

Applicant Exhibit 4
2024-0234-S
03/04/2025



Google

Applicant Exhibit 5
2024-0234-S
03/04/2025

AFTER RECORDING, RETURN TO:

Attn: C24-25531
Eagle Title
181 Harry S. Truman Parkway
200
Annapolis, MD 21401

Tax ID No.: 03-507-90002239
03-507-90052785

LR - Deed (w Taxes)
Recording only ST20.00
Name: Trinity holding
co of Glen Burnie
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 13,750.00
=====
SubTotal: 13,810.00
=====
Total: 13,810.00
09/19/2024 02:13
CC02-TeDT
#18417390 CC0501 -
Anne Arundel
County/CC05.01.10 -
Register 10

DEED

THIS DEED, made this 4th day of June, 2024, by and between TRINITY HOLDING COMPANY OF GLEN BURNIE, MARYLAND, INC., a Maryland corporation, party of the first part, GRANTOR, and COMPSON OF SEVERNA PARK LLC, a Maryland limited liability company, party of the second part, GRANTEE.

WITNESSETH, that for and in consideration of the sum of Two Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$2,750,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said COMPSON OF SEVERNA PARK LLC, a Maryland limited liability company, as sole owner, its successors and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the east side of Governor Ritchie Highway where the south side of the 30 foot road running along the south side of Lots 17 and 18, Block A, as shown on the Plat of Longshoremans Local as recorded among the Plat Records of Anne Arundel County in Plat Book No. 19, folio 3, intersects the east side of said Governor Ritchie Highway, said point being the three following courses and distances from a stone found at the end of the South 49° East 24 perch line in the conveyance from the A. J. Sachett & Sons Co. to Trustees of the International Longshoreman's Association, Local 858, by Deed dated October 28, 1944, and recorded among the Land Records of Anne Arundel County in Liber J.H.H. No. 317 folio 89, as corrected for magnetic difference: North 44° 30' 40" West 396.0 feet to the beginning of said South 49° East 24 perch line; thence North 56° 30' 40" West 379.93 feet to a point on the east side of said Governor Ritchie Highway; thence leaving said conveyance and running across same along the east side of said Governor Ritchie Highway North 27° 53' 10" west 436.15 feet to the point of beginning; thence running from said beginning point so fixed with the South side of the above mentioned 30' road (unimproved) North 62° 06' 50" East 690.0 feet to a point on the west side of another 30 foot road (unimproved) as shown on the above mentioned Plat, at the northernmost corner of Lot 1, Block B, as shown on said Plat; thence with the west side of said

ACCT. 3507-9005-2785 / 13507-9000-2239
ALL REQUIRED LIENS ARE PAID AS
OF 9-10-24 A.A. COUNTY
BY: [Signature]

19250
27500
13750

09/11/24 08:23 AM C 0002 R 0002
Val #: 0002-263000 \$27,500.00
County Transfer Tax

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40741 P 0439 MSA CE59 41183 Date available 09/25/2024 Printed 02/28/2025
09/11/24 08:23 AM C 0002 R 0002
Val #: 0002-263001 \$19,250.00
Deed - Recordation Tax
Instrument Type: Deed
09/11/24 08:23 AM C 0002 R 0002
Val #: 0002-263002 \$13,750.00
HF County Transfer Tax

last mentioned 30 foot road South 27° 53' 10" East 450.0 feet to a point at the corner of Lots 6 and 7, Block B mentioned above; thence leaving said road and with the division line of said Lots 6 and 7 and the extension of same South 62° 06' 50" West 308.0 feet to a point; thence North 84° 41' West 456.53 feet to a point on the east side of Governor Ritchie Highway; thence with the same North 27° 53' 10" West 200.0 feet to the place of beginning; containing 6.0 Acres of land, more or less; and being also as shown on a Plat that is recorded among the Land Records of Anne Arundel County in Liber 1340, folio 452.

The improvements thereon being known as 335 & 337 Ritchie Highway.

BEING the same property which, by Deed dated September 4, 1959, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 1340, folio 450, was granted and conveyed by Harry A. Smuck and Thelma H. Smuck unto Trinity Holding Company of Glen Burnie, Maryland, Inc., a Maryland corporation, as sole owner.

SUBJECT to all easements, covenants and restrictions of record.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

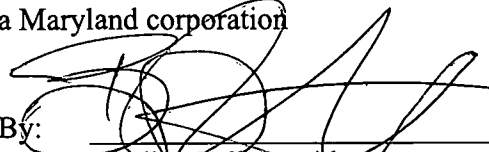
TO HAVE AND TO HOLD the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **COMPSON OF SEVERNA PARK LLC**, a Maryland limited liability company, as sole owner, its successors and assigns, in fee simple.

AND the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

[SIGNATURES BEGIN ON NEXT PAGE]

WITNESS the hands and seals of said Grantor, the day and year first above written.

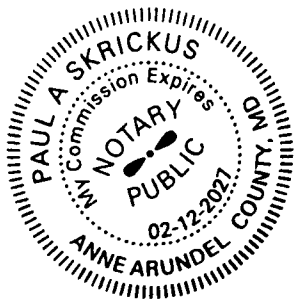
TRINITY HOLDING COMPANY OF GLEN BURNIE, MARYLAND, INC.
a Maryland corporation

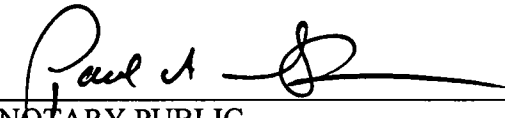
By:  (SEAL)
Bradley Zell, President

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 4 day of June, 2024, before me, the subscriber a Notary Public of the aforesaid State, personally appeared **BRADLEY ZELL**, who acknowledged himself to be the **PRESIDENT** of **TRINITY HOLDING COMPANY OF GLEN BURNIE, MARYLAND, INC.**, a Maryland corporation, and that he, as such **PRESIDENT** being duly authorized and empowered to do so, executed the foregoing instrument for the purposes and in the capacities therein contained, by signing the name of the Corporation by himself as such **PRESIDENT** and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease exchange or other transfer of all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




NOTARY PUBLIC
My Commission Expires: 2/12/27

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the highest Court of Maryland.

A handwritten signature in black ink, appearing to read 'B. Walsh', written over a horizontal line.

Bradley T. Walsh, Esquire

**MARYLAND
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2024

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Trinity Holding Company of Glen Burnie, Maryland, Inc.

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

335 Ritchie Highway, Severna Park, MD 21146

3. Reasons for Exemption

Resident Status

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Trinity Holding Company of Glen Burnie,

Maryland, Inc.

Name of Entity

By

Bradley Zell

Name

President

Title

6/4/24

**Date

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40741, p. 0443, MSA_CE59_41183. Date available 09/25/2024. Printed 02/28/2025.

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments () Check Box if addendum Intake Form is Attached.
x Deed Mortgage Other
Deed of Trust Lease
2 Conveyance Type Check Box
x Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable)
Recordation
State Transfer
County Transfer
Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount
Purchase Price/Consideration \$ 2,750,000.00
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Full Cash Value: \$
Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$
X () % = \$
Less Exemption Amount - \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ 60.00 \$
Surcharge \$ \$
State Recordation Tax \$ 19,250.00 \$
State Transfer Tax \$ 13,750.00 \$
County Transfer Tax \$ 41,250.00 \$
Other \$ \$
Other \$ \$
Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG
03-507-90002239 1340 , 450
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
335 Ritchie Highway, Severna Park, MD 21146 & 337 Ritchie Highway, Severna Park, MD 21146
Other Property Identifiers (if applicable) Water Meter Account No.
03-507-90052785
Residential () Or Non-Residential () Fee Simple (x) or Ground Rent () Amount: \$
Partial Conveyance () Yes (x) No Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
Trinity Holding Company of Glen Burnie, Maryland, Inc.
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 Owner(s) of Record, if Different from Grantor(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
Compsom of Severna Park LLC
New Owner's (Grantee) Mailing Address
315 Severn Avenue, Annapolis, MD 21403

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person (x) Return to Contact Person
Name: Francesca Sund () Hold for Pickup
Firm Eagle Title () Return Address Provided
Address: 181 Harry S. Truman Parkway, 200
Annapolis, MD 21401 Phone: (410) 266-3600
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes () No (x) Will the property being conveyed be the grantee's principal residence?
Yes () No (x) Does the transfer include personal property? If yes, identify:
Yes () No (x) Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).
Assessment use only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number Date Received: Deed Reference: Assigned Property No.:

Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40741, p. 0444, MSA_CE59_41183. Date available 09/25/2024. Printed 02/28/2025.



UNIT SCHEDULE - TOTAL			
Unit Size	Count	Unit Area	%
4 x 10	8	320.00 SF	0%
5 x 5	302	7550.00 SF	8%
5 x 8	8	320.00 SF	0%
5 x 9	3	135.00 SF	0%
5 x 10	37	1850.00 SF	2%
5 x 11	7	385.00 SF	0%
5 x 13	4	260.00 SF	0%
5 x 15	4	300.00 SF	0%
7 x 9	3	189.00 SF	0%
7 x 10	3	210.00 SF	0%
7 x 17	3	357.00 SF	0%
8 x 10	12	960.00 SF	1%
9 x 10	66	5940.00 SF	6%
10 x 10	420	42000.00 SF	42%
10 x 11	7	770.00 SF	1%
10 x 14	2	280.00 SF	0%
10 x 15	130	19500.00 SF	20%
10 x 19	9	1710.00 SF	2%
10 x 20	8	1600.00 SF	2%
10 x 24	1	240.00 SF	0%
10 x 25	15	3750.00 SF	4%
10 x 29	8	2320.00 SF	2%
10 x 30	20	6000.00 SF	6%
Variable	16	2911.88 SF	3%
Grand total	1096	99857.88 SF	100%

GROSS AREA: 142,303.27 SF
 EFFICIENCY: 70.17%
 AVG UNIT: 91.11 SF

1 LEVEL 1
 SCALE: 3/64" = 1'-0"

Applicant Exhibit 7
 2024-0234-S
 03/04/2025



TITLE: LEVEL 1
DATE: 02.10.2025
PROJECT: SEVERNA PARK SELF STORAGE
ADDRESS: 335 & 337 GOVERNOR RITCHIE HIGHWAY
 SEVERNA PARK, MARYLAND

NOT FOR CONSTRUCTION
 SCALE: 3/64"=1'-0"

01

184' - 5"
MAX TRAVEL



UNIT SCHEDULE - TOTAL			
Unit Size	Count	Unit Area	%
4 x 10	8	320.00 SF	0%
5 x 5	302	7550.00 SF	8%
5 x 8	8	320.00 SF	0%
5 x 9	3	135.00 SF	0%
5 x 10	37	1850.00 SF	2%
5 x 11	7	385.00 SF	0%
5 x 13	4	260.00 SF	0%
5 x 15	4	300.00 SF	0%
7 x 9	3	189.00 SF	0%
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9 x 10	66	5940.00 SF	6%
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10 x 11	7	770.00 SF	1%
10 x 14	2	280.00 SF	0%
10 x 15	130	19500.00 SF	20%
10 x 19	9	1710.00 SF	2%
10 x 20	8	1600.00 SF	2%
10 x 24	1	240.00 SF	0%
10 x 25	15	3750.00 SF	4%
10 x 29	8	2320.00 SF	2%
10 x 30	20	6000.00 SF	6%
Variable	16	2911.88 SF	3%
Grand total	1096	99857.88 SF	100%

GROSS AREA: 142,303.27 SF
EFFICIENCY: 70.17%
AVG UNIT: 91.11 SF

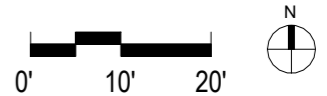
1 LEVEL 2
SCALE: 3/64" = 1'-0"



TITLE: LEVEL 2
DATE: 02.10.2025
PROJECT: SEVERNA PARK SELF STORAGE
ADDRESS: 335 & 337 GOVERNOR RITCHIE HIGHWAY
SEVERNA PARK, MARYLAND

NOT FOR CONSTRUCTION

SCALE:
3/64"=1'-0"





UNIT SCHEDULE - TOTAL			
Unit Size	Count	Unit Area	%
4 x 10	8	320.00 SF	0%
5 x 5	302	7550.00 SF	8%
5 x 8	8	320.00 SF	0%
5 x 9	3	135.00 SF	0%
5 x 10	37	1850.00 SF	2%
5 x 11	7	385.00 SF	0%
5 x 13	4	260.00 SF	0%
5 x 15	4	300.00 SF	0%
7 x 9	3	189.00 SF	0%
7 x 10	3	210.00 SF	0%
7 x 17	3	357.00 SF	0%
8 x 10	12	960.00 SF	1%
9 x 10	66	5940.00 SF	6%
10 x 10	420	42000.00 SF	42%
10 x 11	7	770.00 SF	1%
10 x 14	2	280.00 SF	0%
10 x 15	130	19500.00 SF	20%
10 x 19	9	1710.00 SF	2%
10 x 20	8	1600.00 SF	2%
10 x 24	1	240.00 SF	0%
10 x 25	15	3750.00 SF	4%
10 x 29	8	2320.00 SF	2%
10 x 30	20	6000.00 SF	6%
Variable	16	2911.88 SF	3%
Grand total	1096	99857.88 SF	100%

GROSS AREA: 142,303.27 SF
 EFFICIENCY: 70.17%
 AVG UNIT: 91.11 SF

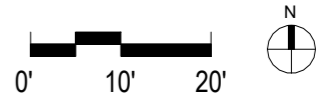
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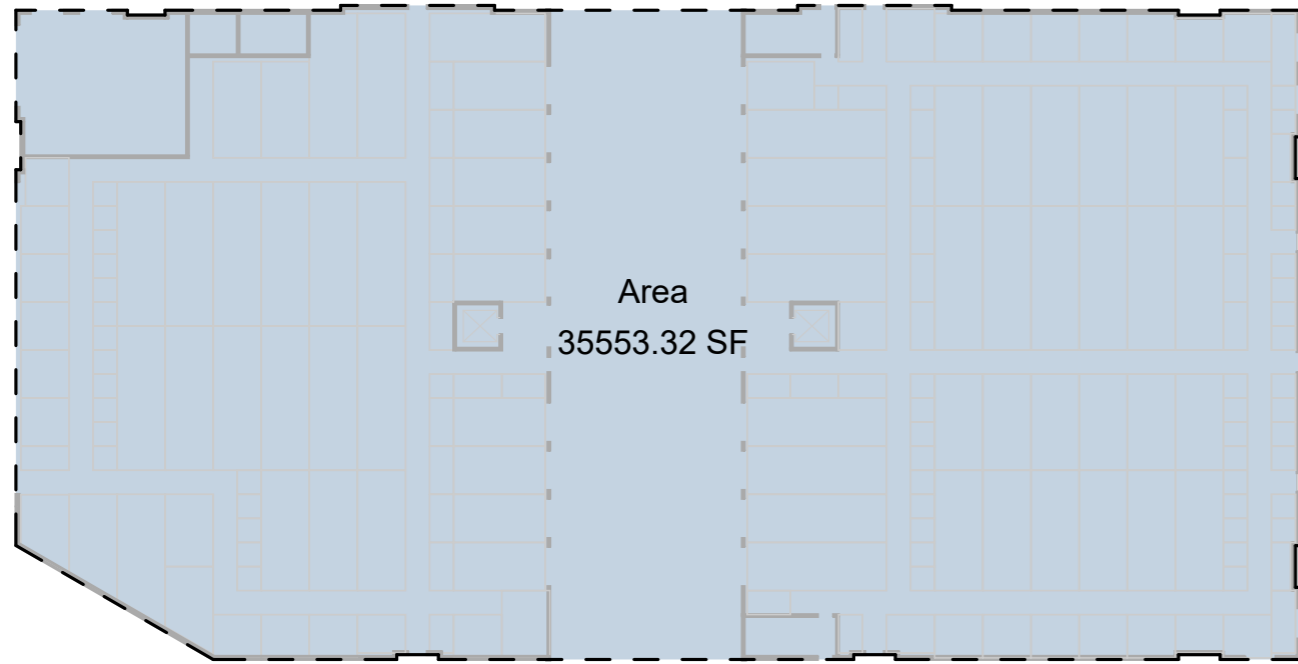


TITLE: LEVEL 3
DATE: 02.10.2025
PROJECT: SEVERNA PARK SELF STORAGE
ADDRESS: 335 & 337 GOVERNOR RITCHIE HIGHWAY
 SEVERNA PARK, MARYLAND

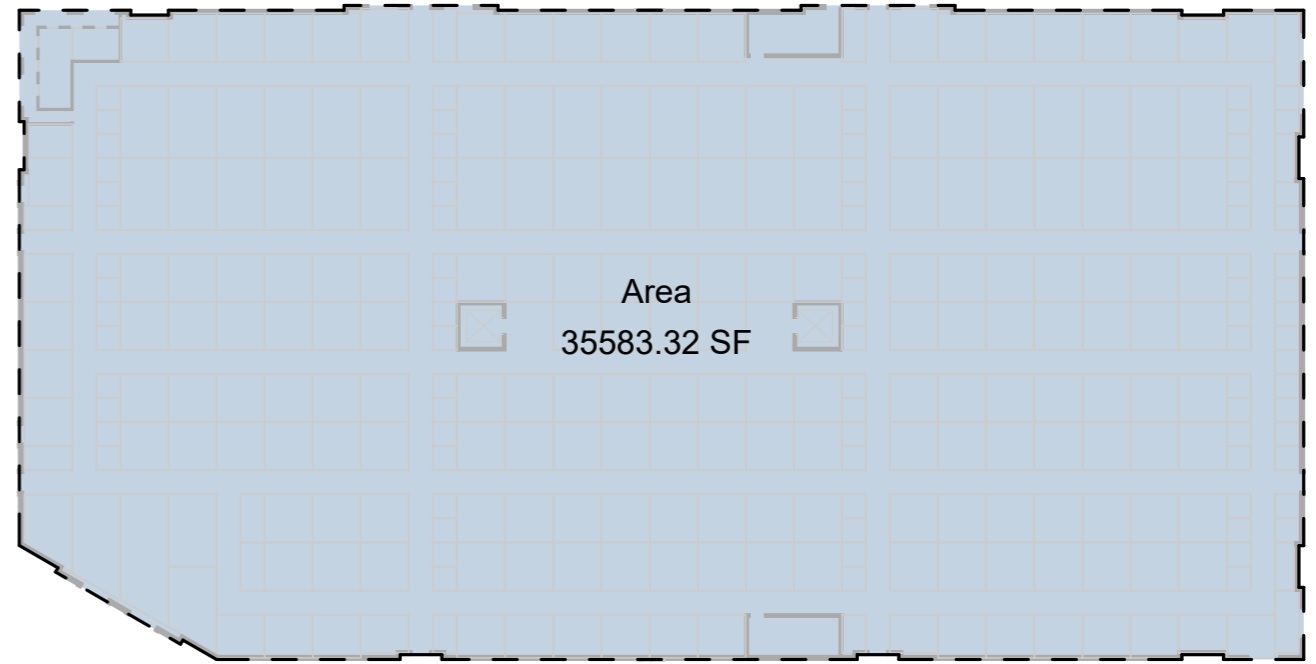
NOT FOR CONSTRUCTION

SCALE:
 3/64"=1'-0"

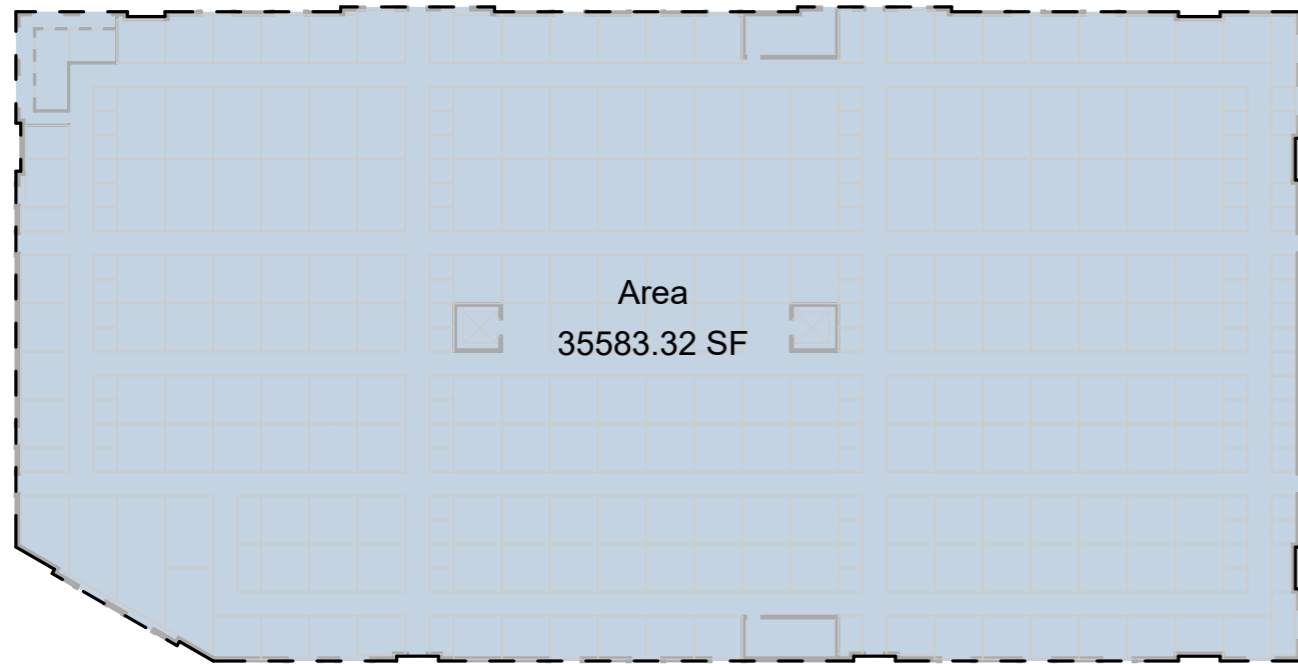




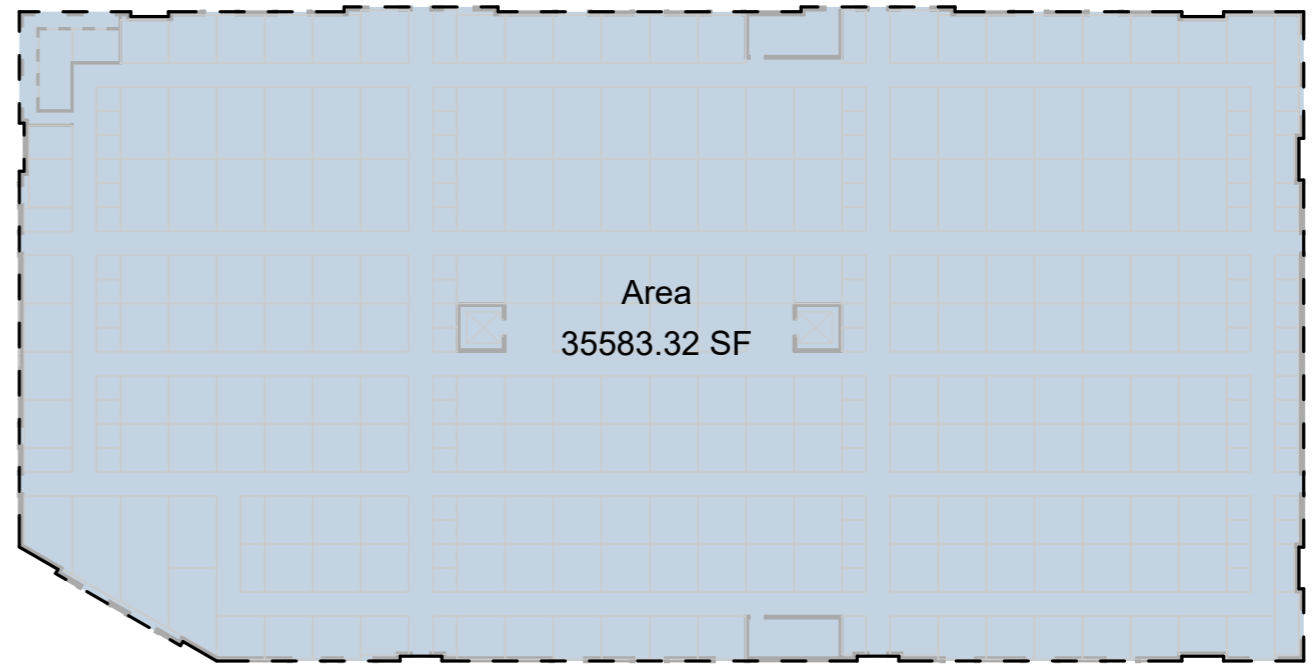
1 LEVEL 1
SCALE: 1" = 40'-0"



2 LEVEL 2
SCALE: 1" = 40'-0"



3 LEVEL 3
SCALE: 1" = 40'-0"

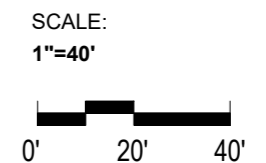


4 LEVEL 4
SCALE: 1" = 40'-0"

Level	Area
LEVEL 1	35553.32 SF
LEVEL 2	35583.32 SF
LEVEL 3	35583.32 SF
LEVEL 4	35583.32 SF
Grand total	142303.27 SF

TITLE: AREA PLAN
DATE: 02.10.2025
PROJECT: SEVERNA PARK SELF STORAGE
ADDRESS: 335 & 337 GOVERNOR RITCHIE HIGHWAY
 SEVERNA PARK, MARYLAND

NOT FOR CONSTRUCTION





1 ELEVATION - NORTH

SCALE: 1" = 20'-0"



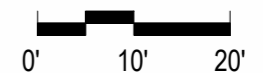
2 ELEVATION - SOUTH

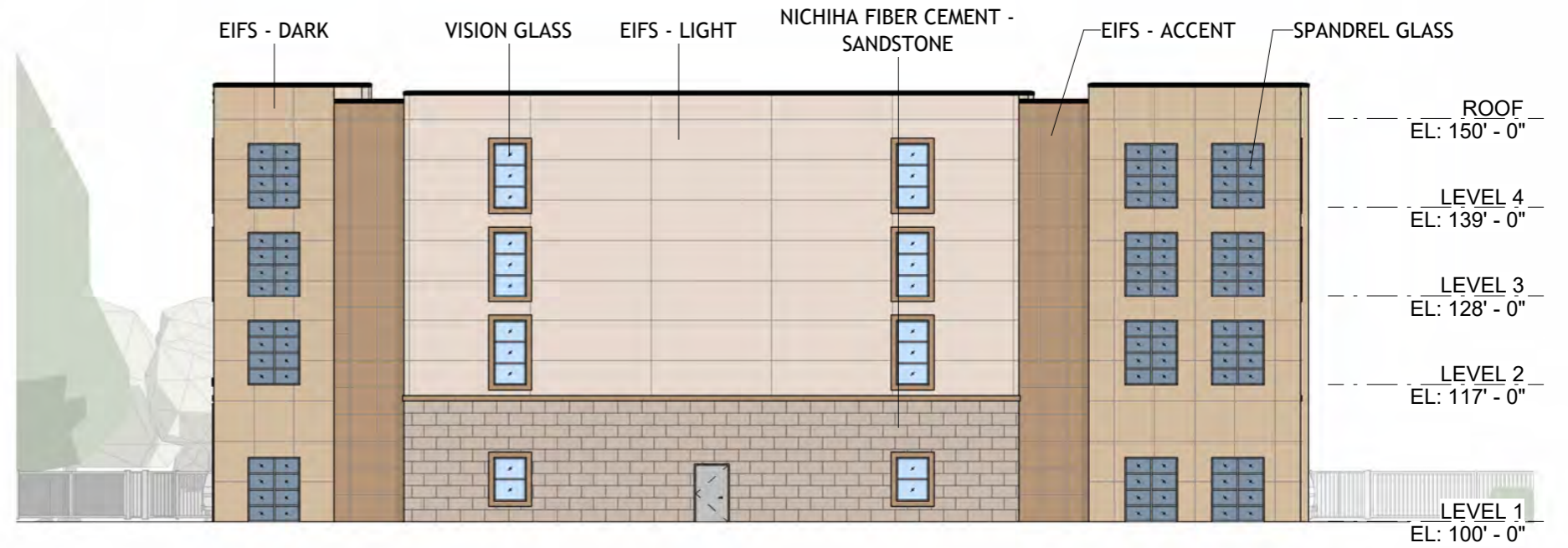
SCALE: 1" = 20'-0"

TITLE: ELEVATIONS
DATE: 02.10.2025
PROJECT: SEVERNA PARK SELF STORAGE
ADDRESS: 335 & 337 GOVERNOR RITCHIE HIGHWAY
 SEVERNA PARK, MARYLAND

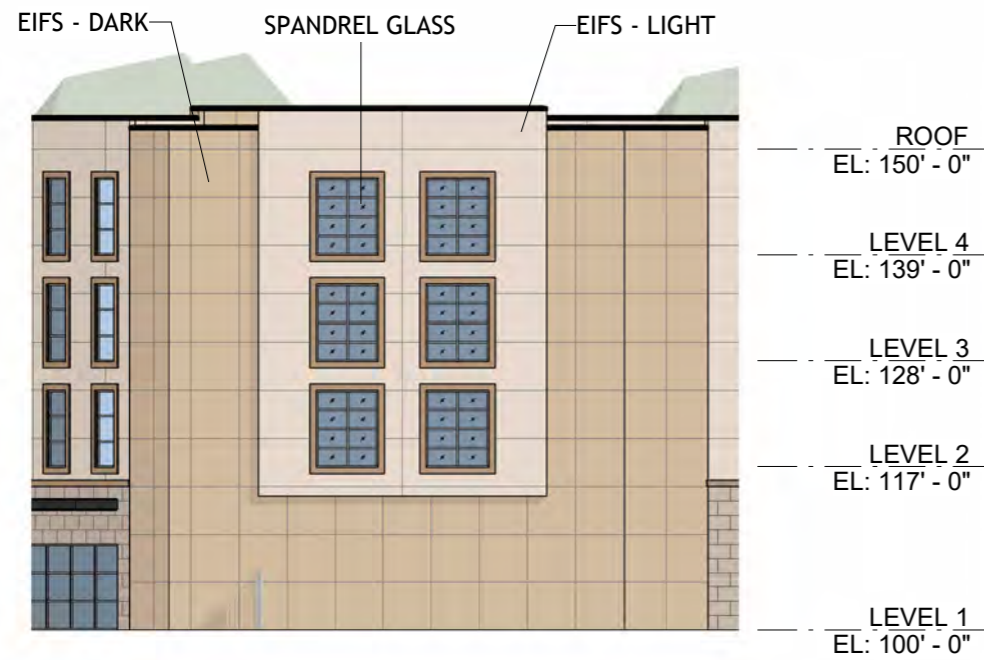
NOT FOR CONSTRUCTION

SCALE:
1"=20'

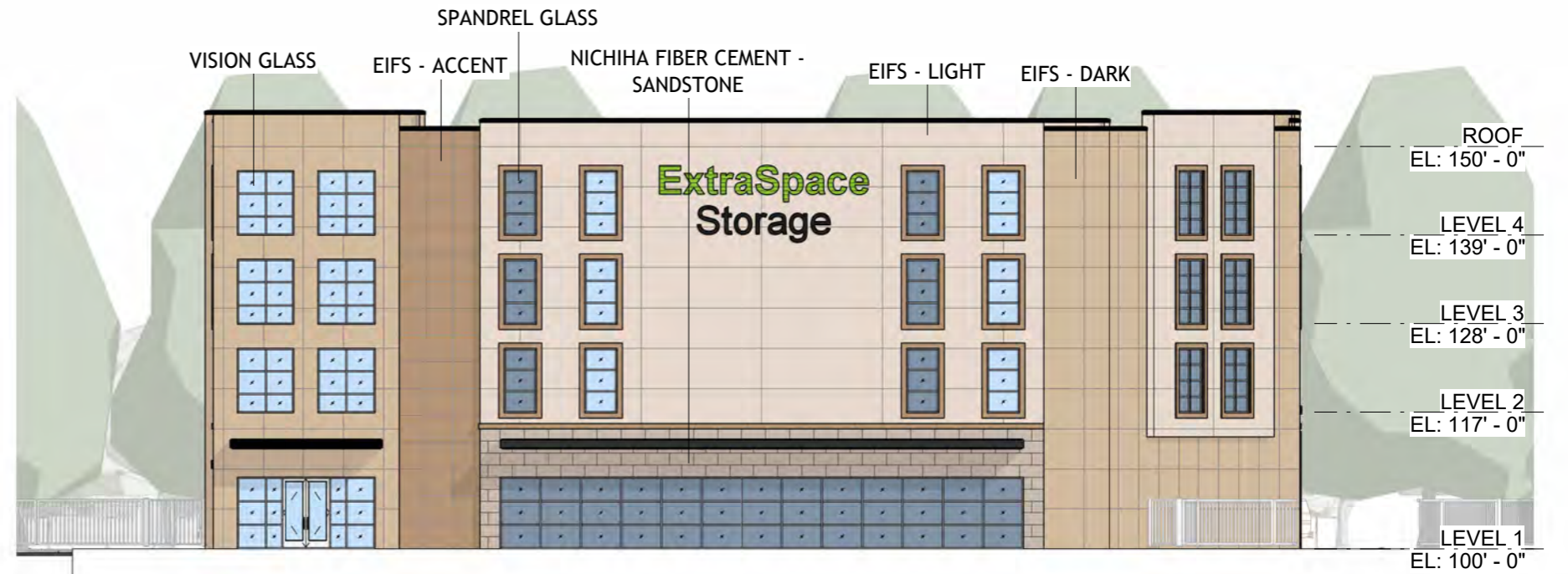




1 ELEVATION - EAST
SCALE: 1" = 20'-0"



3 ELEVATION - SW
SCALE: 1" = 20'-0"

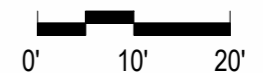


2 ELEVATION - WEST
SCALE: 1" = 20'-0"

TITLE: ELEVATIONS
DATE: 02.10.2025
PROJECT: SEVERNA PARK SELF STORAGE
ADDRESS: 335 & 337 GOVERNOR RITCHIE HIGHWAY
 SEVERNA PARK, MARYLAND

NOT FOR CONSTRUCTION

SCALE:
1"=20'





NORTHEAST



SOUTHEAST



SOUTHWEST



NORTHWEST

Applicant Exhibit 8
2024-0234-S
03/04/2025

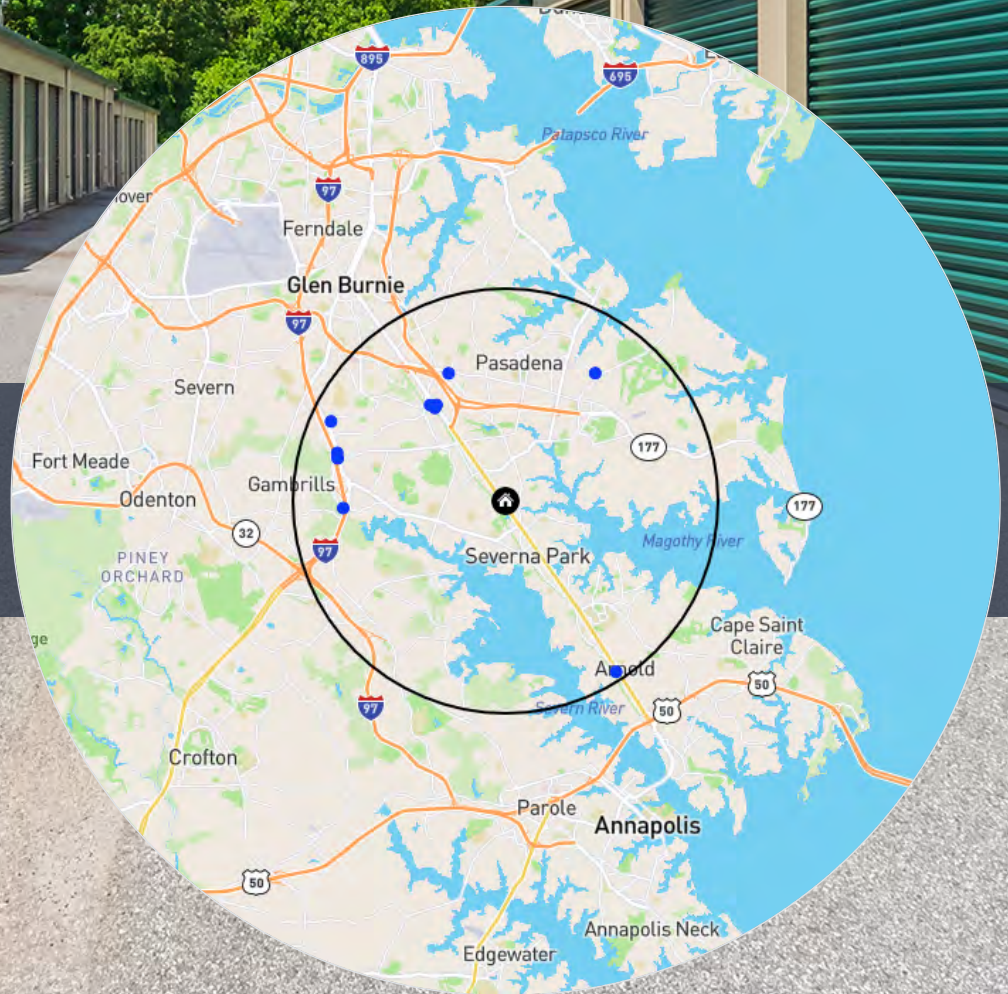


Market Report

Produced on Oct 16 2024

Report for:

335 Ritchie Highway,
Severna Park, MD 21146
5 mile radius



Questions?
1-800-969-7424
info@stortrack.com
www.stortrack.com

Executive Summary

Market: 335 Ritchie Highway, Severna Park, MD 21146

Market Type: 5 mile radius

Comparisons are made with: National Totals and Averages and Maryland State Total and Averages

This Market Report consists of data gathered from multiple public information sources and proprietary analysis and calculations made by StorTrack Analytics Team. The report includes sections listed below. The executive summary of this report is as follows:

	This Market	National	Maryland
No. of Stores in Market	10	65,843	653

Current Supply to Market:

There is 4.84 square feet/capita supply in this market. The US national average is 8.68 sqft/capita, and the Maryland state average is 6.35 sqft/capita.

Across all unit types, there is currently 0% of inventory offline (not advertised). The US national figure at the moment is 6% of inventory offline and the Maryland state number is 3% offline.

Rate Trends in Market:

The rates in this Market have trended down in the last 3 months, by -19.97%. This would indicate a decreased demand against available supply. The current US national rate trend for the past 3 months is down, by -2.07%. The Maryland state is showing a rate trend down for the last 3 months of -2.92%.

Use of Promotions:

There are promotions over the past 3 months. 50% of facilities are using promotions in this market.

New Developments:

There are two known new developments in this market.

StorTrack is currently tracking 3,862 new developments across the USA.

There have been one new facility openings in last year.

Market Snapshot

The Market Snapshot is a one-look overview of the market.

	This Market	1 Mile Radius	3 Miles Radius	State	National
Net Rentable Sq Ft	686,769	N/A	216,038	39,066,651	2,873,143,547
Sq Ft per Capita					
• 2022 Sq Ft per Capita	4.84	N/A	4.05	6.35	8.68
• 2024 Sq Ft per Capita	4.76	N/A	3.98	6.27	8.61
• 2026 Sq Ft per Capita	4.68	N/A	3.92	6.20	8.50
Sq Ft per Household	13.30	N/A	11.40	17.03	22.85
Total Stores	10	0	3	653	65,843
• REITS	8	0	2	263	9,881
• Large Ops	1	0	1	162	14,773
• Mid Ops	0	0	0	93	10,939
• Single Ops	1	0	0	135	30,250
New Developments	2	0	2	63	3,862
Estimated Net Rentable Sq Ft of Development	147,050	0	147,050	4,438,729	245,999,501
Stores opened within the last year	1	0	1	21	1,237
Demographics					
• 2022 Population	141,804	7,498	53,345	6,148,545	331,097,593
• 2024 Population	144,163 (+1.66% change)	7,623 (+1.67% change)	54,233 (+1.66% change)	6,227,609 (+0.01% change)	333,584,158 (+0.01% change)
• 2026 Population	146,652 (+3.42% change)	7,754 (+3.41% change)	55,170 (+3.42% change)	6,300,211 (+0.03% change)	338,018,925 (+0.03% change)
Households	51,634	2,676	18,945	2,294,270	125,736,353
Rental Households	8,627	338	2,243	750,551	44,238,593

Connor McManus, P.E.
Branch Manager



Connor McManus is a Branch Manager with Dynamic Engineering Consultants, PC. He is a licensed Professional Engineer in Maryland with nearly 12 years of practical experience in commercial, industrial, residential and public/government land development in Maryland, Delaware, Virginia and Florida.

Included within his areas of expertise are site grading, earthwork, utility infrastructure, floodplain management, stormwater management/water quality design, construction management/inspection, water and sanitary sewer design, site planning, and permitting.

Mr. McManus is dedicated to insuring that clients are satisfied with the management of their projects by maintaining open communication and ensuring timeliness of project milestones. He approaches each project to tailor to his client's needs and goals. Mr. McManus believes that it is important clients are informed about the land development process so that they make knowledgeable decisions. He also makes certain that his clients are aware of the regulatory process and risks associated with each step of the development project.

His attention to detail and adaptability has allowed him to stay ahead of the city, county, and state processes to aggressively permit projects to maintain or accelerate schedules. His experience provides practical insight for preparation of a quality product while maintaining constructability and value engineering.

During his career, Mr. McManus has provided consulting services for numerous corporate and developer driven projects including CVS, Wawa, Cumberland Farms, ALDI, Taco Bells, Panera Bread, Life Storage, Extra Space Storage, Johns Hopkins Applied Physics Labs, Johns Hopkins University, Stronach Properties, Seawood Builders, Lennar and many more.

Licenses:

- Maryland Professional Engineer License
- Virginia Professional Engineering License
- Delaware Professional Engineer License

Maryland Agency Experience:

- Anne Arundel County Approvals & Permitting
- Baltimore County Approvals & Permitting
- Baltimore City Approvals & Permitting
- Charles County Approvals & Permitting
- Howard County Approvals & Permitting
- MDE Permitting
- MDSHA Permitting
- Montgomery County Approvals & Permitting
- Prince George's County Approvals & Permitting
- Washington County Approvals & Permitting
- Worcester County Approvals & Permitting
- WSSC Permitting

Expert Testimony:

Mr. McManus has testified before Maryland boards; County and City planning boards, as well as Virginia, Delaware, and Florida other Local and Regional permitting agencies in support of his client's projects.

Education:

- Virginia Tech, Bachelor of Science in Civil Engineering, Minor in Green Engineering

Employment History:

- 2022 – Present: Dynamic Engineering Consultants, PC Branch Manager
- 2018 – 2022: Whitman, Requardt & Associates Senior Project Engineer
- 2016 – 2018: Bohler Engineering FL Assistant Project Manager
- 2013 – 2016: Bohler Engineering MD Design Engineer

Professional Affiliations:

- Urban Land Institute – Member
- Maryland Building Industry Association – Member

Compson of Severna Park, LLC

Anne Arundel County Office of Administrative Hearings

Case No. 2024-0234-S

Tuesday, March 4, 2025 at 12:00 pm

Hearing via Zoom Meeting

AFFIDAVIT OF POSTING

I, the undersigned, being eighteen (18) years of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That I posted the notice signs on the property that is the subject of Case No. 2024-0234-S.
2. That the notice signs were posted on the 16 day of February, 2025.
3. That the signs were posted as required by Anne Arundel County Code, §18-16-203(d).
4. That the signs have been posted continuously since that date.
5. That the location of the sign that I posted is as follows:
335 Ritchie Highway
6. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice signs that I posted on the property.



Signature of Affiant:

John Martin Ogle

Date: February 16, 2025

John Martin Ogle

9912 Maidbrook Road Baltimore, Md. 21234

Printed Name and Address of
Affiant:

