



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MAR 22 2010

MCPB No. 10-10
Preliminary Plan No. 11991052A
Village of Clopper's Mill
Date of Hearing: February 4, 2010

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on 10/16/09, Great Seneca Investments ("Applicant"), filed an application for approval of a preliminary plan amendment of subdivision of property that would create twenty lots for twenty townhouses on a recorded parcel of land approximately 1.32 acres in size, in the PD-4 Zone; located on the south side of Clopper's Mill Drive just northeast of the intersection with Great Seneca Highway (MD 119), ("Property" or "Subject Property"), in the Germantown Master Plan Area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 11991052A, Village of Clopper's Mill ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated January 25, 2010, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on 2/4/10, the Planning Board held a public hearing on the Application (the "Hearing"); and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
Legal Sufficiency:


M-NCPPC Legal Department

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on 2/4/10, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Wells-Harley; seconded by Commissioner Presley; with a vote of 3-0, Commissioners Hanson, Presley, and Wells-Harley voting in favor, with Commissioner Alfandre absent and one seat vacant.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board APPROVES Preliminary Plan No. 11991052A to create twenty lots on 1.32 acres in size, in the PD-4 Zone; located on the south side of Clopper's Mill Drive just northeast of the intersection with Great Seneca Highway (MD 119), ("Property" or "Subject Property"), in the Germantown Master Plan Area ("Master Plan"), subject to the following conditions:

- 1) Approval under this preliminary plan amendment is limited to twenty lots for twenty one-family attached units, including two moderately priced dwelling units (MPDU), to be located on the subject site or within the larger development. Ultimate location of MPDUs will be determined at the time of Site Plan Certification.
- 2) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated January 25, 2010. These conditions may be amended by MCDOT, provided any modifications do not conflict with other conditions of the preliminary plan approval.
- 3) The Applicant must satisfy provisions for access and improvements as required by MCDOT prior to issuance of access permits.
- 4) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated September 18, 2008. These conditions may be amended by MCDPS, provided any modifications do not conflict with any other condition of the preliminary plan approval.
- 5) The applicant must construct, per the site plan phasing schedule, three 5-foot-wide sidewalks to serve the proposed development internally as shown on the preliminary plan, and one 3-foot-wide sidewalk to provide access to the adjoining parking lot.
- 6) The record plat must reflect a public use and access easement over all private streets and adjacent parallel sidewalks except for the private driveways behind lots 10-20.
- 7) Site Plan # 81993013B must be approved by the Board and certified by the Development Review Division prior to the approval of the record plat.
- 8) No clearing or grading is permitted prior to certified site plan approval.
- 9) All previous conditions of preliminary plan 119910520 remain in full force and effect unless specifically amended by this approval.

- 10) The Adequate Public Facility (APF) review for the area covered under this preliminary plan amendment will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution for the Preliminary Plan.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference except as modified herein, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The subject site is located within the Germantown Master Plan area. The property is part of the CL-9 Analysis Area identified on page 66 of the Master Plan. The Master Plan recommendations that are applicable to the proposed plan include:

1. Creation of pedestrian and bicycle connections between the village center and the adjoining uses.
2. Creation of buffers between adjacent residential areas and the commercial uses of the center using public spaces or low-intensity offices, landscaped areas or recreation areas as transitions.

In addition to these specific development guidelines, the Master Plan also identifies the residential area immediately surrounding the retail component of the Village Center as appropriate for higher density residential development such as garden apartments or one-family attached units.

The applicant will enhance the pedestrian connection of Parcel U by providing internal sidewalks, connecting those to existing sidewalks, which connect to the nearby Village Center. The applicant will also provide adequate landscaping as a buffer between the adjoining commercial center, child care center, and multi-family units. The area is identified by the Master Plan as suitable for one-family attached units. Therefore, the Board finds that the preliminary plan and site plan are consistent with the Germantown Master Plan.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Roads and Transportation Facilities

Adequate vehicular access to the site is provided by a full-movement driveway connection to Clopper's Mill Drive. The access point and five-foot-wide sidewalks currently exist along Clopper's Mill Drive, but the internal vehicular facilities have not

yet been constructed. Pedestrian access will be provided via three five-foot-wide sidewalks, and one three-foot-wide sidewalk. Two of the five-foot-wide sidewalks provide access from Clopper's Mill Drive, while one of the five-foot-wide sidewalks is to be located in the mews between the rows of townhouses. The proposed three-foot-wide sidewalk would provide access to the adjoining parking lot at the southern end of the subject property, but will only be installed if the Applicant and the adjoining property owner can reach an agreement on its maintenance and construction, which will be determined prior to the certified site-plan.

Local Area Transportation Review and Policy Area Mobility Review

To satisfy the Local Area Transportation Review (LATR) component of the APF test, the consultant for the Applicant submitted a traffic statement, which examined the number of trips generated by the proposed densities and uses for the Village of Clopper's Mill East. The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the Board finds this application is not subject to further Local Area Transportation Review. The site is located in the Germantown West Policy Area where there is no trip mitigation requirement in the Annual Growth Policy. Therefore the Board finds this application is not subject to Policy Area Mobility Review (PAMR).

Other Public Facilities

The Northwest Schools Cluster is operating at greater than 120% at the elementary school level; however, the County Council amended the FY2009-2014 Capital Improvements Program to increase funding to this cluster. Therefore, instead of imposing a moratorium on this cluster, the applicant is required to make a School Facilities Payment at this level. Other public facilities and services are available and will be adequate to serve the proposed development. The property will be served by public water and sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities such as police stations, firehouses and health services are currently operating within the standards set by the Growth Policy resolution currently in effect. Electrical, gas, and telecommunications services are available to serve the Property.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The lots have been reviewed for compliance with 50-29(a) of the Subdivision Regulations. The Planning Board finds that the size, shape, width, and area of the lots were appropriate for their location within the subdivision.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Forest Conservation Plan (FCP) was approved on March 22, 1994. The current preliminary and site plan amendments do not alter any aspect of the previously approved forest conservation plan. Therefore, the Board finds the proposed amendment satisfies the requirements of the Forest Conservation Law.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan approval meets MCDPS' standards.*

The Montgomery County Department of Permitting Services (MCDPS) Stormwater Management Section approved the stormwater management concept for the project on September 18, 2008. The stormwater management concept consists of on-site channel protection measures via existing Pond B; on-site water quality control via a volume based Stormfilter; and onsite recharge via drywells.

6. *Lot Frontage on a Private Street*

Section 50-29(a)(2) of the Subdivision Regulations requires "...that individually recorded lots shall abut on a street or road which has been dedicated to public use or which has acquired the status of a public road." Thirteen of the twenty townhouse lots will front onto a mews and will have alley access to their garages. Therefore, in order for the Planning Board to approve of the preliminary plan, it must also find that the proposed private streets have acquired the status of public roads. As reflected in other similar cases approved by the Board, this finding is based upon the proposed road being fully accessible to the public; accessible to fire and rescue vehicles, as needed; and designed to minimum public road structural standards, except for right-of-way and pavement widths.

In the case of this subdivision, the proposed alleys would provide access to thirteen of the twenty townhouse lots, but would not meet the minimum standards necessary to make a finding that they will attain the status of a public road. The proposed plan includes several lots without frontage on public streets. Instead, the frontage is on private driveways and green space. Since these driveways and green spaces are the only frontage provided for the lots, the Board finds that a waiver of Section 50-29(a)(2) is needed to permit the proposed configuration. Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist which prevent full compliance with the requirements. The Board finds that a

waiver of lot frontage is justified in this case based on the practical difficulties associated with implementing design principles that the approved Development Plan and pending Site Plan want to achieve; specifically, lining Clopper's Mill Road with residential units while taking advantage of a deep site to increase residential density near the public space and retail uses. The location of the seven townhomes along Clopper's Mill Road makes it impractical, given the dimensions of the lot, to provide a loop driveway or cul-de-sac turnaround while still maintaining a more dense residential character. In the proposed configuration, the mews is connected directly to the main street not only by sidewalk but also by a landscaping plan which integrates the interior units both to Clopper's Mill Road and the more informal pedestrian connection to the adjacent retail and nearby park.

The Board also finds that the houses will be adequately served and accessed by the proposed private driveways. The driveways have not been designed to serve guests and service providers, but it is anticipated that guests and service providers can be accommodated in this instance by the parking provided on Clopper's Mill Drive, and in the additional parking onsite.

Therefore, the Board hereby grants a waiver of Section 50-29(a)(2), pursuant to Section 50-38(a) and finds that the waiver is the minimum needed, is not contrary to the recommendations of the General Plan, and is not adverse to the public interest.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 60 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is MAR 22 2010 (which is the date that this Resolution is mailed to all parties of record); and

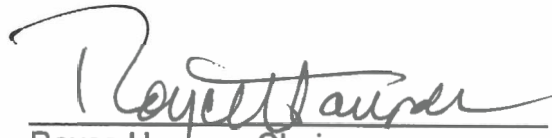
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and

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Planning Commission on motion of Commissioner Wells-Harley, seconded by Commissioner Dreyfuss, with Commissioners Hanson, Wells-Harley, and Dreyfuss voting in favor of the motion, and with Commissioners Alfandre and Presley absent, at its regular meeting held on Thursday, March 11, 2010, in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read "Royce Hanson", written over a horizontal line.

Royce Hanson, Chairman
Montgomery County Planning Board



Jody Kline, Esquire
Miller, Miller and Canby
200B Monroe Street
Rockville, MD. 20850

HGLC Seneca LLC
8720 Georgia Ave, #410
Silver Spring, MD. 20910-3638

HSU, Cheng-Hsu
18103 Stags Leap Terr
Germantown, MD. 20874

State of Maryland
Dept. of Natural Resources
580 Taylor Avenue
Annapolis, MD. 21401-2352

Heritage Preserve, Inc.
P.O. Box 98
Germantown, MD. 20875-0098

ARISPE, Eduardo
12924 McCubbin Ln
Germantown, MD. 20874

MNCP&PC
9500 Brunett Avenue
Silver Spring, MD. 20901-3226

Williamsburg Square Comm Council
Corp.
c/o The Management Group Assoc
20440 Century Blvd., Suite 100
Germantown, MD. 20874-7116

AKWASHIKI, Patricia
13013 Prairie Knoll Ct
Germantown, MD. 20874

Brookstone Condominium Assoc
c/o The Management Group Assoc.
Ravi Parkhie Management Agent
20440 Century Blvd., Suite 100
Germantown, MD. 20874

MAK, Wingkin
13110 Deer Path Ln
Germantown, MD. 20874

Brookstone Condominium Assoc
c/o The Management Group Assoc
Jerry Haley President
20440 Century Blvd., Suite 100
Germantown, MD. 20874

TEICH, Christopher M.
18021 Wheatridge Dr
Germantown, MD. 20874

Riverstone Condominium Assoc
c/o Patricia Kitson President
1307-A Clopper's Mill Terrace
Germantown, MD. 20874

BROOKS, Kristen
13006 Prairie Knoll Ct
Germantown, MD. 20874

Riverstone Condominium Assoc
c/o Mainstreet Property Mgmt. Inc
Dale Roan
9 Park Avenue
Gaithersburg, MD. 20877

Board of Education of Montgomery
County
850 Hungerford Drive
Rockville, MD. 20850-1718

Board of Education of Montgomery
County
c/o Dept of Mgmt. Facilities
850 Hungerford Drive, Room 200
Rockville, MD 20850

Washington Suburban Sanitary
Commission
8103 Sandy Spring Road
Laurel, MD. 20707



Earl West
Stoneridge Community Council Corp.
18436 Stone Hollow Drive
Germantown, MD 20874

John Bradfield
Williamsburg Square-Ashton Place
18141 Kitchen House Court
Germantown, MD 20874

Judith Christensen
Montgomery Preservation, Inc.
6 Walker Avenue
Gaithersburg, MD 20877

Peggy Toland
Stoneridge Community Council Corp.
P.O. Box 1130
Germantown, MD 20875

Mike Knapp
Cedar Creek Neighborhood Assn.
17525 Charity Lane
Germantown, MD 20874

Jim Fary
Sierra Club - Montgomery County Group
2836 Blue Spruce Lane
Silver Spring, MD 20906-3166

Dennis Boyle
Heritage Preserve/Park Heritage
P.O. Box 98
Germantown, MD 20874

Pat Olson
Kingsview Knolls Citizens Assn.
18413 Kingshill Road
Germantown, MD 20874

Contact
Washington Metro Area Transit Authori
600 Fifth Street, NW
Washington, DC 20001

Bruce Blumberg
Heritage Green Condo., Inc.
12009 Nebel Street
Rockville, MD 20852

Beverly Magda
Germantown Alliance
P.O. Box 702
Germantown, MD 20875

John Luke
Montgomery County Air Park
7940 Air Park Road
Gaithersburg, MD 20879

Ginger Miller
Farmingdale Condominiums Inc.
P.O. Box 8205
Gaithersburg, MD 20898

Congresswoman Donna Edwards
U.S. House of Representatives
434 Cannon House Office Building
Washington, D.C. 20515-2004

Jim Humphrey
Montgomery County Civic Federation
5104 Elm Street
Bethesda, MD 20814

Stephon Collins
Fountain Hills Community Assn., Inc.
P.O. Box 39
Germantown, MD 20875

George Sauer
Citizens for a Better Montgomery
8307 Post Oak Road
Potomac, MD 20854-3479

Thomas Marshall
Fountain Hills Community Assn., Inc.
6820 Elm St., Suite 22101
McLean, VA 22101

Julius Cinque
Northern Montgomery County Alliance
22300 Slidell Road
Boys, MD 20841

Ronald Villasante
Kingsview Village HOA, Inc.
13923 Falconcrest Road
Germantown, MD 20874

Ronald McNabb
TROT
12435 Meadowood Dr.
Silver Spring, MD 20904

Kevin Linnane
Heritage Preserve, Inc.
9 Metz Ct.
Germantown, MD 20874

Pedro Porro
Spanish Speaking People of Montgomery
5729 Bradley Boulevard
Bethesda, MD 20814



Ms. Sylvia Morrison, Principal
Northwest High School
13501 Richter Farm Road
Germantown, MD. 20874

Dr. Shawn Joseph, Principal
Roberto Clemente Middle School
18808 Waring Station Road
Germantown, MD. 20874

Mr. Gregory Edmundson, Principal
Great Seneca Elementary School
13010 Dairymade Drive
Germantown, MD. 20874

Nancy Savas, Branch Manager
Germantown Library
19840 Century Blvd.
Germantown, MD. 20874

Post Master
U. S. Post Office
12774 Wisteria Drive
Germantown, MD. 20874-9998



ABIANEH, HOSSEIN S
13016 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

AMAYA, JOSE O & JACKELINE Z
12904 BARLEYCORN TER
GERMANTOWN, MD 20874

BAKER, ROBERT LAWRENCE & BRIGID DURKIN B/
12927 MCCUBBIN LN
GERMANTOWN, MD 20874

ABLE, DONNA S
13109-D MILLHAVEN PL
GERMANTOWN, MD 20874

AMIRMOKRI, J & N C
18007 WHEATRIDGE DR
GERMANTOWN, MD 20874

BAKOS, BELA
13103 MILLHAVEN PL APT H
GERMANTOWN, MD 20874

ADZOWU, FAUSTINA A
13103 MILLHAVEN PL APT 8-K
GERMANTOWN, MD 20874

AMIRTHARAJ, PAUL & V
18035 WHEATRIDGE DR
GERMANTOWN, MD 20874

BALALA, SAMIR A & NUHA ELMAGHRABI
18161 STAGS LEAP TER
GERMANTOWN, MD 20874

AKBAYRAK, CEMIL
13107 MILLHAVEN PL #6-D
GERMANTOWN, MD 20874

AMOS, ELLEN N
13205 CLOPPERS MILL DR APT L
GERMANTOWN, MD 20874

BALENTINE, CYNTHIA M
13100-L MILLHAVEN PL
GERMANTOWN, MD 20874

AKULA, SRIKANTH V & MANJULATHA
18111 STAGS LEAP TER
GERMANTOWN, MD 20874

ANDRADE, ILDO M & C C
17911 WHEATRIDGE DR
GERMANTOWN, MD 20874

BALOGH, CATHERINE A
18001A CLOPPERS MILL TER
GERMANTOWN, MD 20874

ALLMOND, KAREN C & L R
12923 MCCUBBIN LA
GERMANTOWN, MD 20874

ANINZO, MATERNO C & B E
12901 CREAMERY HILL DR
GERMANTOWN, MD 20874

BANK OF NEW YORK
7105 CORPORATE DR
PLANO, TX 75024

ALLYSON, ROBYN
18177 STAGS LEAP TERR
GERMANTOWN, MD 20874

ARYA, SEPIDEH B
13107 MILLHAVEN PL APT A
GERMANTOWN, MD 20874

BANKHEAD, GENE L JR
13304 KILMARNOCK WAY
GERMANTOWN, MD 20874

ALMARAZ, FABIOLA ET AL
12807 LACLEDE ST
SILVER SPRING, MD 20906

ASLAM, MANSOOR MOHAMMAD
13008 PRAIRIE VIEW PL
GERMANTOWN, MD 20874

BARAHONA, JOSE R & KATHY L
10713 MILKWEED DR
GREAT FALLS, VA 22066

ALMARIO, MARIA RITA G ET AL
18133 STAGS LEAP TERR
GERMANTOWN, MD 20874

BAHRAMI, HAMID & F
2 COTTAGE FIELD CT
GERMANTOWN, MD 20874

BARILLO, MICHAEL M 3RD & B A
12903 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

ALTIERI, RONALD J & HEATHER A
18137 STAGS LEAP TER
GERMANTOWN, MD 20874

BAHRAMI, MAHMOUD
18003 CLOPPERS MILL TER # 15-I
GERMANTOWN, MD 20874

BARR, DEBORAH S
13113 MILLHAVEN PL #B
GERMANTOWN, MD 20874



BARTSCH, ERICKA B ET AL
18001 WHEATRIDGE DR
GERMANTOWN, MD 20874

BISSETTE, ANDREW ET AL
13115 MILLHAVEN PL APT A
GERMANTOWN, MD 20874

BRADISH, ROBERT J
13107 MILLHAVEN PL APT J
GERMANTOWN, MD 20874

BEADLING, CHARLES W & CAROL H
12917 CREAMERY HILL DR
GERMANTOWN, MD 20874

BLANCH, RUTH M
13115 MILLHAVEN PL APT B
GERMANTOWN, MD 20874

BRADY, MARK D ET AL
12900 MCCUBBIN LA
GERMANTOWN, MD 20874

BEATRICE, STEVEN D & MARY A
13109K MILLHAVEN PL
GERMANTOWN, MD 20874

BOARD OF EDUCATION OF MONTG CO
850 HUNGERFORD DR
ROCKVILLE, MD 20850

BRITE, CHERYL D
18129 STAGS LEAP TER
GERMANTOWN, MD 20874

BEDROUD, MAHIN
13103 MILLHAVEN PL # 8G
GERMANTOWN, MD 20874

BONELLI, JACLYN M ET AL
13205 CLOPPERS MILL DR APT 13F
GERMANTOWN, MD 20874

BROWN, C KEITH
14161 SADDLE RIVER DR
NORTH POTOMAC, MD 20878

BEJANGA, MAUREEN
13909 HIGHSTREAM PL
GERMANTOWN, MD 20874

BOODOO, ROGER
13111 MILLHAVEN PL APT N
GERMANTOWN, MD 20874

BROWN, MICHAEL E
12 STAGS LEAP CT
GERMANTOWN, MD 20874

BEREK, UKAYE ET AL
12905 BARLEYCORN TERR
GERMANTOWN, MD 20874

BORG, MATTHEW F & MARGOT P
12903 CHERRYWOOD PL
GERMANTOWN, MD 20874

BURATTY, ARNOLD L & T L
18026 WHEATRIDGE DR
GERMANTOWN, MD 20874

BERES, KEITH G
13111 MILLHAVEN PL APT O
GERMANTOWN, MD 20874

BOROJENI, MAJID & PEGGY A
12437 DANIEL WEBSTER DR
OAK HILL, VA 20171

CAMLEK, JAMES M
18174 STAGS LEAP TER
GERMANTOWN, MD 20874

BINGER, KEVIN J ET AL
12910 CREAMERY HILL DR
GERMANTOWN, MD 20874

BOUJAOUDE, GEORGE & VERA
17808 FALCONCREST CIR
GERMANTOWN, MD 20874

CANDAFFIO, CHRISTOPHER J ETAL
20 COTTAGE FIELD COURT
GERMANTOWN, MD 20874

BINGER, RANDY W & TANYA L
13101 MILLHAVEN PL APT D
GERMANTOWN, MD 20874

BOUTON, WADE
13111 MILLHAVEN PL # A4
GERMANTOWN, MD 20874

CAO, TRICU A ET AL
12909 MCUBBIN LA
GERMANTOWN, MD 20874

BIRKE, DENNIS M & CAROL
C/O APT G
18003 CLOPPERS MILL TER
GERMANTOWN, MD 20874

BOWMAN, WILLIAM E ET AL
15021 TURKEY FOOT RD
DARNESTOWN, MD 20878

CAPATI, ERIC B
13111 MILLHAVEN PL APT C
GERMANTOWN, MD 20874



CARLEN, JACK B
13000 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

CHENG, YING & JINNING LIU
13113 DEER PATH LA
GERMANTOWN, MD 20874

CLOPPER'S MILL COMM ASSN INC
3414 MORNINGWOOD DR
OLNEY, MD 20832

CARPENTER, MARITZA E
18045 WHEATRIDGE DR
GERMANTOWN, MD 20874

CHILDERS, BRIAN L
17907 WHEATRIDGE DR
GERMANTOWN, MD 20874

CLOPPER'S MILL COMM ASSN INC
C/O CMI
8720 GEORGIA AVE STE 600
SILVER SPRING, MD 20910

CARTER, DAVID L JR
13113 MILLHAVEN PL #2-C
GERMANTOWN, MD 20874

CIASCHI, TAMMY
8009 WALKING STICK LN
MECHANICSVILLE, VA 23111

CLOPPERS MILL COMMUNITY ASSC INC
C/O COMMUNITY MNGMT INC
3414 MORNINGWOOD DR
OLNEY, MD 20832

CASTELLANO, MATTHEW R & A P
12921 CREAMERY HILL DR
GERMANTOWN, MD 20874

CLARK, JOSEPH M
13107 DEER PATH LN
GERMANTOWN, MD 20874

CLOPPERS MILL MANOR LLC
C/O K KIRBY DEVELOPMENT LLC
3410 HICKORY DR
ELLICOTT CITY, MD 21043

CHAMBERLAIN, JON J & MARIA C MATAS-CHAMBERL
13017 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

CLOPPER'S MILL COMM ASSN
3414 MORNINGWOOD DR
OLNEY, MD 20832

CLOPPERS MILL VILL CTR LLC
C/O PROPERTY TAX DEPT
PO BOX 790830
SAN ANTONIO, TX 78279

CHAMPAGNE, COLETTE C
13112-A MILLHAVEN PL
GERMANTOWN, MD 20874

CLOPPERS MILL COMM ASSN INC
C/O CODM MNGMT INC
8720 GEORGIA AVE #600
SILVER SPRING, MD 20910

CLOPPERS MILL VILLAGE CTR LLC
C/O PROPERTY TAX DEPT
PO BOX 790830
SAN ANTONIO, TX 78279

CHAN, DULCIANA D
13117 MILLHAVEN PL APT F
GERMANTOWN, MD 20874

CLOPPERS MILL COMM ASSN INC
3414 MORNINGWOOD DR
OLNEY, MD 20832

COHEN, JASON D
18117 STAGS LEAP TER
GERMANTOWN, MD 20874

CHAN, SIN W ET AL
9 COTTAGE FIELD CT
GERMANTOWN, MD 20874

CLOPPERS MILL COMM ASSN INC
C/O CODM MNGMT INC
8720 GEORGIA AVE #600
SILVER SPRING, MD 20910

COHEN, SETH D & M A
12905 CHERRYWOOD PL
GERMATNOWN, MD 20874

CHAUDHARI, SUNIL K & SADHANA
12902 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

CLOPPERS MILL COMM ASSN INC
3414 MORNINGWOOD DR
OLNEY, MD 20832

COHEN, SUSAN C
13109 MILLHAVEN PL APT L
GERMANTOWN, MD 20874

CHEN, MIN C & Y S K
13006 PRAIRIE VIEW PLACE
GERMANTOWN, MD 20874

CLOPPERS MILL COMM ASSN INC
C/O CODM MNGMT INC
8720 GEORGIA AVE #600
SILVER SPRING, MD 20910

COLE, MAURICE L & BARBARA A
13120 DEER PATH LN
GERMANTOWN, MD 20874



COLKER, RYAN M & ALLISON C
13119 DEER PATH LN
GERMANTOWN, MD 20874

DANG, VAN N
13101 MILLHAVEN PL APT F
GERMANTOWN, MD 20874

DEFILIPPI, JULIE MARIE
13112 MILLHAVEN PL # 3-H
GERMANTOWN, MD 20874

COLLINS, DELVEONTE
PO BOX 4541
CAPITOL HEIGHTS, MD 20791

D'ANGELLA, DOMENICANGELO L & LAURA D'ANGEL
18176 STAGS LEAP TER
GERMANTOWN, MD 20874

DEJONG, MICHELLE R
13012 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

COLLINS, FREDDIE M
13105 MILLHAVEN PL #7-A
GERMANTOWN, MD 20874

D'ANGELO, KENNETH P
18033 WHEATRIDGE DR
GERMANTOWN, MD 20874

DELACRUZ, ORLANDO
13109 MILLHAVEN PL # 5-0
GERMANTOWN, MD 20874

COLLINS, PHILIP C
13002 COTTAGE FIELD LN
GERMANTOWN, MD 20874

DANIEL, JANET K
13100 MILLHAVEN PL APT C
GERMANTOWN, MD 20874

DER, STANLEY & NING K LUH
12925 CREAMERY HILL DR
GERMANTOWN, MD 20874

CONDARAS, GEORGE
18023 WHEATRIDGE DR
GERMANTOWN, MD 20874

DAO, TAN V & L M
12925 MCCUBBIN LANE
GERMANTOWN, MD 20874

DEROSA, MICHAEL P ET AL TR
18025 WHEATRIDGE DR
GERMANTOWN, MD 20874

COOK, LEANORA F
18001 CLOPPERS MILL TER # 16H
GERMANTOWN, MD 20874

DASILVA, MARIA DE FATIMA DANTAS
13115 E MILLHAVEN PL
GERMANTOWN, MD 20874

DESAI, LAKSHMI ET AL TR
1127 BUCHANAN ST
MC LEAN, VA 22101

CORFMAT, THOMAS F & ANA MARISSA
18003 BARLEYCORN WAY
GERMANTOWN, MD 20874

DAVISON, JEROME E & N D
12901 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

DESAI, RUPAL D
13008 COTTAGE FIELD LN
GERMANTOWN, MD 20874

COSTANZO, ANTHONY G
13003 PRAIRIE VIEW PLACE
GERMANTOWN, MD 20874

DAVITT, ROBIN E
13205 CLOPPERS MILL DR APT J
GERMANTOWN, MD 20874

DHANESS, GARVIN K & T E
12901 MCCUBBIN LA
GERMANTOWN, MD 20874

CUSTIS, HARVEY R JR & H V
13004 PRAIRIE VIEW PLACE
GERMANTOWN, MD 20874

DAVOUDIAN, SOHEILA
13105 MILLHAVEN PL #F
GERMANTOWN, MD 20874

DIAZ, DAVID & AILEEN
17900 WHEATRIDGE DR
GERMANTOWN, MD 20874

DALAL, VIPUL K & URVASHI V
13002 PRAIRIE VIEW PL
GERMANTOWN, MD 20874

DEEP, CATHERINE A
13201 CLOPPERS MILL DR APT E
GERMANTOWN, MD 20874

DIETZ, RONALD E & L L
12218 MCDONALD CHAPEL DR
GAITHERSBURG, MD 20878



DIEZ, CARLOS & CAROLINE
18159 STAGS LEAP TER
GERMANTOWN, MD 20874

ELLIS, JONI L
18101 CLOPPERS MILL TER APT D
GERMANTOWN, MD 20874

FIELDS, GARY W JR & K M
13111D MILLHAVEN PL
GERMANTOWN, MD 20874

DIXIT, SHRIKANT & S
12903 CREAMERY HILL DR
GERMANTOWN, MD 20874

FAIRHURST, RICK M & SHIRLEY
18123 STAGS LEAP TER
GERMANTOWN, MD 20874

FIELDS, THOMAS E
18125 STAGS LEAP TER
GERMANTOWN, MD 20874

DONTIS, NATALYA ET AL
34 COTTAGE FIELD CT
GERMANTOWN, MD 20874

FAMILANT, JAY W & JENNIFER E
18135 STAGS LEAP TER
GERMANTOWN, MD 20874

FLITTER, LANCE A & K L
17921 WHEATRIDGE DRIVE
GERMANTOWN, MD 20874

DOWD, JENNY S
C/O J S ZUCKERMAN
305 ALDERWOOD DR
N POTOMAC, MD 20878

FANNIN, DANIEL J ET AL
12 COTTAGE FIELD CT
GERMANTOWN, MD 20874

FOX, KEVIN S
13112 MILLHAVEN PL # 3C
GERMANTOWN, MD 20874

DOWNS, SANDRA M & WILLIAM M
13201 CLOPPERS MILL DR APT K
GERMANTOWN, MD 20874

FARID, FARIBA
18101 CLOPPERS MILL TER # 12-E
GERMANTOWN, MD 20874

FOY, HEATHER ANNE
13112 MILLHAVEN PL APT 3F
GERMANTOWN, MD 20874

DREEBEN, JOSHUA M & RACHEL M KARLIP
12904 MCCUBBIN LN
GERMANTOWN, MD 20874

FARINA, RICHARD
18143 STAGS LEAP TER
GERMANTOWN, MD 20874

FU, DADIN & XICHANG CHEN
18175 STAGS LEAP TER
GERMANTOWN, MD 20874

DUNHAM, THOMAS R & K E
18121 STAGS LEAP TERRACE
GERMANTOWN, MD 20874

FASS, SCOTT G & PATRICIA M
17935 WHEATRIDGE DR
GERMANTOWN, MD 20874

FUENTES, VANESSA A
13010 COTTAGE FIELD LN
GERMANTOWN, MD 20874

DUNN, KATHLEEN
13201-EYE CLOPPERS MILL DR
GERMANTOWN, MD 20874

FEFER, NAUM & S
12909 CREAMERY HILL DR
GERMANTOWN, MD 20874

FULOP, LINDA
13117 MILLHAVEN PL APT A
GERMANTOWN, MD 20874

EBY, FRANCES D
13101 MILLHAVEN PL APT G
GERMANTOWN, MD 20874

FERNANDEZ, CARLITO & GWENDOLYN
17927 WHEATRIDGE DR
GERMANTOWN, MD 20874

FUNDERBURK, TIM & LINDA C
12922 CREAMERY HILL DR
GERMANTOWN, MD 20874

ELLIOTT, GREGORY S
13104 DEER PATH LN
GERMANTOWN, MD 20874

FERRO, KENNETH N & LORI M
C/O APT 12-6
18101 CLOPPERS MILL TER
GERMANTOWN, MD 20874

GAJDUKO, JOHN B 2ND ET AL
12906 CREAMERY HILL DR
GERMANTOWN, MD 20874



GALEANO, CYNTHIA M
13205 CLOPPERS MILL DR # 13A
GERMANTOWN, MD 20874

GONZALES, CARLOS A
13124 DEER PATH LN
GERMANTOWN, MD 20874

HAI, HAMI ANTHONY
36 COTTAGE FIELD CT
GERMANTOWN, MD 20874

GARCIA, SERGIO E
13105 MILLHAVEN PL # 7G
GERMANTOWN, MD 20874

GRAHAM, CYNTHIA L
18003 CLOPPERS MILL TER APT F
GERMANTOWN, MD 20874

HALEY, GERALD B
13304 KILMARNOCK WAY APT J
GERMANTOWN, MD 20874

GEBALA, TOMASZ P & IRENA
18019 BARLEYCORN WAY
GAITHERSBURG, MD 20874

GRAVES, HEATHER H
13018 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

HALLPRIN, ALLAN J
13112-B MILLHAVEN PL
GERMANTOWN, MD 20874

GENSLER, GARY & ELIZABETH
12914 MCCUBBIN LN
GERMANTOWN, MD 20874

GREAT SENECA INVESTMENTS
C/O ELM STREET DEVELOPMENT
1355 BEVERLY RD STE 240
MC LEAN, VA 22101

HARBAUGH, KATHRYN E
13100 MILLHAVEN PL APT J
GERMANTOWN, MD 20874

GIORDANO, SAPIENZA M ET AL
13201 CLOPPERS MILL DR # 11-F
GERMANTOWN, MD 20874

GREENWALD, MARTIN D & J D
12918 CREAMERY HILL ROAD
GERMANTOWN, MD 20874

HARDISTY, CHESTER THOMAS
17925 WHEATRIDGE DR
GERMANTOWN, MD 20874

GLAUBMAN, MARTIN P
18003 CLOPPERS MILL TER APT C
GERMANTOWN, MD 20874

GRIFFITH, JOANNA LYNN
13107 MILLHAVEN PL APT C
GERMANTOWN, MD 20874

HARWOOD, JAMES QUITTNER
13103 MILLHAVEN PL # 8-J
GERMANTOWN, MD 20874

GLENN, MARSHA P
13304A KILMARNOCK WAY
GERMANTOWN, MD 20874

GRIMES, MATTHEW A & LATRICE E
13115 MILLHAVEN PL APT G
GERMANTOWN, MD 20874

HASSAN, LINDA A
13103 MILLHAVEN PL APT 8A
GERMANTOWN, MD 20874

GLOSS, JOHN J
13105 MILLHAVEN PL #7-N
GERMANTOWN, MD 20874

GUERRA, NANCY S
13100 MILLHAVEN PL APT K
GERMANTOWN, MD 20874

HAWKINS, JAMIE
13113 MILLHAVEN PL # 2-D
GERMANTOWN, MD 20874

GOLEY, IRENE F
14 STAGS LEAP CT
GERMANTOWN, MD 20874

GULSEN, IRFAN
7500 WOODMONT AVE APT 1009
BETHESDA, MD 20814

HEDGES, KIMBERLY DAWN
13008 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

GOMEZ, TONATIUH ET AL
13103 MILLHAVEN PL APT C
GERMANTOWN, MD 20874

GUPTA, NITIN & NEELISHA
18153 STAGS LEAP TER
GERMANTOWN, MD 20874

HILL, BERNARD D JR & E W
18037 WHEATRIDGE DRIVE
GERMANTOWN, MD 20874



HINES, WENDY L
13115 MILLHAVEN PL APT K
GERMANTOWN, MD 20874

HUANG, XIULI & WENZHENG LIU
18113 STAGS LEAP TER
GERMANTOWN, MD 20874

JIA, XIN & YAN YAN
18015 WHEATRIDGE DRIVE
GERMANTOWN, MD 20874

HOANG, HIEN TR
18036 WHEATRIDGE DR
GERMANTOWN, MD 20874

HUNT, GERALD R & MARIAM EL YOUSSEF-HUNT
13117 MILLHAVEN PL #14L
GERMANTOWN, MD 20874

JOHNSON, GERALD B
13103 MILLHAVEN PL
GERMANTOWN, MD 20874

HOLLOWAY, STEVEN J & S L H
11 COTTAGE FIELD CT
GERMANTOWN, MD 20874

HUYNH, LAI & T L
12900 CHERRYWOOD PL
GERMANTOWN, MD 20874

JOHNSON, KEVIN L
13115 MILLHAVEN PL APT C
GERMANTOWN, MD 20874

HORTON, KEITH P & J A
18017 WHEATRIDGE DR
GERMANTOWN, MD 20874

ILES, KIMBERLY DENISE
18170 STAGS LEAP TER
GERMANTOWN, MD 20874

JOHNSON, MERRITT L 2ND
13201 CLOPPERS MILL DR # 11-B
GERMANTOWN, MD 20874

HOU, YUESHENG & AIGUO LI
12906 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

JONES, MICHAEL S & MARY A KROH
17902 WHEATRIDGE DRIVE
GERMANTOWN, MD 20874

HOUGH, JOHN F
13109 MILLHAVEN PL APT G
GERMANTOWN, MD 20874

JACOBS, LARRY
18027 WHEATRIDGE DR
GERMANTOWN, MD 20874

JOSEPH, NIXON ET AL
18040 WHEATRIDGE DR
GERMANTOWN, MD 20874

HOUSING OPP COMM OF MONTG COUNTY
10400 DETRICK AVE
KENSINGTON, MD 20895

JAMES, JEFFREY M & COLBY T
18001 CLOPPERS MILL TER APT C
GERMANTOWN, MD 20874

JOSEPHSON, ELLEN M
13205 CLOPPERS MILL DR APT H
GERMANTOWN, MD 20874

HOUSING OPP COMM OF MONTG CO
10400 DETRICK AVE
KENSINGTON, MD 20895

JANSEN, DEBORAH L
18115 STAGS LEAP TER
GERMANTOWN, MD 20874

JPMORGAN CHASE BANK NATIONAL ASSOC
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

HOYT, CHERYL
13101 MILLHAVEN PL APT H
GERMANTOWN, MD 20874

JASABE, EMMA
13100 MILLHAVEN PL # 10G
GERMANTOWN, MD 20874

JUAN, MARIA C & EMILIO E
1865 S OCEAN DR APT 15E
HALLANDALE BEACH, FL 33009

HUANG, WEN-YI
14 COTTAGE FIELD CT
GERMANTOWN, MD 20874

KAN, LAI M ET AL
13937 SADDLEVIEW DR
NORTH POTOMAC, MD 20878



KANE, DARLENE M
13201-D CLOPPERS MILL DR
GERMANTOWN, MD 20874

KHALIL, LOUFI G & L E
18003 CLOPPERS MILL TER APT A
GERMANTOWN, MD 20874

KLASSEN, KATHRYN H & GARY P SMITH
12900 CREAMERY HILL DR
GERMANTOWN, MD 20874

KANG, YANG & XIAOZHEN XIE
12329 CHERRY BRANCH DR
CLARKSBURG, MD 20871

KHATER, GEORGE A & AMIRA F
23513 DERBY POST PL
CLARKSBURG, MD 20871

KLEIN, ANDREW S
18017 BARLEYCORN WAY
GERMANTOWN, MD 20874

KANGAS, DAVID M & C S
17929 WHEATRIDGE DR
GERMANTOWN, MD 20874

KHOURY, LEILA F ET AL
12911 BARLEYCORN TER
GERMANTOWN, MD 20874

KLUTH, CHRISTOPHER S
13113 MILLHAVEN PL #J
GERMANTOWN, MD 20874

KARNIK, CHANDAN
8 COTTAGE FIELD CT
GERMANTOWN, MD 20874

KIM, CHI-HO & B H
4 COTTAGE FIELD CT
GERMANTOWN, MD 20874

KO, CHIN-LIEN ET AL
C/O KAI-FENG HUANG
12908 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

KASIM, ARSHAD & D P
18041 WHEATRIDGE DR
GERMANTOWN, MD 20874

KIM, JAYSEN K & STACEY E
13201 CLOPPERS MILL DR APT L
GERMANTOWN, MD 20874

KO, JAE H
13105 MILLHAVEN PL APT D
GERMANTOWN, MD 20874

KEEFER, MARK
17915 WHEATRIDGE DR
GERMANTOWN, MD 20874

KIM, KYONG SUN ET AL
12915 MCCUBBIN LN
GERMANTOWN, MD 20874

KONDRACUNTA, SRIDHAR & BHARGAVI
13112 DEER PATH LN
GERMANTOWN, MD 20874

KELLIHER, KEVIN A & LAURIE J
17931 WHEATRIDGE DR
GERMANTOWN, MD 20874

KIM, SUN JUN
13201 CLOPPERS MILL DR # 11-J
GERMANTOWN, MD 20874

KRAEMER, TIMOTHY
21118 VIRGINIA PINE TER
GERMANTOWN, MD 20876

KELSEY, ERIN A ET AL
13117 MILLHAVEN PL APT C
GERMANTOWN, MD 20874

KINAHAN, ANN M
13111 MILLHAVEN PL APT 4B
GERMANTOWN, MD 20874

KROEHLING, GEORGE
13105 DEER PATH LN
GERMANTOWN, MD 20874

KELTZ, VICKI L
18629 THUNDERCLOUD RD
BOYDS, MD 20841

KIRKLAND, JOHN N & DIANE K
13103 MILLHAVEN PL # 8-E
GERMANTOWN, MD 20874

KUBASIEWICZ, DARWIN B
13201-A CLOPPERS MILL DR
GERMANTOWN, MD 20874

KEMP, JENNIFER S & J C
13115 DEER PATH LN
GERMANTOWN, MD 20874

KISER, MATTHEW BARRY
12919 BARLEYCORN TER
GERMANTOWN, MD 20874

KULIK, DEBRA R
18179 STAGS LEAP TERR
GERMANTOWN, MD 20875



KUMAR, ASHOK & LOTIKA SHARMA
13001 PRAIRIE VIEW PL
GERMANTOWN, MD 20874

LAYMAN, CHERYL
13105-L MILLHAVEN PL
GERMANTOWN, MD 20874

LEVESQUE, CHESTER
4 STAGS LEAP CT
GERMANTOWN, MD 20874

KUMAR, PADMA C & SUMATHI NAMBIAR
12903 WHEATRIDGE TER
GERMANTOWN, MD 20874

LEE, HYUN J & PATRICK YOON
5 COTTAGE FIELD CT
GERMANTOWN, MD 20874

LEWIS, GARY W
13103 MILLHAVEN PL APT L
GERMANTOWN, MD 20874

KUMAR, PARTHA SARATHI & DIPALI
18019 WHEATRIDGE DR
GERMANTOWN, MD 20874

LEE, SCOTT S & HEEJUN L KIM
18181 STAGS LEAP TER
GERMANTOWN, MD 20874

LEWIS, HOWARD A ET AL
13126 DEER PATH LN
GERMANTOWN, MD 20874

KURIAN, JOSEPH P
13004 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

LEE, SEUNG H & Y H
18165 STAGS LEAP TERR
GERMANTOWN, MD 20874

LIEBMAN, CAROL
13101 DEER PATH LN
GERMANTOWN, MD 20874

LAI, JINGWEI & YING SHEN
13113 MILLHAVEN PL # 2-A
GERMANTOWN, MD 20874

LEE, WONG B & ZHAO HUI YANG
13122 DEER PATH LN
GERMANTOWN, MD 20874

LILLER, DANA R & K B
12913 CREAMERY HILL DR
GERMANTOWN, MD 20874

LALEKOS, STEPHEN
13111 MILLHAVEN PL # 4-I
GERMANTOWN, MD 20874

LEE, YOON SAUNG ET AL
13111 MILLHAVEN PL # 4-E
GERMANTOWN, MD 20874

LIMSON, MELVIN V
13117 MILLHAVEN PL #14-I
GERMANTOWN, MD 20874

LAM, THANG & PHI NGUYEN
13011 COTTAGE FIELD LA
GERMANTOWN, MD 20874

LENZI, NICHOLAS & LESLIE
13111 DEER PATH LN
GERMANTOWN, MD 20874

LIN, HUEI MEI
12907 CREAMERY HILL DR
GERMANTOWN, MD 20874

LAN, SHU-FEN & RU-PEI WEI
13112 MILLHAVEN PL # 3L
GERMANTOWN, MD 20874

LEONG, EDWARD ET AL
18003 CLOPPERS MILL TER APT J
GERMANTOWN, MD 20874

LIU, DARREN HUNG-TA
18167 STAGS LEAP TER
GERMANTOWN, MD 20874

LANGSTON, JEAN D
18001 CLOPPERS MILL TER # L
GERMANTOWN, MD 20874

LEONG, JONATHAN H
13101 MILLHAVEN PL APT 9-K
GERMANTOWN, MD 20874

LIU, EDDIE YEE TAK
18157 STAGS LEAP TER
GERMANTOWN, MD 20874

LATONA, KATHRYN
13107 MILLHAVEN PL # 6B
GERMANTOWN, MD 20874

LERCHE, MICHAEL J & R
12929 MCCUBBIN LN
GERMANTOWN, MD 20874

LIU, GUOZHEN & JIE WU
12919 CREAMERY HILL DR
GERMANTOWN, MD 20874



LIVINGSTONE, GALE A
13245 WINDSONG LN
CLARKSBURG, MD 20871

MALIK, IMTIAZ A
9759 HAWKINS CREAMERY RD
LAYTONSVILLE, MD 20882

MCTIGHE, JOSEPH W & P A
12911 CREAMERY HILL DR
GERMANTOWN, MD 20874

LOPEZ, JUAN J ET AL
18003 CLOPPERS MILL TER # 15-E
GERMANTOWN, MD 20874

MALONEY, KRISTEN M
C/O APT L
18101 CLOPPERS MILL TER
GERMANTOWN, MD 20874

MDINGI, EMMANUEL
13004 COTTAGE FIELD LN
GERMANTOWN, MD 20874

LOWREY, FREDERIC D 3RD & KERRI M
18029 WHEATRIDGE DR
GERMANTOWN, MD 20874

MANECKSHAW, ZAHIN N ET AL
12926 MCCUBBIN LN
GERMANTOWN, MD 20874

MEEKIN, DEBORAH A & STEVEN A RICHARD
113 FOREST AVE
ROCKVILLE, MD 20850

LUH, WEI F ET AL
12923 CREAMERY HILL DR
GERMANTOWN, MD 20874

MANESH, SHANAZ
13304C KILMARNOCK WAY
GERMANTOWN, MD 20874

MEMMO, VICTORIA A
7 COTTAGE FIELD CT
GERMANTOWN, MD 20874

LUO, JING WEI & RUI MEI QU
12907 WHEATRIDGE TER
GERMANTOWN, MD 20874

MARTINEZ, MARITA SIMMONS
229 EAGLE HEAD DR
FT WASHINGTON, MD 20744

MERCADO, AUGUSTIN JR & KELLY ANN
12915 WHEATRIDGE TER
GERMANTOWN, MD 20874

LYSCHIK, PATRICIA
13107L MILLHAVEN PL
GERMANTOWN, MD 20874

MARYLAND NATIONAL CAPITOL PARK & PLANNING
8787 GEORGIA AVE
SILVER SPRING, MD 20910

MEYER, MARGARET M ET AL
18107 STAGS LEAP TER
GERMANTOWN, MD 20874

MABREY, QUENTIN T & LINDA D
30 COTTAGE FIELD CT
GERMANTOWN, MD 20874

MASOOD, KHUSHID & A B
12914 CREAMERY HILL DR
GERMANTOWN, MD 20874

MEYERS, KENNETH A
18001 CLOPPERS MILL TER APT G
GERMANTOWN, MD 20874

MADDEN, MARY E
13107 MILLHAVEN PL APT E
GERMANTOWN, MD 20874

MASSEY, LISA E
13105-B MILLHAVEN PL
GERMANTOWN, MD 20874

MOLKARA, MINOO & PARVIZ
8 STAGS LEAP CT
GERMANTOWN, MD 20874

MALAVE, SHERI L & DAVID W
18101 CLOPPERS MILL TER # 12-J
GERMANTOWN, MD 20874

MCCOURT, DONALD C & J K
18003 WHEATRIDGE DR
GERMANTOWN, MD 20874

MONTG HOMES LTD PTNSHP VIII
10400 DETRICK AVE
KENSINGTON, MD 20895

MALDONADO, WALDEMAR & JANETH R
12912 MCCUBBIN LN
GERMANTOWN, MD 20874

MCLEOD, DANIEL O
18147 STAGS LEAP TER
GERMANTOWN, MD 20874

MONTG HOMES LTD PTNSHP VIII
10400 DETRICK AVENUE
KENSINGTON, MD 20895



MONTGOMERY HOMES LIMITED PARTNERSHIP IX
10400 DETRICK AVE
KENSINGTON, MD 20895

NADAR, FREDERICK B & BETHSHEBA P CALEB
12911 MCCUBBIN LN
GERMANTOWN, MD 20874

NIMMAGADDA, VENKATESWARARAO&K
12913 MCCUBBIN LA
GERMANTOWN, MD 20874

MONTGOMERY HOMES LP, VIII
10400 DETRICK AVE
KENSINGTON, MD 20895

NAGLER, ALAN H & M B
12915 CREAMERY HILL DR
GERMANTOWN, MD 20874

NJOGU, LAWRENCE M
10526 SUNNY BROOKE LN
POTOMAC, MD 20854

MONTGOMERY HOMES LTD PTNSHP VIII
10400 DETRICK AVE
KENSINGTON, MD 20895

NARBUT, PAUL ET AL TR
18042 WHEATRIDGE DR
GERMANTOWN, MD 20874

NOVAK, LAUREE J
17923 WHEATRIDGE DR
GERMANTOWN, MD 20874

MOONEY, PHILIP A
13304L KILMARNOCK WAY
GERMANTOWN, MD 20874

NELSON, KURT A & DONNA L
17905 WHEATRIDGE DR
GERMANTOWN, MD 20874

NWOKOMA, HENRY W
18011 BARLEYCORN WAY
GERMANTOWN, MD 20874

MUELLER, MARIE P
13109 MILLHAVEN PL APT B
GERMANTOWN, MD 20874

NGARURI, MELISSA KENNEY & DAVID NGARURI KEN
18173 STAGS LEAP TER
GERMANTOWN, MD 20874

NYGREN, BRAD LEE & CHNTHIA DIANNE
18172 STAGS LEAP TER
GERMANTOWN, MD 20874

NGUYEN, ANDY H & HEATHER H
12907 BARLEYCORN TER
GERMANTOWN, MD 20874

OGUNDARIO, BUKOLA
12908 MCCUBBIN LN
GERMANTOWN, MD 20874

MUNOZ, LUIS A
13111 MILLHAVEN PL APT 4-H
GERMANTOWN, MD 20874

NI, HONGMEI & SHILANG TANG
18009 WHEATRIDGE DR
GERMANTOWN, MD 20874

ONIANI, SOULKHAN
12903 MCCUBBIN LN
GERMANTOWN, MD 20874

MURILLO, CARLOS F & COLLEEN B
12910 MCCUBBIN LN
GERMANTOWN, MD 20874

NI, YANSONG & WILLIAM D JOHNSTON
12913 BARLEYCORN TER
GERMANTOWN, MD 20874

ORTEGA, CLAUS R
13115 MILLHAVEN PL APT I
GERMANTOWN, MD 20874

NABILI, RAKHSHABDEH
13117 MILLHAVEN PL # 14-H
GERMANTOWN, MD 20874

NICHOLS, WILLIAM M & K B
18038 WHEATRIDGE DR
GERMANTOWN, MD 20874

ORTEGA, WALTER M
13113 MILLHAVEN PL #L
GERMANTOWN, MD 20874

NIEMANN, ELISABETH
13111 MILLHAVEN PL APT L
GERMANTOWN, MD 20874

OSBORNE, J SCOTT 3RD & J L
12903 BARLEYCORN TER
GERMANTOWN, MD 20874



OTTERSON, VIRGINIA L
131091 MILLHAVEN PL
GERMANTOWN, MD 20874

PORTER, LYNNE D
13113 MILLHAVEN PL #2-H
GERMANTOWN, MD 20874

RASPEN, RENEE
17917 WHEATRIDGE DR
GERMANTOWN, MD 20874

PANDYA, PRADIP M & R
12905 WHEATRIDGE TERR
GERMANTOWN, MD 20874

PORTILLO, LUIS R & EDIS A SIERRA
12916 BARLEYCORN TER
GERMANTOWN, MD 20874

RAU, JULIE A
13100 MILLHAVEN PL
GERMANTOWN, MD 20874

PAPILLO, GREGORY M & C D
18005 WHEATRIDGE DR
GERMANTOWN, MD 20874

PRICE, STEPHEN R & JOAN C
18171 STAGS LEAP TER
GERMANTOWN, MD 20874

RAY, ANTHONY J
18003 CLOPPERS MILL TER # 15-D
GERMANTOWN, MD 20874

PARIKH, SAURIN K & AMISHA S
18105 STAGS LEAP TER
GERMANTOWN, MD 20874

PUYOT, BENJAMIN A & J M
13106 DEER PATH LANE
GERMANTOWN, MD 20874

REED, LISA
13304 KILMARNOCK WAY #4-B
GERMANTOWN, MD 20874

PATEL, JIGISH & H
12916 CREAMERY HILL DR
GERMANTOWN, MD 20874

QUARFOOT, MATTHEW A & GENEVIEVE J
13000 PRAIRIE VIEW PL
GERMANTOWN, MD 20874

REESER, ESTHER T TR ET AL
13101 MILLHAVEN PL APT 9L
GERMANTOWN, MD 20874

PATEL, PIYUSH K & BHAVIKA P
12904 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

QUINTERO, MAURICIO & SANDRA AVILES
38 COTTAGE FIELD CT
GERMANTOWN, MD 20874

REID, JOHN C
18001 CLOPPERS MILL TER APT E
GERMANTOWN, MD 20874

PATINO, CLAUDIA M & GUILLERMO A GARAVITO
13113 MILLHAVEN PL #2F
GERMANTOWN, MD 20874

RAO, RAMACHANDRA M & SHOBHABAI S V
12908 CREAMERY HILL DR
GERMANTOWN, MD 20874

REMINGTON, KARIN A
13118 DEER PATH LN
GERMANTOWN, MD 20874

PAUL, JOSE & GLORY JOSE PAUL
13116 DEER PATH LN
GERMANTOWN, MD 20874

RAPHAEL, ELAINE A
18101 CLOPPERS MILL TER APT H
GERMANTOWN, MD 20874

RENDON, CRUZKAYA
13115 MILLHAVEN PL APT 1-D
GERMANTOWN, MD 20874

PHELAN, MATTHEW V
13107 MILLHAVEN PL APT N
GERMANTOWN, MD 20874

RAPP, JAMES STEPHEN
17913 WHEATRIDGE DR
GERMANTOWN, MD 20874

REYES, JOSE & PAOLA
13005 PRAIRIE VIEW PL
GERMANTOWN, MD 20874

POISSON, SUSAN S
18163 STAGS LEAP TER
GERMANTOWN, MD 20874

RAPP, PATRICIA V
6 COTTAGE FIELD CT
GERMANTOWN, MD 20874

RICE, GRACIELA R
13010 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874



RICHARDSON, CHRIS M
18039 WHEATRIDGE DR
GERMANTOWN, MD 20874

RODRIGUEZ, TORIE & DAVID
12922 MCCUBBIN LN
GERMANTOWN, MD 20874

SAXENA, ANITA & ROMMEL
12902 CREAMERY HILL DR
GERMANTOWN, MD 20874

RICHMOND, WILLIAM HENRY JR
13011 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

RODRIGUEZ, EDGAR D
13130 DEER PATH LN
GERMANTOWN, MD 20874

SAYAS, PEJMAN
13100 MILLHAVEN PL APT 10-D
GERMANTOWN, MD 20874

RICKETTS, MICHAEL D
13108 DEER PATH LA
GERMANTOWN, MD 20874

ROTHMEL, HOWARD I
13112 MILLHAVEN PL APT G
GERMANTOWN, MD 20874

SCARDELLETTI, ROBERT A
13102 DEER PATH LN
GERMANTOWN, MD 20874

RIDDLE, BRIAN ET AL
18001 CLOPPERS MILL TER #16-J
GERMANTOWN, MD 20874

RSR LLC
PO BOX 2058
SPRINGFIELD, VA 22152

SCHRANTZ, ANNE E
18101 CLOPPERS MILL TER #A
GERMANTOWN, MD 20874

RITZ, ELIZABETH M
13117 MILLHAVEN PL APT J
GERMANTOWN, MD 20874

RUDDEN, GARY J
13807 GOOSEFOOT TER
ROCKVILLE, MD 20850

SCHRECK, SARAH
13107 MILLHAVEN PL APT 6G
GERMANTOWN, MD 20874

RIVAS, MAURICIO O & I M
10 STAGS LEAP CT
GERMANTOWN, MD 20874

RZEZNITZECK, PETER & WALBURGA SCHMIDT-RZEZ
12917 WHEATRIDGE TER
GERMANTOWN, MD 20874

SCHWARTZ, ANDREW C
13117 MILLHAVEN PL # 14E
GERMANTOWN, MD 20874

ROA, RAIMURDO
13111 MILLHAVEN PL # 4J
GERMANTOWN, MD 20874

SALERNO, DANIEL S
13006 COTTAGE FIELD LA
GERMANTOWN, MD 20874

SEBASTIAN, CHRISTIAN P & YINONG
12901 BARLEYCORN TER
GERMANTOWN, MD 20874

ROBBIE, GABRIEL & UMA ROBBIE
12928 MCCUBBIN LN
GERMANTOWN, MD 20874

SAMID, ANAT
13101 MILLHAVEN PL APT C
GERMANTOWN, MD 20874

SEKSCIENSKI, STEVEN W & J A
12918 MCCUBBIN LANE
GERMANTOWN, MD 20874

RODRIGUEZ, MARCO A & JAKELINE V
12913 WHEATRIDGE TER
GERMANTOWN, MD 20874

SAMPAIO, ELIZABETH PEREIRA
17901 WHEATRIDGE DR
GERMANTOWN, MD 20874

SELEPAK, MICHAEL J & N M
12914 BARLEYCORN TERR
GERMANTOWN, MD 20874

RODRIGUEZ, RICHARD U & L L
17909 WHEATRIDGE DR
GERMANTOWN, MD 20874

SATHISH, HASIGE & SWETHA KRISHNAMURTHY
12906 BARLEYCORN TER
GERMANTOWN, MD 20874

SENDA, SUSAN M
13100 MILLHAVEN PL
GERMANTOWN, MD 20874



SENDA, SUZANNA REV TRUST
13100 MILLHAVEN PL APT B
GERMANTOWN, MD 20874

SIAS, LESLIE A
13117 MILLHAVEN PL # 14-D
GERMANTOWN, MD 20874

SMITH, MARGARET E
13201 CLOPPERS MILL DR APT H
GERMANTOWN, MD 20874

SESOK, J JEFFREY & N D
12905 MCCUBBIN LA
GERMANTOWN, MD 20874

SIDDIQUI, MOHAMMED & FARZANA
12900 BARLEYCORN TER
GERMANTOWN, MD 20874

SNYDER, BARBARA A B
13117 DEER PATH LN
GERMANTOWN, MD 20874

SHAH, MANISH R ET AL
18021 BARLEY CORN WAY
GERMANTOWN, MD 20874

SIEGEL, AMY L
13107 MILLHAVEN PL #6-H
GERMANTOWN, MD 20874

SOM, TAPAS K & S
18031 WHEATRIDGE DR
GERMANTOWN, MD 20874

SHAHIDI, SHAHRZAD
13100 MILLHAVEN PL APT H
GERMANTOWN, MD 20874

SIEGRIST, TERESA
18101 CLOPPERS MILL TER #F
GERMANTOWN, MD 20874

SORTINO, JOY M
13105-I MILLHAVEN PL
GERMANTOWN, MD 20874

SHEEHAN, JAMES M
23207 RAINBOW ARCH DR
CLARKSBURG, MD 20871

SILVIA, DALVACI D D
13112N MILLHAVEN PL
GERMANTOWN, MD 20874

SOSNA, KYRA T & RONALD L
18034 WHEATRIDGE DR
GERMANTOWN, MD 20874

SHEHADEH, DARLA J TR
18101 CLOPPERS MILL TER APT 1
GERMANTOWN, MD 20874

SIMPSON, DOUGLAS M & L L
18001 BARLEYCORN WAY
GERMANTOWN, MD 20874

SOSNOWSKI, VICTOR J & M A
18044 WHEATRIDGE DR
GERMANTOWN, MD 20874

SHERMAN, EMILY V TR
12902 MCCUBBIN LA
GERMANTOWN, MD 20874

SLIGO HILLS DEVELOPMENT CORPORATION
10400 DETRICK AVE
KENSINGTON, MD 20895

SOUMPHONTPHAKDY, KHAMLA & R
13001 COTTAGE FIELD LA
GERMANTOWN, MD 20874

SHERWOOD, ELEANOR M ET AL
18101 CLOPPERS MILL TER APT K
GERMANTOWN, MD 20874

SLIGO HILLS DEVELOPMENT CORP
C/O HOC
10400 DETRICK AVE
KENSINGTON, MD 20895

SOUVOROV, ALEXANDRE & EKATERINA
13007 PRAIRIE VIEW PL
GERMANTOWN, MD 20874

SHINN, ANGELA
18149 STAGS LEAP TER
GERMANTOWN, MD 20874

SLOAN, GIOVANNI KIRK ET AL
18003 CLOPPER MILL TER #15H
GERMANTOWN, MD 20874

SPEELMANS, TERESA L
13101 MILLHAVEN PL # 9A
GERMANTOWN, MD 20874

SHYAMAKRISHNAN, B T & S
12911 WHEATRIDGE TER
GERMANTOWN, MD 20874

SMITH, HAZEL B ET AL
3313 HIDDEN TRAIL RD SE
SMYRNA, GA 30082

ST CLAIR LAND, HUNTER JR ET AL
18011 WHEATRIDGE DR
GERMANTOWN, MD 20874



STAMPER, LINDA C
C/O APT #16-D
18001 CLOPPERS MILL TER
GERMANTOWN, MD 20874

SUBRAMANIAN, KANNAN & JAYANTHI BALASUBRAM
12901 CHERRYWOOD PL
GERMANTOWN, MD 20874

TESFAHUN, MULU H & ALEM G WELDEHIMANOT
12917 BARLEYCORN TER
GERMANTOWN, MD 20874

STANGL, PEGGY
13109 MILLHAVEN PL APT J
GERMANTOWN, MD 20874

SULLIVAN, DONALD J & C J
12915 BARLEY CORN TERR
GERMANTOWN, MD 20874

THOMPSON, ALICE J
13101 MILLHAVEN PL APT I
GERMANTOWN, MD 20874

STANTON, BARBARA D
18101 STAGS LEAP TER
GERMANTOWN, MD 20874

SULLIVAN, GARY W & A M
13015 PRARIE KNOLL CT
GERMANTOWN, MD 20874

TIPPETT, GEORGE E & M K
28 COTTAGE FIELD CT
GERMANTOWN, MD 20874

STATIA, KELSO O JR & BEVERLY G
13000 COTTAGE FIELD LN
GERMANTOWN, MD 20874

SULLIVAN, LAURA F
13205 CLOPPERS MILL DR
GERMANTOWN, MD 20874

TITHERINGTON, SHERRY A
22 COTTAGE FIELD CT
GERMANTOWN, MD 20874

STERLING, HEATHER U
13205 CLOPPERS MILL DR APT C
GERMANTOWN, MD 20874

SUN, FENGWEN & J Y
17904 WHEATRIDGE DR
GERMANTOWN, MD 20874

TOHIDI, SARAH & AHMAD AHMADISHIRAZI
18001 CLOPPERS MILL TER # 16-1
GERMANTOWN, MD 20874

STEWART, RALPH & B
17919 WHEATRIDGE DR
GERMANTOWN, MD 20874

SUNDARESAN, ANURAJ & ANOOPA POOVATHODI
12902 BARLEYCORN TER
GERMANTOWN, MD 20874

TOLBERT, ARTHUR V & M A
13103-D MILLHAVEN PL
GERMANTOWN, MD 20874

STEWART, SOLOMON S & I M
18030 WHEATRIDGE DR
GERMANTOWN, MD 20874

SUNG, BAEK J & AE KYUNG
10 COTTAGE FIELD CT
GERMANTOWN, MD 20874

TOURE, ABOUBACAR
13101 MILLHAVEN PL APT 9-J
GERMANTOWN, MD 20874

STILES, JEFFREY M ET AL
1790 DAWSON ST
VIENNA, VA 22182

TARK, CHUN K & SUNNY PAK
12920 MCCUBBIN LN
GERMANTOWN, MD 20874

TRAN, HUNG QUANG & KRISTINE PHUONG THANH
12905 CREAMERY HILL DR
GERMANTOWN, MD 20874

STRAWSER, CHARLES W 3RD ET AL
18139 STAGS LEAP TER
GERMANTOWN, MD 20874

TATAR, MATTHEW B
13014 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

TRINIDAD, ANTONIO & AURORA BARRIERA
13304 KILMARNOCK WAY APT I
GERMANTOWN, MD 20874

STROHMEYER, NANCY E
13105E MILLHAVEN PL
GERMANTOWN, MD 20874

TRIVEDI, MIHIR S & M M
12909 WHEATRIDGE TERR
GERMANTOWN, MD 20874



TSELAM, CHUI-PING & YEE-YUNG TSE
13003 COTTAGE FIELD LA
GERMANTOWN, MD 20874

VILORIA, BERT T & SHARON V
12907 MCCUBBIN LN
GERMANTOWN, MD 20874

WEINTRAUB, STEVEN J & L D
17933 WHEATRIDGE DR
GERMANTOWN, MD 20874

TUAN, SHIH-SHUN & JUNG-HSIA TUAN LU
13103 DEER PATH LN
GERMANTOWN, MD 20874

WALSH, JOHN P & S E
13002 PRAIRIE KNOLL COURT
GERMANTOWN, MD 20874

WELSH, TRUDY C
12920 CREAMERY HILL DR
GERMANTOWN, MD 20874

TUCKER, ALICIA G
C/O APT #10-F
13100 MILLHAVEN PL
GERMANTOWN, MD 20874

WALTERS, MARK R
13105 MILLHAVEN PL APT H
GERMANTOWN, MD 20874

WHITE, JO ALICE TR
C/O APT #15-K
18003 CLOPPERS MILL TER
GERMANTOWN, MD 20874

TUN, KYAW M
13109 MILLHAVEN PL APT A
GERMANTOWN, MD 20874

WAN, QING & JIANWEN ZHOU
12912 CREAMERY HILL DR
GERMANTOWN, MD 20874

WILDERMUTH, CARTER & KAREN
18003 CLOPPERS MILL TER #15B
GERMANTOWN, MD 20874

TWYMAN, ROBERT E & B F
13128 DEER PATH LA
GERMANTOWN, MD 20874

WILLIAMS, PAUL J
13109 MILLHAVEN PL APT H
GERMANTOWN, MD 20874

US BANK NATIONAL ASSOCIATION TR
3476 STATEVIEW BLVD
FORT MILL, SC 29715

WARE, GAYANI B
13101 MILLHAVEN PL APT E
GERMANTOWN, MD 20874

WILLMAN, ELIZABETH J
13105-J MILLHAVEN PL
GERMANTOWN, MD 20874

VAUGHAN, LARRY D & K F
12916 MCCUBBIN LA
GERMANTOWN, MD 20874

WARFIELD, ROBIN M & THOMAS W
13100 DEER PATH LN
GERMANTOWN, MD 20874

WINEBERG, SHERRY E
7615 RIDGECREST DR
ALEXANDRIA, VA 22308

VEDBRAT, SHARANJIT S
12904 CREAMERY HILL DR
GERMANTOWN, MD 20874

WATKINS, GARY
18001 CLOPPERS MILL TER #16-K
GERMANTOWN, MD 20874

WISE, DANIEL F & G
12906 MCCUBBIN LANE
GERMANTOWN, MD 20874

VENEY, HARRISON ET AL
12900 PRAIRIE KNOLL CT
GERMANTOWN, MD 20874

WEBB, MICHAEL K & S M
18109 STAGS LEAP TER
GERMANTOWN, MD 20874

WONG, CARY R & C H
12909 BARLEYCORN TERR
GERMANTOWN, MD 20874

VERNIGOR, WILLIAM
13107 MILLHAVEN PL APT 6K
GERMANTOWN, MD 20874

WEEKS, MILTON A & ARNETTE D
16 COTTAGE FIELD CT
GERMANTOWN, MD 20874

WOO-ANDERSON, APRIL L
13105 MILLHAVEN PL # 0
GERMANTOWN, MD 20874



WOODFIELD, MARK E & JENNY L
18127 STAGS LEAP TER
GERMANTOWN, MD 20874

YU, CHUN K
13304E KILMARNOCK WAY
GERMANTOWN, MD 20874

WOODHOUSE, CALVIN M JR
13117 G MILLHAVEN PL #14G
GERMANTOWN, MD 20874

YUEN, HALANA C & CHUCK K
18013 WHEATRIDGE DR
GERMANTOWN, MD 20874

WORREST, ROBERT G & MARGARET L
17903 WHEATRIDGE DR
GERMANTOWN, MD 20874

YUNGER, MARY D
13112-D MILLHAVEN PL
GERMANTOWN, MD 20874

WU, ROGER & SHUANGYAN ZHANG
18151 STAGS LEAP TER
GERMANTOWN, MD 20874

ZARREN, MICHAEL
13105 MILLHAVEN PL #7C
GERMANTOWN, MD 20874

XIE, FANG
13101 MILLHAVEN PL
GERMANTOWN, MD 20874

ZINCKE, ERICH
18001 CLOPPERS MILL TER APT F
GERMANTOWN, MD 20874

XU, JUN
13009 COTTAGE FIELD LN
GERMANTOWN, MD 20874

ZITO, TRACY A
13111 MILLHAVEN PL APT K
GERMANTOWN, MD 20874

YARBROUGH, TAMIKA M
18001 CLOPPERS MILL TER #16-B
GERMANTOWN, MD 20874

ZUBERI, YEMEEN & GHAZALA
12902 CHERRYWOOD PL
GERMANTOWN, MD 20874

YAZDI, FARID A & MERCEDEH POURKHESALI
18043 WHEATRIDGE DR
GERMANTOWN, MD 20874

YOON, HEEJEONG
3 COTTAGE FIELD CT
GERMANTOWN, MD 20874

YOUNG, DONNA J
13109 MILLHAVEN PL APT C
GERMANTOWN, MD 20874

Great Seneca Investment
John Clark
6820 Elm Street
McLean, VA 22101

LES POWELL
CHARLES P. JOHNSON & ASSOC.
1751 ELTON ROAD SUITE 300
SILVER SPRING, MD 20903