A RADIUS OF 3867.72 FEET, A CENTRAL ANGLE OF 04°23'50", AN ARC LENGTH OF 296.84 FEET, A CHORD LENGTH OF 296.77 FEET, AND A CHORD BEARING OF NORTH 69°57'03" EAST; THENCE, NON-RADIAL TO SAID CURVE, RUN SOUTH 21°23'28" EAST, 1508.24 FEET TO THE POINT OF BEGINNING, LESS THAT PART OF TRANSPORT DRIVE RIGHT-OF-WAY CONVEYED TO ORANGE COUNTY IN WARRANTY DEED RECORDED MARCH 6, 2009 IN OFFICIAL RECORDS BOOK 9839, PAGE 626, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA.

Being subject to any rights-of-way, restrictions and easements of record.

EXHIBIT "D"
ICP PD CONDITIONS OF APPROVAL

EXHIBIT "D"

ICP PD REMAINING CONDITIONS OF APPROVAL

(AFTER RESCISSION OF ICP DRI DEVELOPMENT ORDER)

1. Development shall conform to the International Corporate Park Planned Development / Land Use Plan (PD/LUP) dated "Received *," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received *," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the

County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Unless otherwise exempt, compliance shall be required with the state Impaired Waters Rule within the undeveloped areas, as of the date of this change determination, of this project. Any portions of the project that will discharge into an impaired water body shall comply with the Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code.
7. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.

8. Unless otherwise exempt, the developer shall comply with Orange County Code Chapter 15, Environmental Control, Article XVIII, Environmental Land Stewardship, known as the Environmental Land Stewardship Program.
9. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
10. Unless otherwise exempt, stormwater management within the undeveloped areas of this project, as of the date of this change determination, shall be designed to meet the following Outstanding Florida Waters rule: Florida Department of Environmental Protection rule 62-302.700, Special Protection, Outstanding Florida Waters, Outstanding Natural Resource Waters.
11. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
12. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
13. The Developer shall obtain water, wastewater and reclaimed water service from Orange County Utilities.
14. Prior to any new development approvals, existing PSP's/DP's will require updating to remove property that is no longer within the PD.
15. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and / or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and / or Development Plan (DP) approval for any streets and / or tracts anticipated to be dedicated to the County and / or to the perpetual use of the public.
16. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 16, 1986, shall apply:
 - a. Development in accordance with the following Planned Development criteria and conditions:
 - 1) The following Maximum Height Restrictions shall apply:

- A) Industrial 6 stories / 80 feet
- B) Office 20 stories / 200 feet
- C) Commercial 3 stories / 50 feet
- D) Hotel 10 stories / 200 feet

2) The following setbacks/buffers shall apply:

A) Perimeter of the existing 1986 PD shall have a 50 foot landscape buffer. However, if surrounding property develops residentially, then setbacks from the I-2 standards, shall apply.

B) Building setbacks from right-of-way:

- 1. 35 feet from collector roads;
- 2. 50 feet from arterial roads;
- 3. 75 feet from Beachline Expressway right-of-way;
- 4. Structures above 60 feet in height will increase setbacks from all property lines, a distance to be determined during the Development Plan approval process; or
- 5. Major street setback as identified in Article XV, if more restrictive.

3) At development plan approval stage, the Developer shall provide for the dedication of access rights to Orange County from all lots adjacent to collector and arterial roads, except at approved locations. The number and location of access points shall be subject to the following criteria:

A. Median openings. Median openings on roadways with raised medians shall be based upon functional classification of the roadway. The followings minimum desirable distances between median openings shall apply:

Roadway Functional Classification	Minimum Desirable Spacing Between Median Openings
Major Arterials	1,320 feet
Minor Arterials	660 feet
Local	330 feet

- B. Driveway Spacing. Driveways shall be permitted at median openings. Additional access points will be determined at the time of site plan review. Median cuts and access points as depicted on the Land Use Plan are conceptual and the exact location will be determined at the time of development plan approval. The number of access points and spacing for all roads shall be in conformance with Orange County standards and subject to approval by the County Engineer.
 - C. Access Studies. If necessary, the developer or property owner, or its successors or assigns, should submit a traffic engineering analysis for review and approval by Orange County staff for those additional access points requested in the preceding section.
 - 4) Signage shall be in accordance with Chapter 31.5 of the Orange County Code.
 - 5) Performance Standards:
 - A. Retail Commercial Use: Per Chapter 38, Article VIII, Division 4, of the Orange County Code.
 - B. Office Use: Per Chapter 38, Division 4, of the Orange County Code.
 - C. Industrial Use: Per Chapter 38, Article VIII, Division 5 of the Orange County Code.
 - 6) Open Space: Open space shall be provided as per the P-D District Requirement. Each parcel within the ICP project shall be required to meet the minimum open space/maximum impervious surface requirements.
 - 7) Storage Area: All outside storage areas shall be screened from all property lines.
- b. Development shall be in accordance with the following Conservation Area requirements:
 - 1) Development shall be in accordance with the Conservation Area Analysis and Map, as submitted in the Application for Development Approval, October 7, 1985.
 - 2) No removal and/or alteration of Conservation Areas shall occur unless the Developer submits detailed soils, drainage and vegetation studies which justify the proposed development. The exact location and extent of Conservation Areas shall be determined during development plan approval. Those potential Conservation Areas that are not significant and viable that are approved for development should be incorporated into the design of the project to the maximum extent possible.

- c. Prior to approval of any construction plans for publicly dedicated facilities which are dependent upon reduction in the wet season water table, that reduction must have been documented through an actual reduction which has been documented through at least one rainy season. Projections of anticipated reduction will not be accepted.
- d. Any extension of Alafaya Trail in a four (4) lane configuration to the western boundary of the property, if deemed necessary by the County Engineer, shall include a grade separation at the crossing of the Orlando Utilities Commission railroad tracks.
- e. Development shall be in accordance with the following recommendations of the East Central Florida Regional Planning Council, except as modified by Orange County below:
 - 1) In the event of discovery of artifacts of historic or archaeological significance during project construction, an owner or developer, or its successors or assigns, shall stop construction in the area of the discovery and notify the County and the Bureau of Historic Sites and Properties of the Florida Department of State. From the date of notification, construction shall be suspended for a period of up to 120 days to allow evaluation of the site.
 - 2) To minimize dependence on grounds irrigation and promote the retention of wildlife habitat, the owner or developer, or its successors or assigns, agrees to utilize native vegetation to the maximum extent practicable in the development of the International Corporate Park.
 - 3) The Property Owners Association shall continue to have the responsibility and authority to ensure the property maintenance of all components of the stormwater management system within the property, including the ability to assess the individual parcel owners fees for managing, operating and maintaining the entire system.
 - 4) Bicycle lanes, bicycle lookers, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities. Furthermore, the Applicant should make known to tenants that the Orlando area has an existing ridesharing program operated by Transit Provider and the City of Orlando, and encourage the use of said program.