

**Plat Name:** Cabin Branch  
**Plat #:** 220181120 - 220181130

**Location:** Located on the northeast side of Cabin Branch Avenue opposite Lapwing Way  
**Master Plan:** Clarksburg Master Plan  
**Plat Details:** CRT zone; 2 lots  
**Owner:** Cabin Branch Apartments, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117) and with Site Plan No. 820180060 (Certified Site Plan dated June 18, 2018), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

**NOTES:**

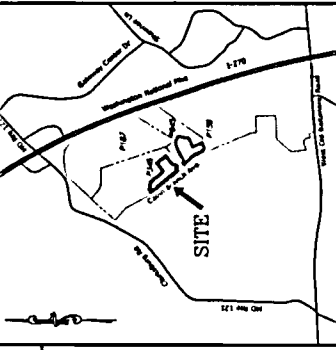
- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 41, GRID E123 AND IS ZONED DT-0.5, G-0.5A, P-0.5A AND P-1.0-1.
- 2) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83) (7/1).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF ANY PART OF THE SUBDIVISION RECORD PLAT. IT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.

- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS OF ANY KIND, WHETHER WRITTEN OR UNWRITTEN, INCLUDING ANY EASEMENTS, RIGHTS OF WAY, OR OTHER PLANS, ALLOWING DEVELOPMENT OF THIS PROJECT, ARE HEREBY INCORPORATED INTO THIS SUBDIVISION RECORD PLAT BY REFERENCE TO THE RECORDING OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT BY THE PLAT. THE PLAT IS NOT TO BE CONSIDERED A CONTRACT FOR AREAS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS WITHIN THE PLAT AND ANY OTHER PLANS, INCLUDING DEVELOPMENT OF THIS PROJECT, ARE HEREBY INCORPORATED INTO THIS SUBDIVISION RECORD PLAT BY REFERENCE TO THE RECORDING OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT BY THE PLAT.
- 7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND AREAS, INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ANY LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN ACCORDANCE WITH SECTION 50.4.3.3 OF THE MONTGOMERY COUNTY CODE.
- 8) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MARCHIO AND RECORDED ALONG WITH THIS PLAT IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN ACCORDANCE WITH SECTION 50.4.3.3 OF THE MONTGOMERY COUNTY CODE.
- 9) ANY NECESSARY APPROVALS AND RECORDING FEES FOR THE RECORDING OF THIS PLAT MUST BE PAID BY THE OWNER PRIOR TO THE RECORDING OF THIS PLAT.

FOR VARIATIONS			
TYPE VARIATION	DATE	DESCRIPTION	APPROVED BY
17-2002	10/17/2002	ADJUST F.182	PLANNING BOARD
18-0211	03/19/2003	ADJUST F.432	PLANNING BOARD
19-0211	03/19/2003	ADJUST F.432	PLANNING BOARD
20-0211	03/19/2003	ADJUST F.432	PLANNING BOARD
21-0211	03/19/2003	ADJUST F.432	PLANNING BOARD
22-0211	03/19/2003	ADJUST F.432	PLANNING BOARD

LINE	BEARING	LENGTH
L.1	S79°39'14"E	12.38'
L.2	S56°07'46"E	19.12'
L.3	S87°23'15"E	15.03'
L.4	S88°45'47"E	12.15'
L.5	N89°47'03"E	21.77'
L.6	S01°42'45"E	16.79'
L.7	S80°36'19"E	14.54'
L.8	N89°23'05"E	31.49'
L.9	N34°19'17"W	32.44'
L.10	N81°36'55"W	28.81'

**PLAT NO.**

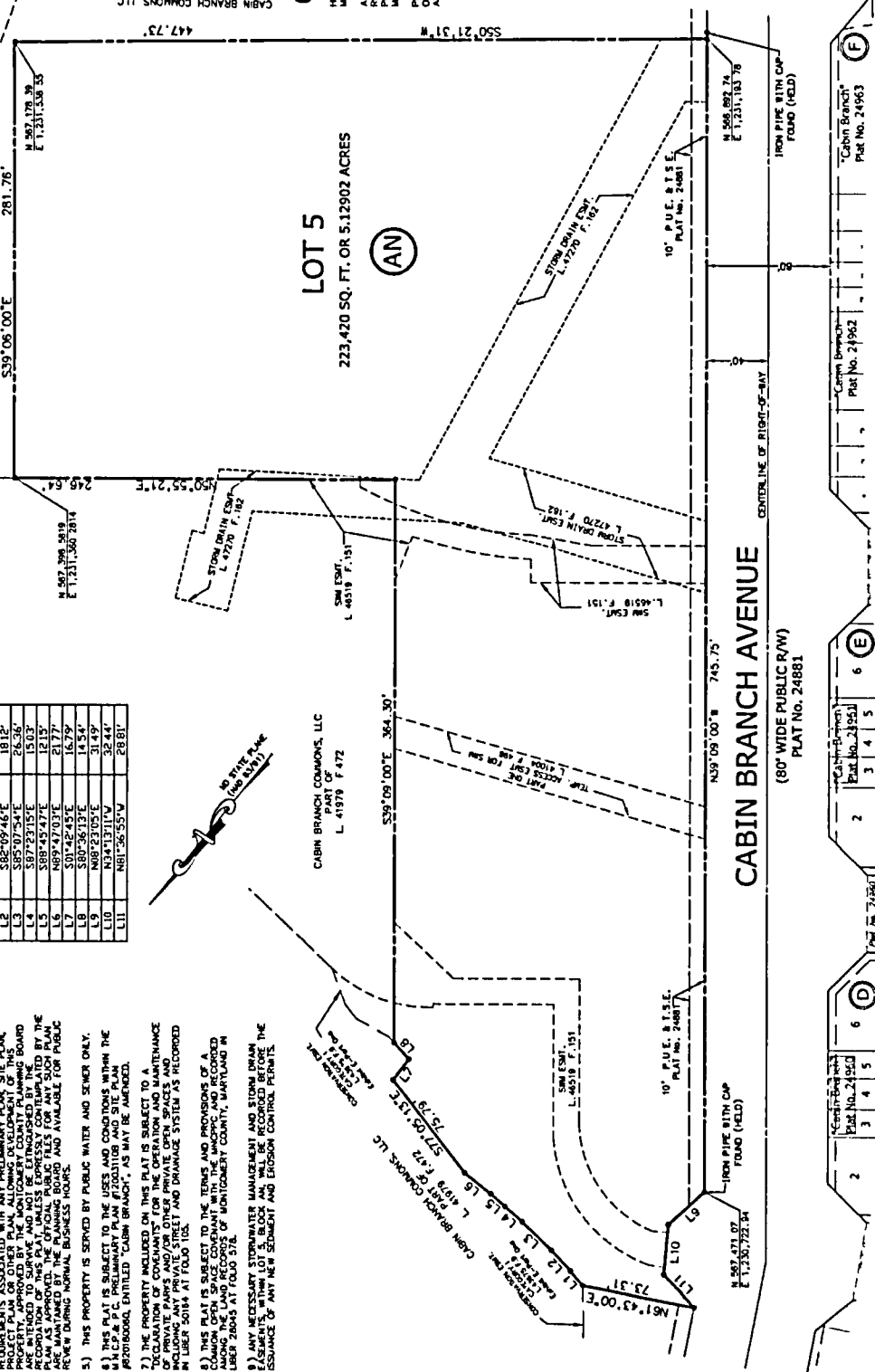


**OWNER'S CERTIFICATE**  
 I, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN WAS RECORDED IN ACCORDANCE WITH SECTION 50.4.3.3 OF THE MONTGOMERY COUNTY CODE. I, HEREBY ADAPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, FURTHERMORE, I AS OWNER OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNEES, HEREBY AGREE TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.3 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LOANS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 24317J, AT PAGE 345E, AND RECORDED ALONG WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

CABIN BRANCH APARTMENTS LLC  
 BY: HOAM WILKINSON DATE: 11-15-18  
 TITLE: SECRETARY

FIRST NATIONAL BANK OF PENNSYLVANIA  
 BY: CHRIS GROBBLEY DATE: 11-15-18  
 TITLE: VICE PRESIDENT-INVESTMENT REAL ESTATE

**LOT 5**  
 223,420 SQ. FT. OR 5.12902 ACRES



**AREA TABULATION**

TOTAL AREA OF THIS PLAT: 223,420 SQ. FT. OR 5.12902 ACRES



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY CABIN BRANCH APARTMENTS LLC FROM CABIN BRANCH COMMONS, LLC. I HAVE CONDUCTED A SURVEY OF THE PROPERTY SHOWN HEREON, AND I HAVE FOUND THAT THE PLAT IS CORRECT. I HAVE FOUND THAT THE PLAT IS CORRECT. I HAVE FOUND THAT THE PLAT IS CORRECT. I HAVE FOUND THAT THE PLAT IS CORRECT.

DATE: 11-15-18  
 DIRECTOR: David F. Unger, II  
 MARYLAND PROFESSIONAL LAND SURVEYOR, LICENSE # 15013  
 LICENSE EXPIRES: JANUARY 18, 2019  
 unpr@mls.com

**SUBDIVISION RECORD PLAT**

**LOT 5, BLOCK AN**  
 CABIN BRANCH  
 2ND ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'



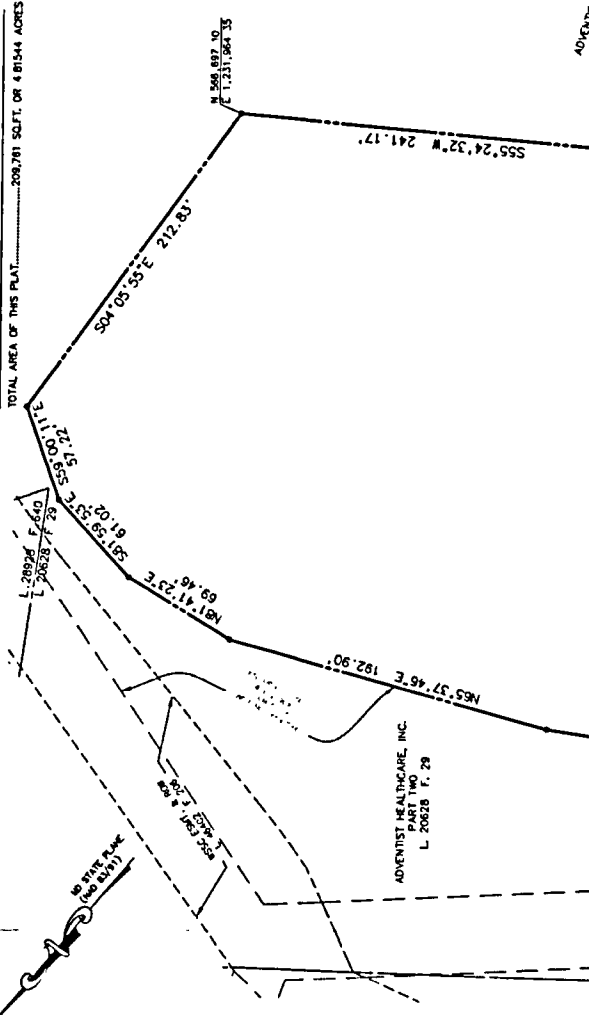
FIRST NATIONAL BANK OF PENNSYLVANIA  
 BY: CHRIS GROBBLEY  
 TITLE: VICE PRESIDENT-INVESTMENT REAL ESTATE

F220181120

# AREA TABULATION

**LOT 6**  
 PETREL STREET DEDICATION  
 TOTAL AREA OF THIS PLAT: 209,781 SQ. FT. OR 4.81544 ACRES

CURVE	CHORD	CHORD BEARING	CH. DISTANCE	DELTA
C1	640.00'	N55°10'00"W	275.22'	24°30'00"



## NOTES:

1. THIS SUBDIVISION RECORD PLAT IS LOCATED ON TAX ASSESSMENT MAP NO. EV, GRID EY23 AND IS ZONED CM-15A, CM-25A, PUE-L, AND M-1500.
2. THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE DEDICATION OF PUBLIC STREETS. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROPERTY APPROVED BY A PLANNING BOARD OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED AND NOTED THEREON.
5. THE PLANNING BOARD HAS REVIEWED THIS PLAT AND HAS GRANTED APPROVAL FOR THE DEDICATION OF PUBLIC STREETS FOR THIS PLAT. THE PLANNING BOARD HAS REVIEWED THIS PLAT AND HAS GRANTED APPROVAL FOR THE DEDICATION OF PUBLIC STREETS FOR THIS PLAT. THE PLANNING BOARD HAS REVIEWED THIS PLAT AND HAS GRANTED APPROVAL FOR THE DEDICATION OF PUBLIC STREETS FOR THIS PLAT.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
7. THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #000108 AND SITE PLAN #000108, ENTITLED "CABIN BRANCH", AS MAY BE AMENDED.
8. THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR SUBDIVISION #000108 AND TO THE "DECLARATION OF COVENANTS" FOR SUBDIVISION #000108, INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 50194 AT PAGE 108.
9. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF COMMON OPEN SPACE COVENANT WITH THE M.N.C.P. AND RECORDED ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 26643 AT FOLIO 378.
10. ANY NECESSARY STORMWATER MANAGEMENT EASEMENT, WITHIN LOT 6, BLOCK AN, WILL BE RECORDED BEFORE THE ISSUANCE OF ANY NEW SEWAGE AND EROSION CONTROL PERMITS.

## OWNER'S CERTIFICATE

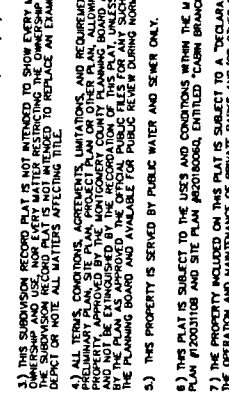
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREET TO PUBLIC USE.

FURTHER, WE GRANT TO THE PEOPLE, MONTGOMERY COUNTY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN AND OVER THE PROPERTY SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY EASEMENT (PUE), SHOWN HEREON, WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT (PUE), SHOWN HEREON, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3034 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER MARKERS TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 54.13 OF THE MONTGOMERY COUNTY CODE. PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE. THERE ARE NO SUTS, ACTIONS-AT-LAW, LEASES, LICENSES, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR A TRUST RECORDED IN BOOK 58811 AT PAGE 321, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

## VICINITY MAP

SCALE: 1" = 2000'



- LEGEND:**
- = FOLDS
  - - - = NORTHING COORDINATE
  - = EASTING COORDINATE
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - T.E. = TEMPORARY SLOPE EASEMENT
  - R/W = RIGHT-OF-WAY

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREET TO PUBLIC USE.

FURTHER, WE GRANT TO THE PEOPLE, MONTGOMERY COUNTY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN AND OVER THE PROPERTY SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY EASEMENT (PUE), SHOWN HEREON, WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT (PUE), SHOWN HEREON, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3034 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER MARKERS TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 54.13 OF THE MONTGOMERY COUNTY CODE. PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE. THERE ARE NO SUTS, ACTIONS-AT-LAW, LEASES, LICENSES, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN EXCEPT FOR A TRUST RECORDED IN BOOK 58811 AT PAGE 321, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

CABIN BRANCH APARTMENTS LLC  
 BY: NOAMI MADDOCK  
 TITLE: SECRETARY

FIRST NATIONAL BANK OF PENNSYLVANIA  
 BY: CHRIS GROEBELNY  
 TITLE: VICE PRESIDENT-INVESTMENT REAL ESTATE

DATE: 11-19-17

DATE: 11-24-18

DATE: 11-15-18

## SURVEYOR'S CERTIFICATE

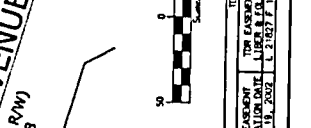
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A PLAT OF THE PROPERTY OWNED BY CABIN BRANCH APARTMENTS LLC FROM ADVENTIST HEALTHCARE, INC. BY DEED DATED 06/21/2017 AND RECORDED IN BOOK 51611 AT PAGE 343.8 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENLARGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL BOUNDARY MARKERS SHOWN HEREON WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 54.13 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 209,781 SQ. FT. OR 4.81544 ACRES OF LAND OF WHICH 12,100 SQUARE FEET OR 0.27960 ACRES IS DEDICATED TO PUBLIC USE.

DAVID L. LANGER, SURVEYOR  
 MARYLAND PROFESSIONAL LAND SURVEYOR #27236  
 EXPIRES JANUARY 16, 2019  
 www.davidlanger.com

## SUBDIVISION RECORD PLAT

**LOT 6, BLOCK AN**  
 CABIN BRANCH  
 2ND ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 DATE: NOVEMBER 14, 2018



FOR TABULATION	FOR EASEMENT	FOR DEED OF TRANSFER	FOR DEED OF TRANSFER	FOR DEED OF TRANSFER	FOR DEED OF TRANSFER	FOR DEED OF TRANSFER
BOOK 51611 PAGE 343.8	BOOK 51611 PAGE 343.8	BOOK 51611 PAGE 343.8	BOOK 51611 PAGE 343.8	BOOK 51611 PAGE 343.8	BOOK 51611 PAGE 343.8	BOOK 51611 PAGE 343.8

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

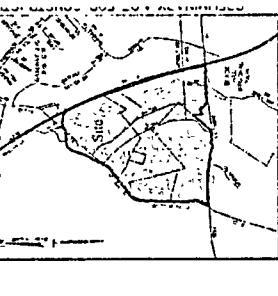
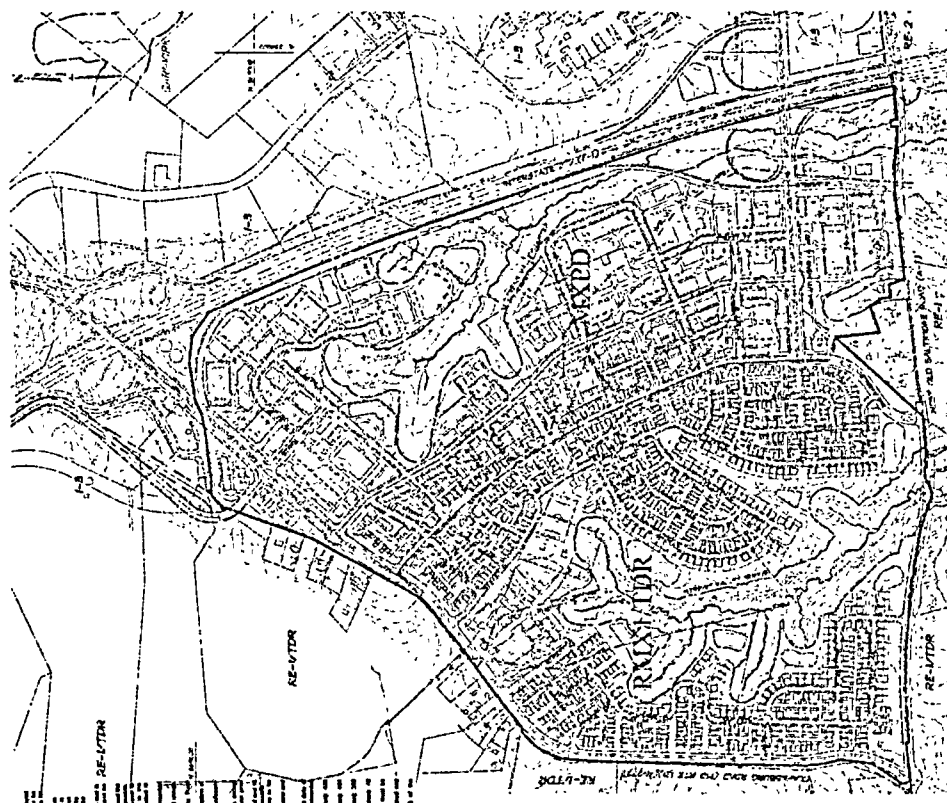
APPROVED: 12/19/2018  
*William A. O'Connell*  
 CHAIRMAN

APPROVED: \_\_\_\_\_  
 SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.: #220181130

# CABIN BRANCH

# PRELIMINARY PLAN



**LEGEND**

- REAR YARD
- FRONT YARD
- STREET
- ALLEY
- DRIVEWAY
- PAVING
- LANDSCAPING
- UTILITIES

**NOTES**

1. All dimensions are in feet and inches.
2. All setbacks are minimum setbacks.
3. All building heights are in feet.
4. All parking spaces are standard size.
5. All landscaping is to be installed by the contractor.
6. All utilities are to be installed by the contractor.
7. All paving is to be installed by the contractor.
8. All driveways are to be installed by the contractor.
9. All alleys are to be installed by the contractor.
10. All streets are to be installed by the contractor.
11. All roads are to be installed by the contractor.
12. All sidewalks are to be installed by the contractor.
13. All curbs are to be installed by the contractor.
14. All gutters are to be installed by the contractor.
15. All downspouts are to be installed by the contractor.
16. All storm sewers are to be installed by the contractor.
17. All sanitary sewers are to be installed by the contractor.
18. All water mains are to be installed by the contractor.
19. All gas mains are to be installed by the contractor.
20. All electric lines are to be installed by the contractor.
21. All telephone lines are to be installed by the contractor.
22. All cable TV lines are to be installed by the contractor.
23. All fire hydrants are to be installed by the contractor.
24. All fire alarm boxes are to be installed by the contractor.
25. All fire extinguishers are to be installed by the contractor.

**OWNER**

Mr. John Doe  
1234 Main Street  
Arlington, VA 22201

**ARCHITECT**

Mr. Jane Smith  
5678 Elm Street  
Arlington, VA 22201

**ENGINEER**

Mr. Bob Brown  
9101 Oak Street  
Arlington, VA 22201

**DATE**

10/15/2024

**SCALE**

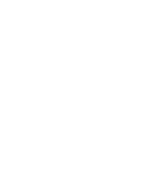
AS SHOWN

**PROJECT NO.**

CB-2024-001

**GENERAL NOTES**

1. This preliminary plan is subject to the approval of the County Board of Supervisors.
2. All dimensions are in feet and inches.
3. All setbacks are minimum setbacks.
4. All building heights are in feet.
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**DATE**

10/15/2024

**SCALE**

AS SHOWN

**PROJECT NO.**

CB-2024-001

**OWNER**

Mr. John Doe  
1234 Main Street  
Arlington, VA 22201

**ARCHITECT**

Mr. Jane Smith  
5678 Elm Street  
Arlington, VA 22201

**ENGINEER**

Mr. Bob Brown  
9101 Oak Street  
Arlington, VA 22201

**REVISIONS**

No.	Description	Date
1	Initial Design	10/15/2024
2	Revised Setback	10/20/2024

**COVER SHEET**

**PROJECT NO.** CB-2024-001

**SHEET NO.** 1 OF 1

**CABIN BRANCH**  
Clarksville, Maryland

**WVA**  
 WASHINGTON STATE ARCHITECTS  
 REGISTERED ARCHITECTS  
 PROFESSIONAL SEAL NO. 1453  
 2101 1ST AVENUE N.E.  
 SEASIDE, WA 98148

**PROJECT INFORMATION**  
 PROJECT NO. 0150000001  
 SHEET NO. SP-5  
 DATE 06/20/2013

**DESIGN TEAM**  
 PROJECT MANAGER: [Name]  
 ARCHITECT: [Name]  
 CIVIL ENGINEER: [Name]

**DATE:** 06/20/2013  
**BY:** [Name]  
**DATE:** 06/20/2013  
**BY:** [Name]

**CHECKED:** [Name]  
**DATE:** 06/20/2013  
**BY:** [Name]

**APPROVED:** [Name]  
**DATE:** 06/20/2013  
**BY:** [Name]

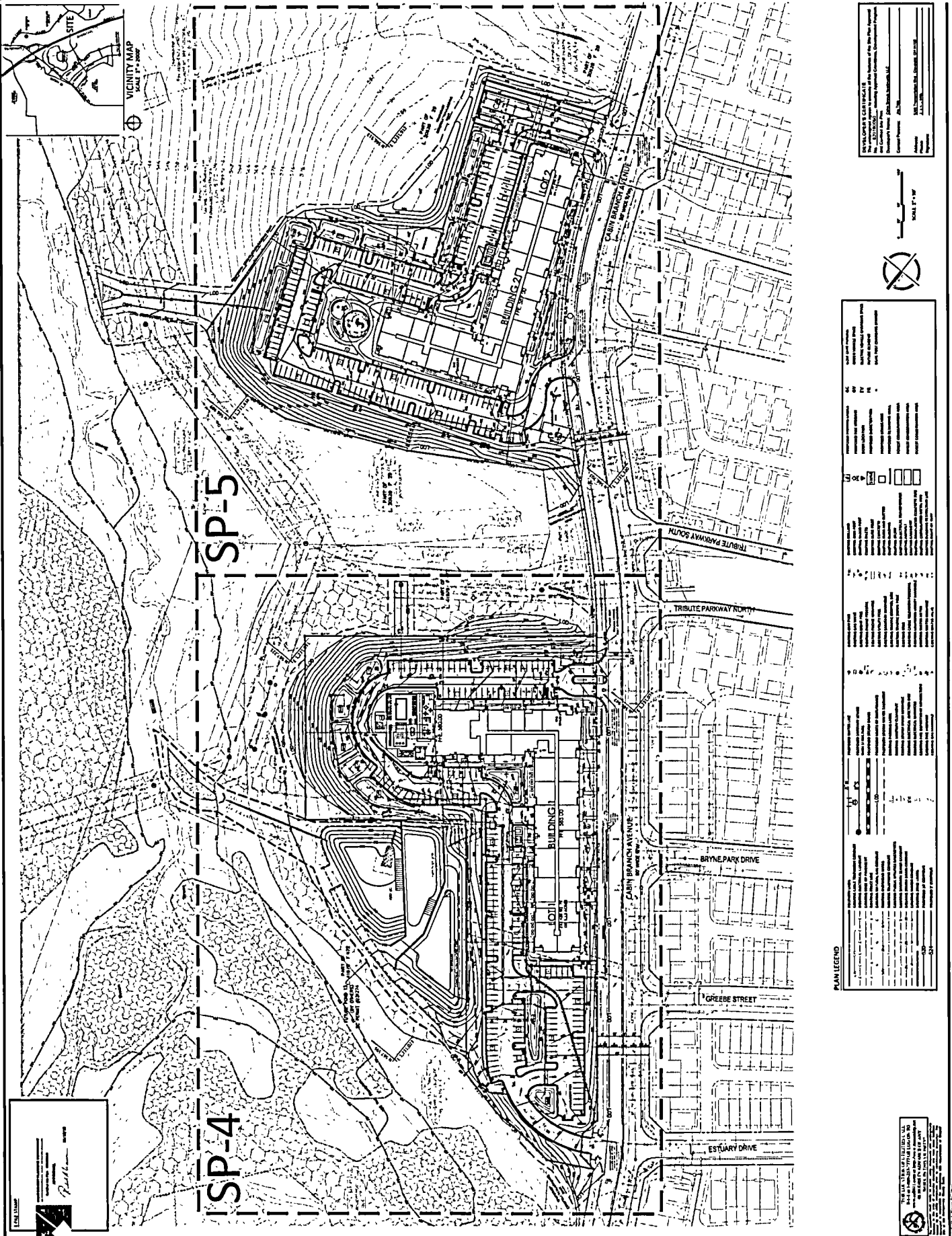
**WVA**  
 WASHINGTON STATE ARCHITECTS  
 REGISTERED ARCHITECTS  
 PROFESSIONAL SEAL NO. 1453  
 2101 1ST AVENUE N.E.  
 SEASIDE, WA 98148

**CABIN BRANCH**  
 CITY ELECTRIC DISTRICT  
 WAC LAND 213106 13 14  
 WAC 140 000 2 19-137  
 NWMPCC  
 #820180060

**COMPOSITE SITE PLAN**

**SCALE:** 1" = 20'

**DATE:** 06/20/2013  
**BY:** [Name]



**PLAN LEGEND**

Symbol	Description
...	...
...	...
...	...

**SCALE:** 1" = 20'

**NORTH ARROW**

**WVA**  
 WASHINGTON STATE ARCHITECTS  
 REGISTERED ARCHITECTS  
 PROFESSIONAL SEAL NO. 1453  
 2101 1ST AVENUE N.E.  
 SEASIDE, WA 98148