IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION

FREDERICK J. SHADDOCK, Petitioner,
520 N Street SW, Suite S-316, W. DC 20024
vs.
OKSANA S. SHADDOCK, Respondent,
520 N Street SW, Suite S-316, W, DC 20024

CASE NO.: 2025-CAB-000953

PETITION TO ADD HUSBAND
TO TITLE OF REAL PROPERTY

COMES NOW, Petitioner, Frederick Shaddock, *pro se*, respectfully petitions this Honorable Court for a finding of fact establishing marital property, and an order adding his name to the title of the real property located at 520 N Street SW, Suite S-316, Washington, DC 20024, known as the Harbour Square Owners Cooperative, currently titled solely in the name of Respondent, Oksana Shemet Shaddock.

In support of this Petition for equal marital property rights, to avert divorce, Petitioner states as follows:

1. Petitioner, Frederick Shaddock, and Respondent Oksana Shaddock are adult individuals residing in 520 N Street SW, Suite S-316, Washington, DC 20024.
2. Petitioner and Respondent were married on January 17, 2001 in Arlington, Virginia. All real estate purchased thereafter is marital property. They own two marital properties, in DC and Iowa.
3. On August 16, 2006, Petitioner purchased and closed on a 4 bedroom house at 806 North 4th Street, Fairfield, Iowa for $100,000. He naturally added his wife, the Respondent, to the deed, and is the primary house manager. But Respondent badgered 5 female tenants away, who helped him pay the mortgage.
4. However, on October 12, 2012, Respondent purchased and closed on a Harbour Square Owners Cooperative condominium, located at 520 N Street SW, Suite S-316, Washington, DC 20024 (the "Property") for $217,500, yet did not add the Petitioner to the title, in return.
5. The power imbalance causes marital tension, and discussions of divorce, especially when the couple is at the DC condo. Both parties have made significant payments for both properties during their marriage.
6. Respondent allows Petitioner to cohabit but refuses to even add Petitioner to the registered guest list at the Harbour Square Management office as required by the ByLaws.
7. Petitioner gives Respondent full rights at their Fairfield house, including keys, access codes, driving the marital car, and receiving mail and packages. Petitioner asks for the same rights at their DC condo.
8. But Respondent does not allow Petitioner to have a mailbox key at the DC condo. Therefore Respondent requests that any non-email, paper documents about this matter be addressed to 806 North 4th, Fairfield, Iowa 52556.
9. Petitioner asserts that he has a legal and/or equitable interest in the Property based on the District of Columbia laws for marital or contractual interest.
10. Petitioner is prepared to provide documentation and evidence supporting his claim to an ownership interest in the Property, including but not limited to financial records, agreements, identification, and other relevant documentation.
11. Petitioner seeks an order from this Court directing that his name be added to the title of the Property, subject to any lawful requirements under District of Columbia law and the governing documents of Harbour Square Owners Cooperative to reflect his rightful ownership interest, dower, and curtesy.
12. On 5/28/2024 Petitioner petitioned for divorce in Fairfield Iowa, and a status hearing there (via Zoom) is scheduled for March 3, 2025 (Jefferson County Iowa 08511_CDCV401806). The Iowa Court will ask if Petitioner still wants to proceed with divorce. That depends a lot upon the outcome of this case. A marriage without equal property rights is not a marriage.

WHEREFORE, Petitioner respectfully requests that this Court:

A. Grant this Petition and issue a Finding of Fact and Order directing that Petitioner Frederick Shaddock be added to the title of the Property located at 520 N Street SW, Suite S-316, Washington, DC 20024;

B. Grant such other and further relief as the Court deems just and proper.

Dated: 2/17/2025

Respectfully submitted,

Frederick James Shaddock, pro se
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cc: Oksana Shemet Shaddock, Respondent, via electronic filing
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