

THIS CORRESPONDANCE IS SENT VIA CERTIFIED MAIL. NOTIFICTION OF RECEIPT IS REQUESTED.

October 19, 2023

RECEIVED

To: David and Christann Schmidt
1061 Josie Ct, Stevensville, MT 59870

OCT 24 2023

To: Sunnyside Orchards LLC
2240 Encinitas Blvd, Ste D 330
Encinitas, CA 92024

Ravalli County Commissioners

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Subject: Development of Sunnyside Orchards, Lot 7 Blk 3- GEOCODE: 1869-36-4-02-09-0000

Mr. Schmidt,

We are sending this letter with regard to recent development occurring on Lot 7, Blk 3 of Sunnyside Orchards, adjacent to our residential property located at 4869 Cameron Rose Lane. We have some concerns that we would appreciate addressing with you as soon as possible.

First, the barbed wire portion of the fence that was installed by the fencing company that you hired encroaches on entirety of the length of our property line adjacent to yours, as well as encroaching upon three to four other adjacent properties. An engineering stake marking the corner of both our lot and yours was found bent backwards onto our property line on the day that the fence was erected. We would like to confirm that a survey was properly completed regarding the boundaries of your lot prior to the installation of the fence and request an explanation as to the bypassing of the 10 foot easement required in the Declaration of Covenants, Road Easements, And Irrigation Easements for Sunnyside Orchards LLC.

Secondly, Lot 7, Blk 3 is known to experience standing water conditions in spring. This standing water becomes plentiful enough to create marshes/wetlands causing birds and wildlife from the Lee Metcalf National Wildlife Refuge to relocate to the Lot 7 during this time. Currently, the water that inundates the permeable ground of Lot 7 does not affect the surrounding lots, as it is contained within Lot 7. Any development of non-permeable surfaces on Lot 7 that you may make will undoubtedly create runoff and displace the water, likely to lots adjacent to Lot 7. We have a secondary concern as to what will be stored on this lot. If any toxic fluid or substances (possibly from motor vehicles or watercraft stored on the lot) have the potential of leaking, is there a plan to prevent them from polluting the ground water, flowing back into the Lee Metcalf National Wildlife Refuge, or washing into adjacent lots that are used to graze livestock? We respectfully request to be provided plans for development and standing water redirection or mitigation efforts for Lot 7.

Additionally, the light pollution and security issues stemming from this development are also a concern to neighboring properties. Is there a plan in place to mitigate light pollution? And will

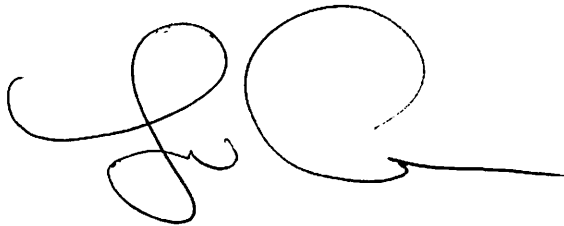
access be granted 24 hours a day, 7 days a week to individuals that store their property on your lot?

While we understand that you maintain the right to develop the property, this development is set to adversely affect the property value of surrounding residential properties. There are many concerns from the neighboring properties and our property boundaries were already violated by development. I encourage you to open the lines of communication with other Sunnyside Orchards property owners. We respectfully request the removal of the barbed wire and associated supports that cross my property line no later than 1 November, 2023. I have included Declaration of Covenants, Road Easements, And Irrigation Easements for Sunnyside Orchards LLC for your review, as well.

Respectfully Submitted,

Ralph and Jennifer Cocco
4869 Cameron Rose Ln
Stevensville, MT 59870
(910) 381-4193 cell
Jennifer.a.cocco@gmail.com

cc: Ravalli County Commission

A handwritten signature in black ink, appearing to read 'JC', with a large circular flourish and a horizontal line extending to the right.