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July 11, 2025

Deanna Freeman
Village Development Director
Village of Indiantown
16550 SW Warfield Boulevard
Indiantown, Florida 34956

Re: Rezoning Application – Beskar Investments, LLC

Dear Ms. Freeman:

In furtherance of, and in supplemental to, the initial submittal for the Applicant, please find enclosed Beskar Investments, LLC's, Indiantown II Mid LLC's, Indiantown II North LLC's, and Jerry L. Emmert and Nicole L. Emmert, as Trustees of the Jerry L. and Nicole L. Emmert Living Trust dated April 5, 2010 (collectively the "Applicant") General Development Application for the rezoning of the properties described on Attachment A to this letter. This application includes the following supporting documentation:

1. General Development Application;
2. Survey of Property;
3. Narrative and Justification Statement;
4. Description of Surrounding Land Uses and Properties;
5. Location Map;
6. Existing Future Land Use Designation (unincorporated Martin County);
7. Existing Village of Indiantown Future Land Use Map;
8. Proposed Village of Indiantown Future Land Use Map, including the Subject Property;
9. Existing Zoning Designation (unincorporated Martin County);
10. Existing Village of Indiantown Zoning Map;
11. Proposed Village of Indiantown Zoning Map, including property to be Annexed;
12. Deed demonstrating ownership interest of Applicant; and
13. Legal Description of Property;
14. Existing Village boundaries (with subject property highlighted); and
15. Existing Village boundaries (aerial).

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Simultaneously with the submittal of the General Development Application to rezone the subject properties, the Applicant is filing an annexation request for the subject property and an application for a future land use amendment for the subject property. The Applicant is requesting an Industrial (Light) future land use designation and a Light Industrial zoning designation.

Should there be questions, or anything further required, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tyson Waters', with a stylized flourish at the end.

Tyson Waters, Esq.

TJW

Enclosures

cc: client

Cynthia Angelos, Esq. (*via email only*)

Wade Vose, Esq., Village Attorney (*via email only*)

Taryn Kryzda, Village Manager (*via email only*)

FOX MCCLUSKEY BUSH ROBISON, PLLC

Attachment A
Legal Description

SPRAYFIELD PARCEL 1:

TRACTS 19 TO 64 INCLUSIVE, OF BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO,

THAT 35-FOOT STRIP OF LAND ADJOINING TRACT 19 THROUGH 39 ON THE EAST AND TRACTS 39 AND 40 ON THE NORTH WHICH WERE FORMERLY ROADS, AS THE SAME IS SHOWN ON THE PLAT OF INDIANTOWN FARMS, FILED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED:

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A" INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING. THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 2:

FOX MCCLUSKEY BUSH ROBISON, PLLC

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING. THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 5:

LOTS 1 THRU 18, INCLUSIVE AND LOTS 65 THRU 68 INCLUSIVE BLOCK "A", INDIANTOWN FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A 35 FOOT WIDE STRIP OF LAND, LYING EAST OF, CONTIGUOUS TO AND PARALLEL WITH SAID LOT 1 AND SAID LOTS 8 THRU 18, INCLUSIVE, INDIANTOWN FARMS.

PARCEL 1:

TRACT 1, BARKDULL GARDENS, A SUBDIVISION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 38 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 33, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 39 SOUTH, RANGE 38 EAST, AND LYING WITHIN A PORTION OF BARKDULL GARDENS, ACCORDING TO THE

PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 33 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 00°01'49" EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 3374.70 FEET; THENCE S 89°57'40" EAST, A DISTANCE OF 1477.80 FEET; THENCE S 00° 01' 49" WEST, PARALLEL WITH THE AFORESAID WEST LINE OF SECTION 25, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 3375.76 FEET; THENCE CONTINUE SOUTH 00° 01' 49" WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, THRU TRACTS 18 AND 3, SAID BARKDULL GARDENS, A DISTANCE OF 2790.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #710 (A/K/A WARFIELD HWY) AS PER AFORESAID PLAT OF BARKDULL GARDENS; THENCE NORTH 55° 35' 36" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1117.94 FEET TO THE SOUTHEAST CORNER OF TRACT 1, SAID BARKDULL GARDENS; THENCE NORTH 00° 01' 49" EAST ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 1681.85 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 53° 35' 36" WEST, PARALLEL WITH THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF S.R. #710, A DISTANCE OF 643.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE S 00° 01' 49" WEST ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 1681.85 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE NORTH 53° 35' 36" WEST ALONG AFORESAID NORTHERLY RIGHT OF WAY LINE OF S.R. #710, A DISTANCE OF 74.52 FEET TO THE INTERSECTION WITH THE AFORESAID WEST LINE OF SECTION 36; THENCE NORTH 00° 01' 49" EAST ALONG SAID WEST LINE OF SECTION 36, A DISTANCE OF 1703.41 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTIONS 13, 24 AND 25, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 25, BEAR NORTH 00° 01' 49" EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 3374.70 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 01' 49" EAST ALONG THE SAID WEST LINE OF SECTION 25, A DISTANCE OF 1941.37 FEET TO THE NORTHWEST CORNER OF SAID SECTION 25; THENCE BEAR NORTH 00° 01' 49" EAST ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 3873.95 FEET TO A POINT THAT IS 1440.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 24; THENCE BEAR SOUTH 89° 59' 37" EAST ALONG A LINE THAT IS PARALLEL WITH AND 1440.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 1477.80 FEET. THENCE BEAR

SOUTH 00° 01' 49" WEST PARALLEL WITH THE SAID WEST LINE OF SAID SECTION 24, A DISTANCE OF 3873.96 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 25; THENCE CONTINUE SOUTH 00° 01' 49" WEST PARALLEL WITH THE SAID WEST LINE OF SAID SECTION 25, A DISTANCE OF 1942.20 FEET; THENCE BEAR NORTH 89° 57' 40" WEST A DISTANCE OF 1477.80 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1440.00 FEET OF THE WEST 1477.80 FEET OF SAID SECTION 24.

ALSO BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13, BEAR NORTH 00° 00' 10" EAST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 3312.84 FEET TO THE N.W. CORNER OF THE SOUTH 1/4 OF THE N.W. 1/4 OF SAID SECTION 13; THENCE BEAR SOUTH 89° 51' 55" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/4 OF N.W. 1/4 OF SAID SECTION 13, A DISTANCE OF 2663.60 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 13; THENCE BEAR S 00° 14' 01" WEST ALONG THE SAID EAST LINE OF THE WEST 1/2 OF SAID SECTION 13, A DISTANCE OF 661.61 FEET, THENCE BEAR S 89° 53' 09" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 13, A DISTANCE OF 2616.76 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD #609 (HAVING A 100-FOOT-WIDE RIGHT OF WAY), THENCE BEAR SOUTH 00° 35' 31" WEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 500.02 FEET, THENCE BEAR N 89° 53' 09" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 13, A DISTANCE OF 3794.84 FEET, THENCE BEAR SOUTH 00° 00' 01" WEST PARALLEL WITH THE SAID WEST LINE OF SECTION 13, A DISTANCE OF 2147.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 13, THENCE BEAR NORTH 89° 59' 37" WEST ALONG THE SOUTH LINE OF SECTION 13, A DISTANCE OF 1477.80 FEET TO THE POINT OF BEGINNING.