June 14, 2012

EXHIBIT NO. 139.

Ladies & Gentlemen of the Planning Commission
City of Sammamish
Sammamish, WA 98074

Dear Planning Commission:

My name is Panfilo Morelli. My address is 11911 NE 1st St, Suite B101, Bellevue WA, 98005. My brothers Dante, Robert, and I own the property located at 3620 196th Ave NE, Sammamish WA, 98074. We purchased our property in 1965. We own a shy 10 acres. The property also has a home, a barn and sheds. It has been occupied during our ownership.

In 1978 we drilled a well for water. The well driller found a supply of water after drilling 225 feet. He had to penetrate dense hard pan before locating a good source of water. The soils are very stable as our well indicates. We have no knowledge of any landslides in this area. The tall fir trees on our property show no indication of leaning due to landslide or slippage. Some of the trees are approximately 150 feet tall.

In the late 1980's some property owners began discussing the need for water and sewer for this area.

In the 1990's, my brothers and I joined other property owners to form an LID. The LID was formed through the Sammamish Water and Sewer district. Under King County zoning we were zoned R-4, hence 40 lots possible. The LID allowed for 10 water and 20 sewer connections. Including interest, the total cost to our family was approximately $175,000.

In the middle 1990's, King County designated our property and most properties between the E. lake Sammamish Parkway and the plateau with a "P" Suffix and a "S0 190" category; sensitive overlay status, meaning that none of these undeveloped properties could be developed because of slopes greater than 15%. All properties between 15%-40% slopes were all lumped together, because of slopes, ravines, water courses, types of soils, and landslide potential.

In all of our years of ownership, there have never been any soil erosion or land slides on our property.

Our property has a 17% slope from the west property line to the east property line, with some areas below 15%. We consider the useable portion to contain about 5 acres, with the remaining to be left in a natural state being too sensitive to develop. I have a topo survey which I will include with my letter which shows the different areas of the property and the slopes.

What we are asking for is the opportunity to develop the center portion of our property that falls in the 17% or less slope.

Our soils investigation was done by Terra and Associates which shows that our soils have a low possibility of eroding (letter included) and with good construction management practices our project can be completed with little or no harm to the environment.

We have also done a wetland study by Talasaea Consultants to determine our sensitive areas.

In 1999, the city of Sammamish was incorporated and continued King County's policies for a no disturbance zone.

The restriction in place restricts the ability to allow development on a case by case basis and unfairly burdens these properties (like ours) which can be safely and sensitively developed with reasonable mitigation measures.

Through the years, the Morelli Family has paid its real estate taxes, LID commitment, and planned for future use through consultants, surveying, engineering, soil investigation, wetland studies, and traffic consulting.

In closing, what we would like is to be treated with fairness in the use of our land and to work with the City by discussing how we can best plan for 50% development within the scope of existing codes, or to be modified by the city, so that long time landowners of property that have been identified and encumbered since the 1990's by the sensitive overlay ordinances may be partially developed.

Thank you for your consideration.

Panfilo Morelli

Panfilo Morelli
The Morelli Family

AS A SIDE NOTE, MOST EVERYONE HERE TONIGHT IS FAMILIAR WITH THE 500,000 GALLON WATER RESERVIOR THAT WAS CONSTRUCTED ON THE FRIES PROPERTY, IN 1994 / 1995 BY THE WATER DISTRICT. THIS ABUTS THE BUCHAN DEVELOPMENTS OF OLD MILL POINT, WEBER'S RIDGE, AND CHRYSALLIS ESTATES. THE TANK IS ON 196 TH AVE N.E.. THE STRUCTURE SITS APPRO 500 FT NORTH OF OUR PROPERTY, ON ABOUT THE 300 FT ELEVATION; THE CONSULTANTS THAT THE WATER DISTRICT HAD USED HAD COME TO ME TO SEE IF THE MORELLI FAMILY WANTED THE WATER RESERVIOR LOCATED ON OUR PROPERTY AT AN ELEVATION OF 300 FT PLUS OR MINUS. SO TO MAKE A LONG STORY SHORT, I AM SURE THEY HAD TO HAVE DONE EXTENSIVE SOILS TESTING, CHECK FOR LANDSLIDE POTENTIAL, SLIPPAGE, SEISMIC, AND ENGINEERING TO BE CERTAIN THAT THE AREA WAS STABLE AND SAFE AND COULD SUPPORT A STRUCTURE OF THIS SIZE AND WEIGHT

June 12, 2012

Steelhead
Real Estate Partners

Evan Maxim
Senior Planner
City of Sammamish
Sammamish, WA

Re: 3620 196th Ave NE, Sammamish, WA

Dear Mr. Maxim:

I am writing to you regarding the property that the Morelli Family owns at the address listed above. The property is located in the City of Sammamish. The King County Parcel Number is 202506-9009. Panfilo and his family have owned this parcel since 1965. They have been interested in developing the property in a sensitive manner for many years, but have been blocked by the Erosion Hazards Near Sensitive Waterbodies critical area overlay first imposed by King County and then the City of Sammamish following incorporation. In anticipation of development, prior to the overlay being imposed, they joined and began paying on a LID for future sewer service for 40 residential lots. This LID is now paid in full.

We understand that the Planning Commission is currently considering under what circumstances to recommend to the City Council to allow limited development in the Erosion Hazards Near Sensitive Waterbodies critical area overlay. We continue to be very interested in working with the City to develop the property with single family lots that are sensitive to the surrounding environment.

The property has an average slope of 17% across the entire property. We believe approximately 5 acres of the property is reasonably developable. A significant portion of the property has a slope of under 17%. I have enclosed a shaded topo map to indicate the areas below 20%. It is our goal to develop the areas with a slope of less than 20%, although access will have to cross some steeper area. We believe appropriate mitigation measures can be put into place to allow development in these areas without negatively impacting the surrounding environment including Lake Sammamish and its tributaries. Our specific request is to:

1. Allow development in the areas of less than approximately 20% slope with appropriate mitigation measures; and
2. Allow access to the these areas with minimal slope across steeper sloped areas with appropriate mitigation measures.

Panfilo will be attending the Planning Commission meeting on June 14 to present this request in person and answer any question you may have about our property and our future development plans. Thank you for your consideration.

Best regards,

Marc Angelillo on behalf of Panfilo Morelli and his family

1000 Second Avenue, Suite 1200 Seattle, WA 98104 t 206.332.1225 f 206.332.1201

TERRA ASSOCIATES, Inc.

Consultants in Geotechnical Engineering, Geology
and
Environmental Earth Sciences

MEMO

To: Mr. De-En Lang
Subdivision Management, Inc.

May 14, 1997
Project No. T-3385

From: Anil Butail
Terra Associates, Inc.

Subject: Landslide Hazards
Morelli Property
196th Avenue NE
King County, Washington

De-En:

As you requested, I reviewed the information presented in our erosion hazard evaluation report of the subject site dated December 3, 1996. The purpose of our original report was to examine the site geology and near-surface soil conditions and provide you with our input pertaining to the erosion potential of the near-surface soils at the site.

Our report presented a discussion of the soils encountered in our evaluation and described the presence of silts and silty sand soils on the site. Based on the USDA SCS Classifications, these materials represented Kitsap silt loam (KpD) and Everett gravelly sandy loam (EvD) soils. From our evaluation of these soils, we classified them as having a relatively low potential for erosion. Also, we did not note any signs of significant erosion on the site.

You requested that we evaluate the landslide potential of the site. Our field observations indicated no signs of instability on the site. Also, the test pit explorations indicated competent native soil conditions to the full depths explored. Therefore, based on our observations and our experience in the vicinity of this site, it is our opinion that the site has a low potential for the occurrence of landslides. Of course, design of the project should be performed in such a manner that the existing slope stability is not adversely impacted.

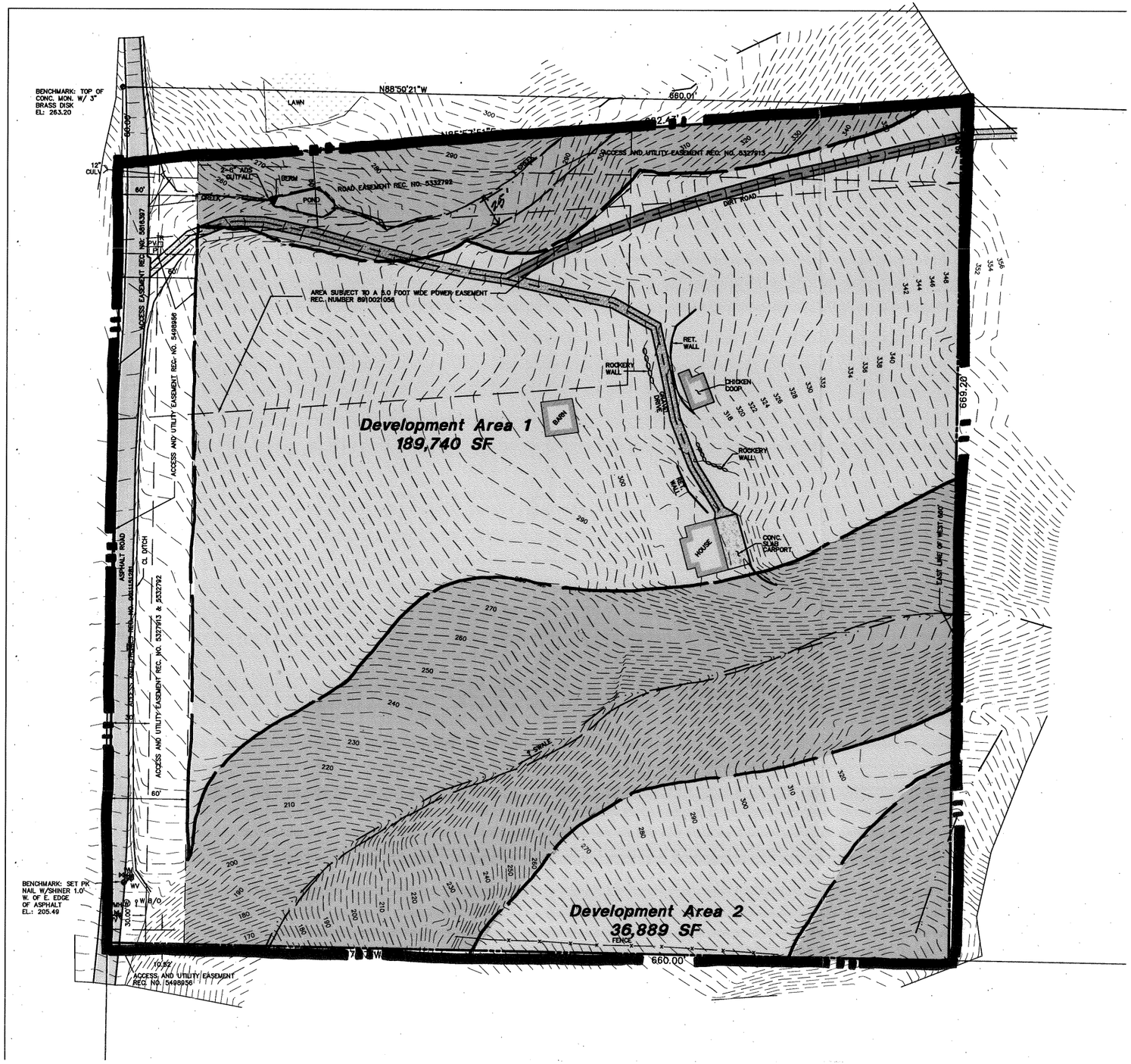
I trust this summary is sufficient for your current needs. Please call if you have any questions.

Anil Butail, P.E.

Anil Butail

12525 Willows Road, Suite 101, Kirkland, Washington 98034
Phone (425) 821-7777 • Fax (425) 821-4334 • terra@terra-associates.com

N 1/2, NW 1/4, NW 1/4, OF SECTION 20, TWN 25 N. RGE 6 E. W.M.



SCALE: 1" = 40'

0 20 40 80

BASIS OF BEARING: NAD 88
SECTION CONTROL LOCATED BY GPS AND CONVENTIONAL TRAVERSE METHODS

DATUM: NAVD 88
BENCHMARKS – ORIGINAL– FROM GPS CONFIRMED WITH CITY OF REDMOND BENCHMARKS
"RED38" AND "RED75"
SET– TOP OF NORTHWEST SECTION CORNER MON.
ELEVATION: 263.20
PK NAIL W/ SHINER AT SOUTHWEST CORNER OF SITE IN ASPHALT
ELEVATION: 205.49

CONTOUR INTERVAL = 2'

LEGEND

TR	≈	TELEPHONE RISER
PV	≈	POWER VAULT
WM	≈	WATER METER
WMH	≈	EATER MANHOLE
WV	≈	WATER VALVE
W B/O	≈	WATER BLOW OFF VALVE

LEGAL

THE WEST 660 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST W.M.;

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID WEIT 660 FEET TO A POINT ON THE WEST SUBDIVISION LINE 60 FEET SOUTH OF THE NORTHWEST CORNER;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET OF THE SOUTH 120 FEET OF THE NORTH 780 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, AND OVER ADJOINING PROPERTY OF THE GRANTOR LYING BETWEEN THE ABOVE DESCRIBED PROPERTY AND EAST SHORE LAKE SAMMAMISH ROAD AS DESCRIBED IN AUDITOR'S FILE NO. 5325051 WHICH EASEMENT SHALL BE LOCATED WITHIN EXISTING ROAD LOCATED ALONG THE SOUTHEASTERLY AND SOUTHERLY BOUNDARY LINE OF SAID ADJOINING PROPERTY;

EXCEPT ANY PORTION OF SAID EASEMENT TRACT LYING WITHIN THE MAIN TRACT;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. LEGAL DESCRIPTION AND EASEMENTS FROM TRANSNATION TITLE INSURANCE COMPANY'S PLAT CERTIFICATE ORDER NUMBER 866194 DATED FEB. 19, 1997 AT 8:00 AM.
4. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

Total Site Area- 422,332 SF/9.70 AC

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net

SITE EXHIBIT

MORELLI - EAST LAKE SAMAMMISH

CITY OF SAMAMMISH, WASHINGTON

INT CK

NO.	DATE	REVISION

JEFF COX
PROJECT MANAGER
DAVE ROBERTSON
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 6/08/12
SCALE: HORZ.: 1"=40' VERT.:

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 94-117

SHEET NO. 1 OF 1

94117.DWG
SURVEY-060512

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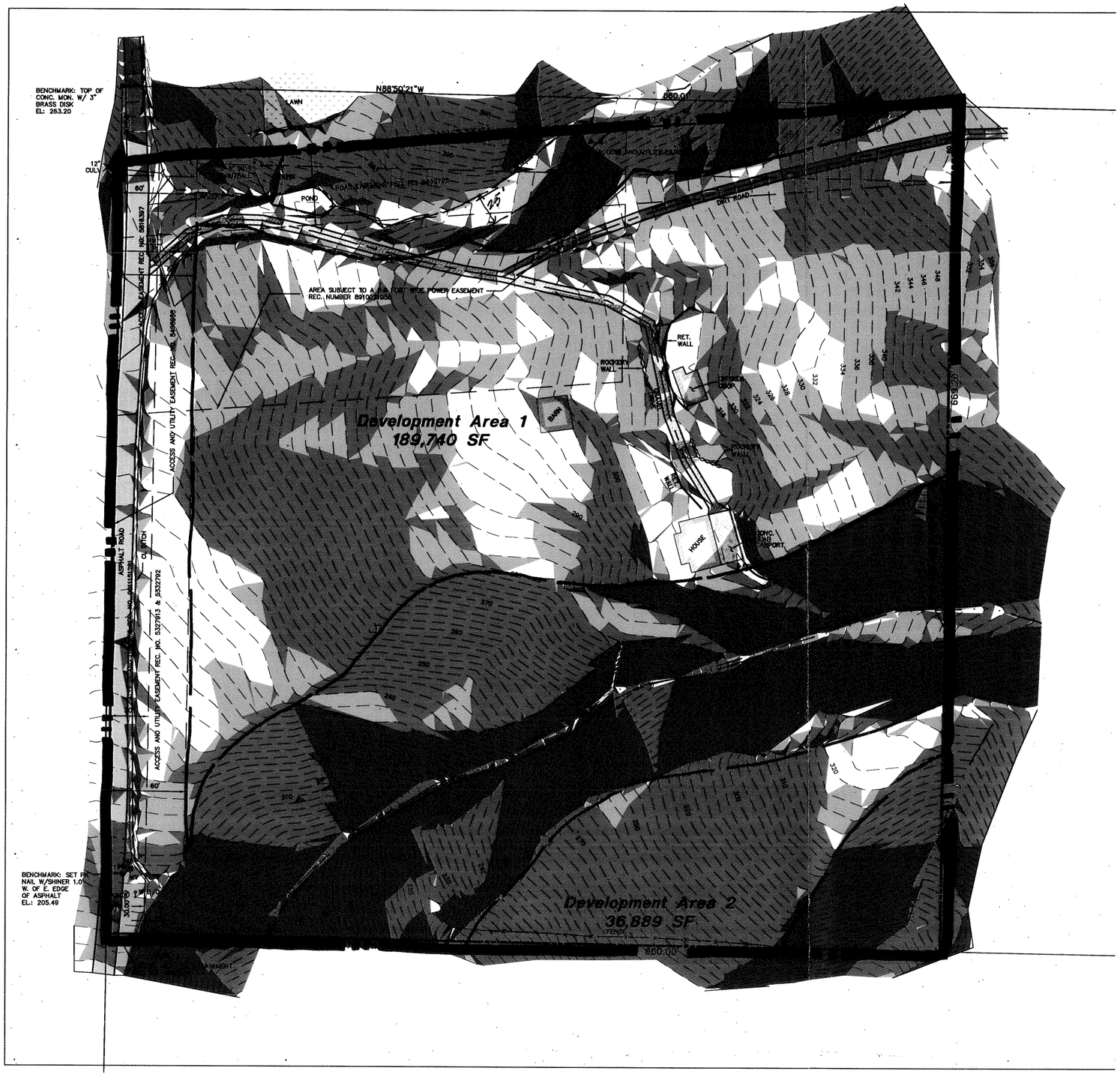

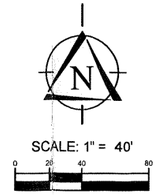

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SLOPE RANGE 0% TO 15%

SLOPE RANGE 15% TO 20%

SLOPE RANGE 20% 40%

SLOPE RANGE GREATER THAN 40%

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SLOPE ANALYSIS

MORELLI - EAST LAKE SAMAMMISH

CITY OF SAMAMMISH, WASHINGTON

BY | CK

NO. | DATE | REVISION

JEFF COY
PROJECT MANAGER

DAVE ROBERTSON
PROJECT SURVEYOR

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PROJECT LANDSCAPE ARCHITECT

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SHEET NO. 1 OF 1

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