

AFFIDAVIT OF STEFANIE M. SELDEN

My name is Stefanie M. Selden and I reside at 625 Snow Peak Lane., Lafayette, Colorado. I am the personal representative of my mother's estate, the Estate of Josefa Zotter. El Paso County probate case number, 2015 PR 30732. I am currently self-employed as an attorney in the state of Colorado, doing business as Selden Law PC.

My mother, Josefa Zotter purchased the property located at 9945 Chipeta Park Road in 1984. At that time, the property consisted of two cabins- a big cabin which had been built in 1956 and a smaller cabin which had been built in 1961. The smaller cabin was a dwelling unit with a kitchen, bathroom and living spaces.

Ms. Zotter continuously rented the smaller cabin to tenants. She was a retired college professor and her main source of income was rental income. She resided alone in the large cabin at 9945 Chipeta Park Road. The small cabin has a separate mailing address of 9955 Chipeta Park Road.

In 1984, I visited my mother at her home on 9945 Chipeta Park Road. I visited her three to four times per year every year for the thirty plus years she owned the property. I always saw evidence that the small cabin was occupied. Frequently I saw the tenants' vehicles outside of the small cabin. Sometimes I spoke with the tenants. As a lawyer, I assisted my mother with any tenant related issues.

I have direct personal knowledge that my mother rented the smaller cabin continuously from the time she bought the property in 1984 until her death. If there were any gaps in tenancy, the gaps only lasted for 1 to 2 months. If she had problems finding a tenant, she lowered the rent. As my mother aged, I assumed responsibility for renting the smaller cabin, paying property tax bills and dealing with maintenance of the two cabins.

Ms. Zotter never enlarged the footprint of the cabin.

The large and small cabin on the subject property share a common septic system. In October 2006 a new septic system was installed, with the appropriate permit. The permit from El Paso County specifically states that the septic system is for two residences.

Both the large and small cabin are metered separately for water which is supplied by the city of Colorado Springs Utility.

In April 2015, I spoke directly with the El Paso County zoning department about the possibility of subdividing the two cabins at 9945 and 9955 Chipeta Park Road. I was informed at that time by El Paso County that because the property was less than 5 acres, it could not be subdivided. At no time did El Paso County zoning department make any statement to me that this was an illegal nonconforming use or raise any questions about the zoning for the two cabins.

The above statements are accurate and true to the best of my knowledge. This affidavit is

provided under oath and penalty of perjury for any false statements.

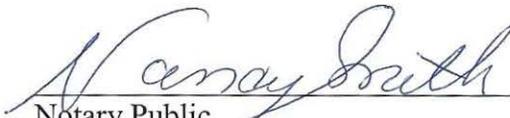


Stefanie M. Selden

STATE OF COLORADO)
)ss
COUNTY OF BOULDER)

Subscribed and sworn to before me on 11.2.2017

Witness my hand and official seal.



Notary Public

My commission expires: 4.12.2018

