



TO: Denver City Council
FROM: Tina Axelrad for Deirdre Oss, AICP, CPD
DATE: May 5, 2014
SUBJECT: Petition of Protest - Council Bill #14-0245, Series of 2014

STAFF REVIEW PROCESS FOR PETITION PROTEST UNDER SECTION 12.4.10.5 OF THE DENVER ZONING CODE

- Step 1: *Create 200 foot buffer map - Created by CPD and attached*
 - This map includes all properties within the required 200 foot buffer from the subject property and inclusive of all applicable right-of-way.
 - Total square feet within the buffer area = **420,705 SF**

- Step 2: *Confirm that all addresses signed are in the buffer*
 - All addresses for which a signature was provided are within the buffer.

- Step 3: *Confirm that all signatures are valid and accurately represent current ownership*
 - All but two signatures on the application are considered valid and accurately show proper ownership. The two signatures representing owners for 2393 S. Josephine St. were signed by the proper owners but not dated. However, the property only represents 362 SF of the buffer area as it is not fully within the buffer boundary.
 - The property at 2449 S. Josephine was signed by current owners who were not owners of record. They did provide paperwork indicating change of title and therefore the signatures **are** counted.

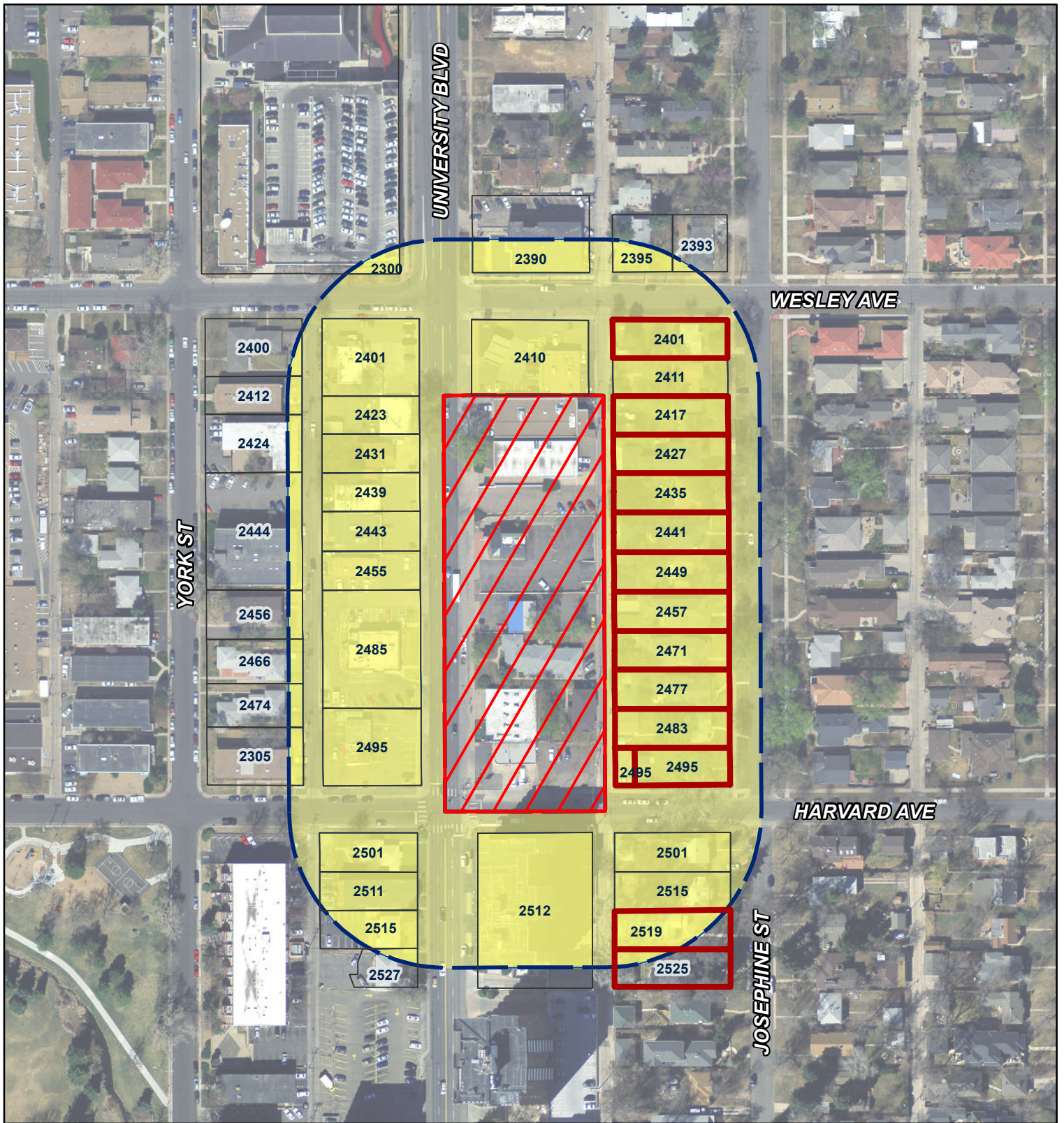
- Step 4: *Calculate valid signatures to assess percentage*
 - See below.

LAND AREA REPRESENTED BY VALID PETITION SIGNATURES (% OF TOTAL AREA)

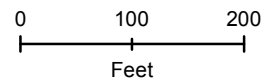
0 SF (0%)	within the subject rezoning area
89,457 SF (21.3%)	within 200 feet of the subject rezoning area


RESULTS OF CALCULATION


X	In view of the twenty (20) or more percent protest, it will be necessary for City Council to cast ten (10) affirmative votes for passage of the rezoning application for 2420-2490 South University Boulevard.
	In view of the less than twenty (20) percent protest, this petition does not constitute a legal protest.




Protest Area Map 13i-00016



 Amendment application 13i-16
2420 - 2490 S. University Blvd

 Properties that signed Petition of Protest

 200' distance from perimeter
of proposed map amendment

84,141 SF Land Area Required

89,457 SF Land Area Obtained

Total area of 200' distance from the
perimeter of the amendment = 9.66 Acres / 420,705 SF

20% = 1.93 Acres / 84,141 SF

Updated 5/5/2014

City and County of Denver PETITION OF PROTEST

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ALL Owners must sign and print their name in the manner as they hold title to the property.

Own #	Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Date Signed
18	2395 E WESLEY AVE DENVER, CO 80210 LEGAL: L. 25 TO 27 INC EXC E 70FT BLK 7 IIFFS UNIVERSITY ADD	n/a	JOSEPH WILLIAM D <i>Joseph William D</i>	2395 E WESLEY AVE DENVER, CO 80210	
19	2417 S JOSEPHINE ST. DENVER, CO 80210 LEGAL: L. 43 & 44 BLK 8 IIFFS UNIVERSITY ADD	n/a	KELLEY CHRISTOPHER R <i>Christopher R Kelley</i> <i>Christopher R Kelley</i>	2601 S HIGH ST. DENVER, CO 80210	4/25/14
20	2483 S. Josephine St. Denver, Co 80210 LEGAL: L. 27 & 28 BLK 8 IIFFS UNIVERSITY ADD	N/A	2483 S. Josephine LLC <i>Stephanie Abbott</i> <i>Stephanie Abbott</i> 2483 S. Josephine LLC Manager Member	2483 S. Josephine St. Denver, Co 80210	04/24/2014

see attached

Name and Signature of Petition Circulator
Traci Samaras

City and County of Denver PETITION OF PROTEST

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19	2417 S JOSEPHINE ST. DENVER, CO 80210 LEGAL: L 43 & 44 BLK 8 ILIFFS UNIVERSITY ADD	n/a	KELLEY, CHRISTOPHER R Christopher A Kelley Christopher R Kelley	2601 S HIGH ST. DENVER, CO 80210	4/25/14
20	2483 S. Josephine St. Denver, Co 80210 LEGAL: L 27 & 28 BLK 8 ILIFFS UNIVERSITY ADD	N/A	2483 S. Josephine LLC Frederick Blaine Manager/Member 2483 S. Josephine LLC	2483 S. Josephine St. Denver, Co 80210	04/24/2014

see attached

Name and Signature of Petition Circulator
Traci Samaras



State Documentary Fee
 Date: April 16, 2014
 \$ 37.75

Warranty Deed
 (Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **April 16, 2014** by **KATHLEEN ANN PETTEE AND PAMELA JEAN JOHNSON** Grantor(s), of the **CITY AND** County of **DENVER** and State of **COLORADO** for the consideration of **(\$377,500.00) *** Three Hundred Seventy Seven Thousand Five Hundred and 00/100 ***** dollars in hand paid, hereby sells and conveys to **2483 S. JOSEPHINE, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **3021 OAK ST LAKEWOOD, CO 80215**, County of **JEFFERSON**, and State of **COLORADO**, the following real property in the **CITY AND** County of **Denver**, and State of **Colorado**, to wit:

LOTS 27 AND 28, BLOCK 8, ILIFF'S UNIVERSITY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **2483 SOUTH JOSEPHINE STREET DENVER CO 80210**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2014 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

Kathleen Ann Pettee
 KATHLEEN ANN PETTEE

Pamela Jean Johnson
 PAMELA JEAN JOHNSON

State of **COLORADO**)
) ss.
 County of **DOUGLAS**)

The foregoing instrument was acknowledged before me on this day of **April 16, 2014** by **KATHLEEN ANN PETTEE AND PAMELA JEAN JOHNSON**

Merritt Elissa Driscoll
 Notary Public
 My commission expires 9/20/16

MERRITT ELISSA DRISCOLL
NOTARY PUBLIC
STATE OF COLORADO
 NOTARY ID 20124058313
 My Commission Expires September 20, 2016

When Recorded Return to: **2483 S. JOSEPHINE, LLC, A COLORADO LIMITED LIABILITY COMPANY**
3021 OAK ST LAKEWOOD, CO 80215





Approval of Deed, Bill of Sale and Tenancy

The undersigned **2483 S. JOSEPHINE, LLC, A COLORADO LIMITED LIABILITY COMPANY** Buyer(s) hereby acknowledge that they intend to take title to the following described property:

LOTS 27 AND 28, BLOCK 8, ILIFF'S UNIVERSITY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

as Joint Tenants Tenants in Common Other: LLC

They have reviewed the **GENERAL WARRANTY DEED** and **Bill of Sale** dated **April 16, 2014** from **KATHLEEN ANN PETTEE AND PAMELA JEAN JOHNSON** to **2483 S. JOSEPHINE, LLC, A COLORADO LIMITED LIABILITY COMPANY** and by their signature hereto approve the deed and confirm that it correctly reflects the choice of tenancy, if applicable.

Date: **April 16, 2014**




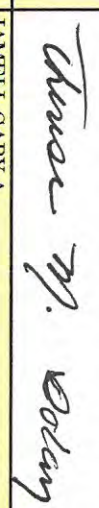


2483 S. JOSEPHINE, LLC, A COLORADO LIMITED LIABILITY COMPANY

 Member
TRENT HUBBARD, MEMBER

City and County of Denver PETITION OF PROTEST

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Own #	Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Date Signed
1-a	2441 S. Josephine St. Denver, CO 80210 LEGAL: L 37 & 38 BLK 8 HIFFS UNIVERSITY ADD	n/a	 SAMARAS, TRACI A	2441 S. Josephine St. Denver, Co 80210	4-13-14
1-b	2441 S. Josephine St. Denver, CO 80210 LEGAL: L 37 & 38 BLK 8 HIFFS UNIVERSITY ADD	n/a	 LAMBERTSON, JOHN P	2441 S. Josephine St. Denver, Co 80210	4-13-14
2-a	2401 S. Josephine St. Denver, Co 80210 LEGAL: L 47 & 48 BLK 8 HIFFS UNIVERSITY ADD	n/a	 DOLAN, THERESE M	1668 S. Jasmine St. Denver, Co 80224	4-17-14
2-b	2401 S. Josephine St. Denver, Co 80210 LEGAL: L 47 & 48 BLK 8 HIFFS UNIVERSITY ADD	n/a	 JAMELL, GARY A	1668 S. Jasmine St. Denver, Co 80224	4-20-14
3	2471 S. Josephine St. Denver, Co 80210 LEGAL: L 31 & 32 BLK 8 HIFFS UNIVERSITY ADD	n/a	 WESTLUND, MARK	2471 S. Josephine St. Denver, Co 80210	4-17-14
4-a	2477 S. Josephine St. Denver, Co 80210 LEGAL: L 29 & 30 BLK 8 HIFFS UNIVERSITY ADD	n/a	 WESTLUND, MARK	2477 S. Josephine St. Denver, Co 80210	4-13-14

67500
1172
362
5785
74,819



Name and Signature of Petition Circulator

Traci Samaras 


City and County of Denver PETITION OF PROTEST

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4-b	2477 S. Josephine St. Denver, Co 80210 LEGAL. L. 29 & 30 BLK 8 ILLIFFS UNIVERSITY ADD	n/a	HARRINGTON, DEBORAH J 	2477 S. Josephine St. Denver, Co 80210	4/13/14
5	2495 S. Josephine St. Denver, Co 80210 LEGAL. L. 25 & 26 BLK 8 ILLIFFS UNIVERSITY ADD EXC W 25FT THEREOF	n/a	JOHNSON, STANLEY RAYMOND 	2495 S. Josephine St. Denver, Co 80210	4/14/14
6-a	2431 S. University Blvd. Denver, Co 80210 LEGAL. L. 41 & 42 BLK 45 EVANSTON THIRD FLG	n/a	BETTINGER, RICHARD L	1618 S. Monroe St Denver, Co 80210	
6-b	2431 S. University Blvd. Denver, Co 80210 LEGAL. L. 41 & 42 BLK 45 EVANSTON THIRD FLG	n/a	BETTINGER NORMA W	1618 S. Monroe St. Denver, Co 80210	
7-a	2439 S. University Blvd. Denver, Co 80210 LEGAL. L. 39 & 40 BLK 45 EVANSTON THIRD FLG	n/a	BETTINGER, RICHARD L	2439 S. UNIVERSITY BLVD Denver, Co 80210	
7-b	2439 S. University Blvd. Denver, Co 80210 LEGAL. L. 39 & 40 BLK 45 EVANSTON THIRD FLG	n/a	BETTINGER NORMA W	2439 S. UNIVERSITY BLVD Denver, Co 80210	

Name and Signature of Petition Circulator

Traci Sammons: 

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8	2443 S. University Blvd. Denver, Co 80210 LEGAL: L 37 & 38 BLK 45 EVANSTON THIRD FLG	n/a	BETTINGER, RICHARD L	2431 S. UNIVERSITY BLVD Denver, Co 80210	
9A	2393 S. JOSEPHINE ST. DENVER, CO 80210 LEGAL: E 70 FT OF L25 TO 27 INC BLK TILIFFS UNIVERSITY AND	N/A	ARBUCKLE, H ALAN	2393 S. JOSEPHINE ST DENVER, CO 80210	
9B	2393 S. JOSEPHINE ST. DENVER, CO 80210 LEGAL: E 70 FT OF L25 TO 27 INC BLK TILIFFS UNIVERSITY AND	N/A	CORNISTO, ERIC M Eric M Cornisto	2393 S. JOSEPHINE DENVER CO 80210	
10A	2525 S. JOSEPHINE ST. DENVER CO 80210 LEGAL: L 41 & 42 BLK 21 TILIFFS UNIVERSITY AND	N/A	GIACOMINI, BRIAN Brian Giacomini	2525 S. JOSEPHINE DENVER, CO 80210	
10B	2525 S. JOSEPHINE ST. DENVER CO 80210 LEGAL: L 41 & 42 BLK 21 TILIFFS UNIVERSITY AND	N/A	GIACOMINI, ALI Ali Giacomini	2525 S. JOSEPHINE DENVER, CO 80210	
	See Attached for # 11a for # 11b				


* PARCELS 362 #

* PARCELS

* PARCELS 1172 #

* PARCELS

Name and Signature of Petition Circulator

Traci Samaras: 

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Own #	Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Signature and Printed Name of Owner	Date Signed
1a.	2435 S. Josephine St. Denver, Co 80210 LEGAL: L. 39 & 40 BLK 8 TLFFS	n/a	TODD, JAMES M	2435 S. Josephine St. Denver, Co 80210	<i>James M. Todd</i>	2/10/14
1b.	UNIVERSITY ADD 2435 S. Josephine St. Denver, Co 80210 LEGAL: L. 39 & 40 BLK 8 TLFFS UNIVERSITY ADD	n/a	BAILEY-TODD, ALLYSON S	2435 S. Josephine St. Denver, Co 80210	<i>Allyson S Bailey-Todd</i>	4/10/14

Name and Signature of
Petition Circulator
Traci Samaras: *Traci Samaras*

City and County of Denver PETITION OF PROTEST

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Own #	Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Date Signed
12-a	2449 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L 35 & 36 BLK 8 ILLFFS UNIVERSITY ADD	n/a	<i>See Attached</i>		
12-b	2449 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L 35 & 36 BLK 8 ILLFFS UNIVERSITY ADD	n/a			
13	2519 S JOSEPHINE ST DENVER, CO 80210 LEGAL: LTS 43 & 44 BLK 21 ILLFFS UNIVERSITY ADD	n/a	<i>Wherry, Bradley G</i> <i>Mary G Wherry</i>	2519 S JOSEPHINE ST. DENVER, CO 80210	4/14/14
14-a	2457 S JOSEPHINE ST DENVER, CO 80210-5413 LEGAL: L 33 & 34 BLK 8 ILLFFS UNIVERSITY ADD	n/a	<i>BENISH, RYAN</i> <i>[Signature]</i>	2457 S JOSEPHINE ST. DENVER, CO 80210	4/16/14
14-b	2457 S JOSEPHINE ST DENVER, CO 80210-5413 LEGAL: L 33 & 34 BLK 8 ILLFFS UNIVERSITY ADD	n/a	<i>BENISH, BETHANY</i> <i>[Signature]</i>	2457 S JOSEPHINE ST. DENVER, CO 80210	4/16/14
15	2395 E WESLEY AVE DENVER, CO 80210 LEGAL: L 25 TO 27 INC EXC E 70FT BLK 7 ILLFFS UNIVERSITY ADD	n/a	<i>JOSEPH, WILLIAM D</i> <i>[Signature]</i>	2395 E WESLEY AVE DENVER, CO 80210	

*PAVE
5785

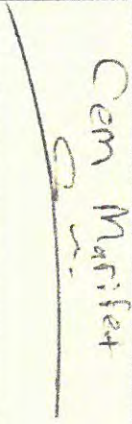
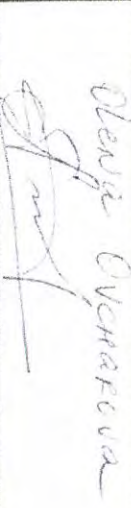
Name and Signature of Petition Circulator

Traci Samaras *[Signature]*

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12-a	2449 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L, 35 & 36 BLK 8 LAFERS UNIVERSITY ADD	n/a	 Cem Marifet	1321 Upland Dr # 5285 houston, TX 77043	4/18/14
12-b	2449 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L, 35 & 36 BLK 8 LAFERS UNIVERSITY ADD	n/a	 Olga Overnova	1321 Upland Dr # 5285 houston, TX 77043	4/18/14
15					

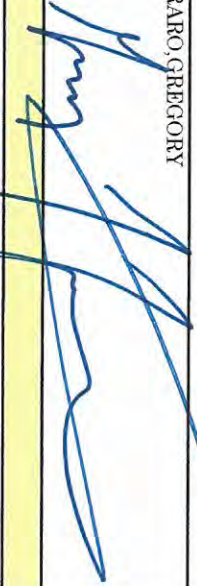
Name and Signature of Petition Circulator

Olga Overnova

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16	2427 S. Josephine St. Denver, Co 80210 LEGAL: LTS 41 & 42 BLK 8 ILLIFFS UNIVERSITY ADD	n/a	 FERRARO, GREGORY	2435 S. Josephine St. Denver, Co 80210	4/1/14

Name & Signature of Petition Circulator

Traei Sammons 

REAL PROPERTY TRANSFER DECLARATION - (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

1. **Address and/or legal description of the real property sold:** Please do not use P.O. box numbers.
2449 South Josephine Street, Denver, CO 80210

2. **Type of property purchased:**
 Single Family Residential Townhome Condominium Other _____
 Multi-Unit Res Commercial Industrial
 Agricultural Mixed Use Vacant Land

3. **Date of closing:** December 30, 2013
Date of contract if different than closing: November 08, 2013

4. **Total sale price:** Including all real and personal property. \$390,000.00

5. **Was any personal property included in the transaction?** Personal property would include, but is not limited to, carpeting, draperies, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.
 Yes No If yes, approximate value \$ _____ Describe _____

6. **Did the total sale price include a trade or exchange of additional real or personal property?** If yes, give the approximate value of the goods or services as of the date of closing.
 Yes No If yes, value \$ _____
If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No

7. **Was 100% interest in the real property purchased?** Mark "no" if only a partial interest is being purchased.
 Yes No If no, interested purchased _____%

8. **Is this a transaction among related parties?** Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.
 Yes No

9. **Check any of the following that apply to the condition of the improvements at the time of purchase.**
 New Excellent Good Average Fair Poor Salvage Vacant land.

If the property is financed, please complete the following.

10. **Total amount financed.** \$312,000.00

11. **Type of financing:** (check all that apply)

New
 Assumed
 Seller
 Third Party
 Combination; Explain _____

12. **Terms:**
 Variable; Starting interest rate _____ %
 Fixed; Starting interest rate _____ %
 Length of time _____ years
 Balloon payment Yes No. If yes, amount _____ Due date _____

13. Please explain any special terms, seller concessions, or financing and any other information that would help the assessor understand the terms of sale. N/A

For properties **other than residential** (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? Yes No
 If yes, franchise or license fee value \$ _____
15. Did the purchase price involve an installment land contract? Yes No
 If yes, date of contract _____
16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing? Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed this 30th day of December, 2013.
 Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number. Please designate buyer or seller.

Buyer(s):

[Signature]
 Cem Marifet

[Signature]
 Olena Ovcharova

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:
2449 South Josephine Street ()
 Address (mailing) _____ Daytime Phone _____
Denver, Colorado 80210
 City, State and Zip Code _____



01/06/2014 04:04 PM
City & County of Denver
Electronically Recorded

R \$11.00
WD
D \$39.00

WARRANTY DEED

State Doc Fee: \$39.00
Recording Fee: \$11.00

THIS DEED is dated the 30th day of December, 2013, and is made between

Charlie B. Freeman and Nancy J. Freeman

(whether one, or more than one), the "Grantor" of the County of Denver and State of Colorado and

Cem Marifet and Olena Ovcharova , husband and wife

the "Grantees", whose legal address is 2449 South Josephine Street, Denver, CO 80210 of the County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Three Hundred Ninety Thousand Dollars and No Cents (\$390,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado described as follows:

Lots 35 and 36, Block 8,
ILIFF'S UNIVERSITY ADDITION,
City and County of Denver, State of Colorado

also known by street address as: 2449 South Josephine Street, Denver, CO 80210

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2013 and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Record Title Matters) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements (including, cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Off Record Title Matters) and Section 9 (Current Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special taxing district; the benefits and burdens and of any recorded declaration and party wall agreements, if any.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Charlie B. Freeman

Nancy J. Freeman

State of Colorado
County of Denver

The foregoing instrument was acknowledged before me this 30th day of December, 2013 by Charlie B. Freeman and Nancy J. Freeman.

JENNY SILVER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08/23/2015

Witness my hand and official seal.

Notary Public
My commission expires: 8/23/2015

12. **Terms:**
 Variable; Starting interest rate _____ %
 Fixed; Starting interest rate _____ %
 Length of time _____ years
 Balloon payment Yes No. If yes, amount _____ Due date _____

13. Please explain any special terms, seller concessions, or financing and any other information that would help the assessor understand the terms of sale. N/A

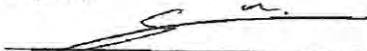
For properties **other than residential** (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.


14. Did the purchase price include a franchise or license fee? Yes No
 If yes, franchise or license fee value \$ _____
15. Did the purchase price involve an installment land contract? Yes No
 If yes, date of contract _____
16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing? Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed this 30th day of December, 2013.
 Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number. Please designate buyer or seller.

Buyer(s):


 Cem Marifet

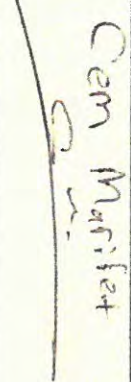
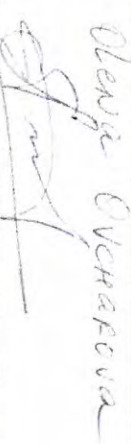

 Olena Ovcharova

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:
2449 South Josephine Street ()
 Address (mailing) _____ Daytime Phone _____
Denver, Colorado 80210
 City, State and Zip Code _____

City and County of Denver PETITION OF PROTEST

re undersigned, represent that we are the owners of the real properties legally described opposite our names that, as such property owners, we do hereby protest the enactment of Council Bill No. **CB14-0245**, Series of , which Council Bill would change from **G-MX-3** to **G-RX-5** the zoning classification of the following legally described land area: (Include legal description-attache separate page if required.)

ALL Owners must sign and print their name in the manner as they hold title to the property.

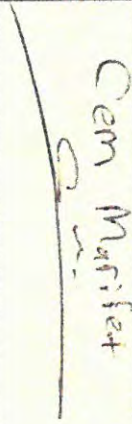
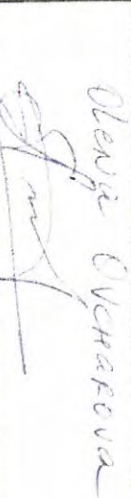
Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Date Signed
2149 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L 35 & 36 BLK 8 111FFS UNIVERSITY ADD	n/a	 Cem Marifat	1321 Sprland Dr # 3285 Houston TX 77043	4/18/14
2149 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L 35 & 36 BLK 8 111FFS UNIVERSITY ADD	n/a	 George Overcharova	1321 Sprland Dr, # 3285 Houston TX 77043	4/18/14

Name and Signature of Petition Circulator

City and County of Denver PETITION OF PROTEST

we undersigned, represent that we are the owners of the real properties legally described opposite our names that, as such property owners, we do hereby protest the enactment of Council Bill No. **CB14-0245**, Series of , which Council Bill would change from **G-MX-3** to **G-RX-5** the zoning classification of the following legally described land area: (Include legal description-attache separate page if required.)

ALL Owners must sign and print their name in the manner as they hold title to the property.

Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Date Signed
2449 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L. 35 & 36 BLK 8 ILLERS UNIVERSITY ADD	n/a	 Cem Marjef	1321 Upland Dr. # 5289 HO 351017X 77043	4/18/14
2449 S JOSEPHINE ST DENVER, CO 80210 LEGAL: L. 35 & 36 BLK 8 ILLERS UNIVERSITY ADD	n/a	 Olga Overnova	1321 Upland Dr. # 5289 HO 351017X 77043	4/18/14

Name and Signature of Petition Circulator