



# FOR SALE/ GROUND LEASE

- 1 +/- Acre Pad Sites Available
- 3 sites left perfect for retail, fast food, restaurants, hotels, shopping center chains, and more!
- Site 1– 1.06 Acres
- Site 2- 1.23 Acres
- Site 3– 18 Acres
- A right of way called MARYLAND AVE is to be built Spring, 2018 for easy access to and from pad sites.



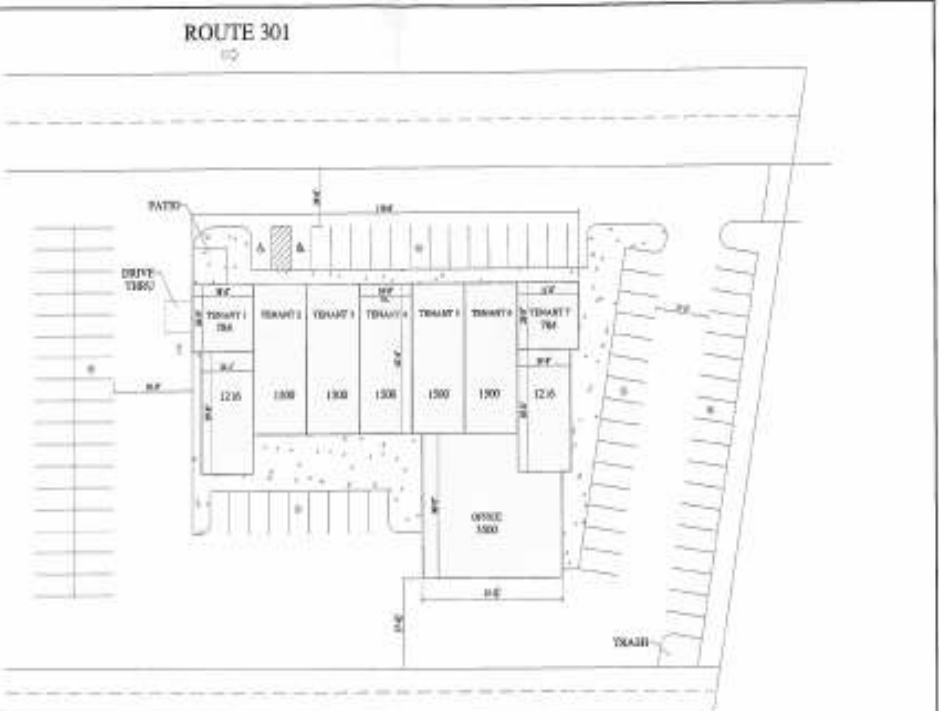
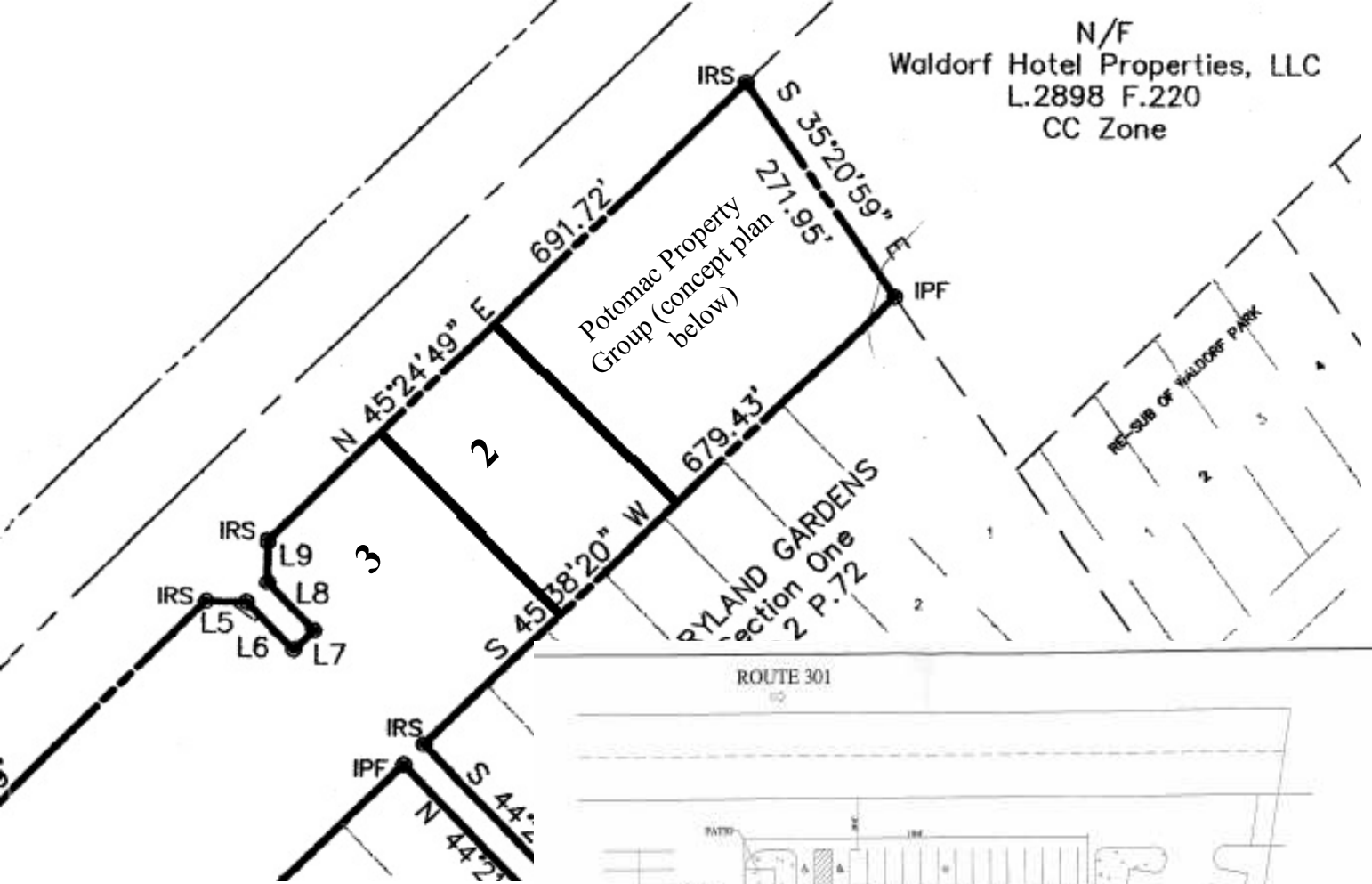
**JOE WUSTNER**  
**RE/MAX ONE**

107 Centennial Street, Suite 300  
La Plata, MD 20646

Phone: 301-752-5550  
Office: 443-295-3431  
E-mail: joewustner@verizon.net



N/F  
Waldorf Hotel Properties, LLC  
L.2898 F.220  
CC Zone



**Development  
Concept Plan  
for the Potomac  
Property Group** 



wondersha

POTOMAC PROPERTY GROUP

**OWNER CERTIFICATE**

William Frught, owner of the property shown and described herein, hereby avails the plan of condominium, pursuant to the provisions and requirements of the Maryland Condominium Act as set forth in the Annotated Code of Maryland, Title Property Article, Title 11. There are no suits, actions or law, liens, mortgages, trusts, assessments, or rights-in-realty affecting the property included in the plan.

\_\_\_\_\_  
Date

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAN OF CONDOMINIUM, TOGETHER WITH THE APPROPRIATE WORDING OF THE DECLARATION OF MORELAND PROPERTY.

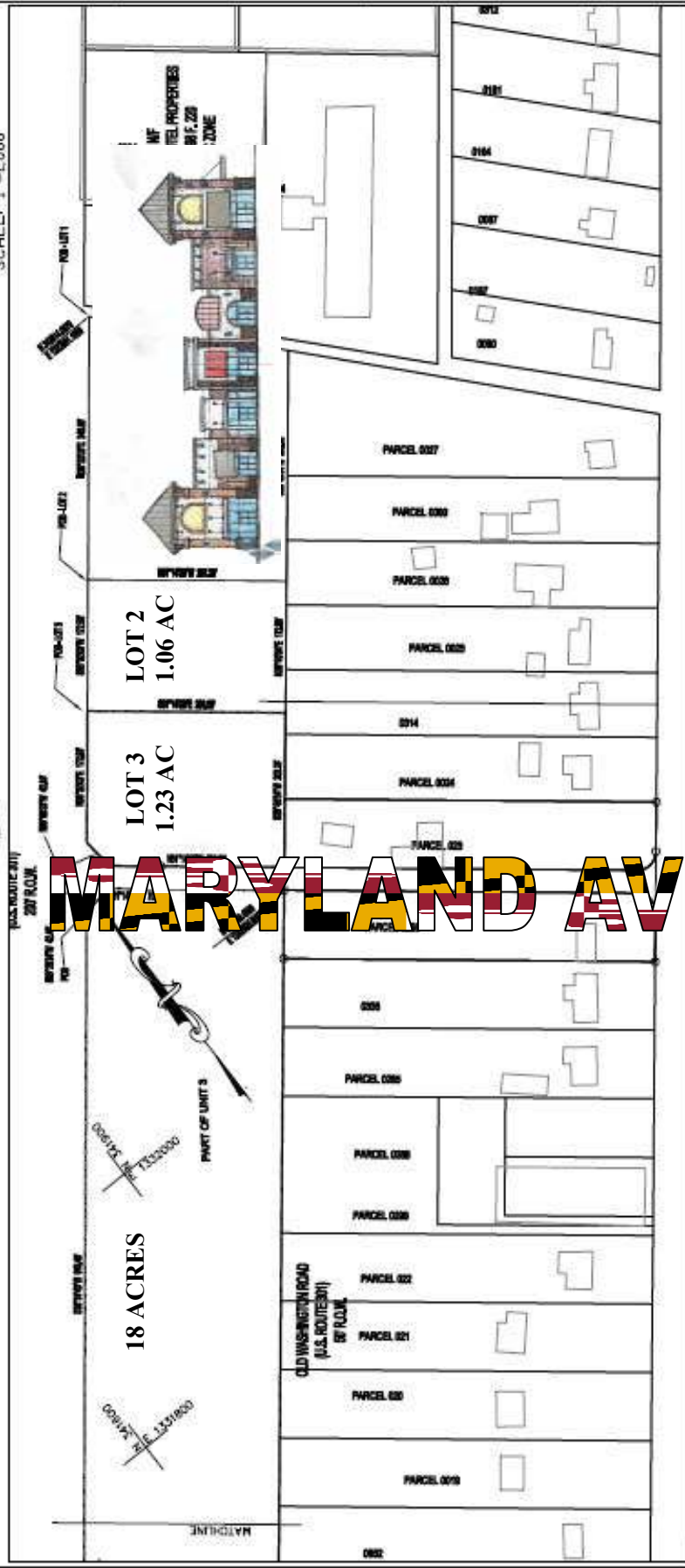
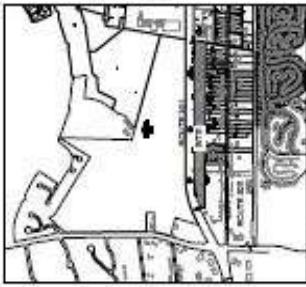
\*AS RECORDED IN LIBER 4170 FOLIO 360 IS A CORRECT REPRESENTATION AND THAT THE UNITS AND COMMON ELEMENTS AS CONSTRUCTED CAN BE DETERMINED; THAT THIS IS A CONDOMINIUM OF THAT PROPERTY AS CONVEYED FROM WILLIAM FRUGHT, BY DEED DATED NOVEMBER 1, 2017 AND RECORDED IN LIBER FOLIO IN THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, MARYLAND CONDOMINIUM ACT HAVE BEEN COMPLIED WITH; THAT THE LOCATIONS AND DIMENSIONS HAVE BEEN OBTAINED BY ACCEPTABLE FIELD PRACTICES.

\_\_\_\_\_  
DATE

RONALD Z. PRETTYMAN  
PROFESSIONAL LAND SURVEYOR  
MD REG. NO. 21451  
EXPIRES JUNE 9, 2018



VICINITY MAP  
SCALE: 1"=2000'



**MARYLAND AVE.** ←

DATE RECORDED: \_\_\_\_\_ BY: \_\_\_\_\_  
LIBER NO. \_\_\_\_\_ FOLIO NO. \_\_\_\_\_

Account Information  
Client: 05 Account Number: 282142  
Owner Information  
Owner Name: MORELAND PROPERTIES LLC  
Use: COMMERCIAL MD  
Project Address  
Building Address  
PO BOX 370200/PHYSICAL MAP 0385  
Premises Address  
CDS# 0385  
Parcel Name (Owner's Parcel #): 446-0385  
Parcel Name (S.D.A.C.):  
Tax Map: 0385, 044-0385, Parcel 0378

TAX MAP 15 / GRID 13 / PARCEL 776  
CONDOMINIUM PLAN  
MORELAND PROPERTY

LOCATED IN  
8th ELECTION DISTRICT  
CHARLES COUNTY, MARYLAND

Ronald Joseph Prettyman Sr.  
Professional Land Surveyor  
3696 Army Navy Drive  
Mechesville, Maryland 20659  
PHONE: (301) 994-1935

DECLARANT:  
Bill Frught  
P.O. Frught, LLC,  
7200 Indian Burner Place,  
Widewater, Maryland 20688  
Phone: (301) 402-8000

RECORD NO.	N/A
SCALE	1" = 50'
DATE	11/15/16
CHKD BY:	RJP
DRWN BY:	RJP
BRD BY:	
CHKD BY:	

NO.	DATE	DESCRIPTION REVISION

SHEET NO. 1 OF 2

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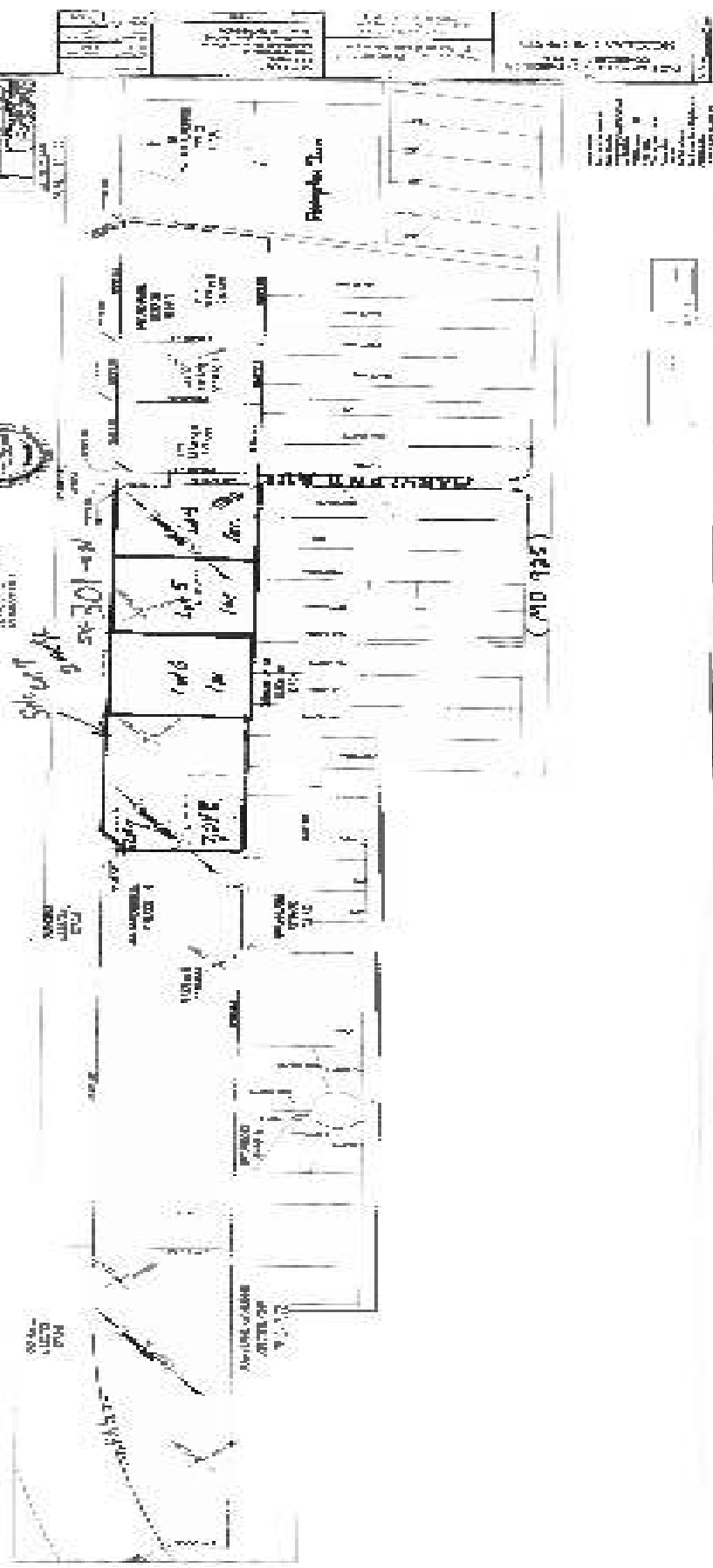
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