

AFFIDAVIT

Date: 01/16/23

Affidavit pertaining to the property located at 1501 Clarence Ave, St Paul, MN 55106, herein "The Property"

WHEREAS, Northern Value Group, LLC, ("NVG") with a place of business at 1349 Robert St S., #204, West Saint Paul MN 55118, purchased the senior mortgage on the property located at 1501 Clarence St, St Paul, MN 55106, and,

WHEREAS, Northern Value Group, LLC acquired title on 12/6/2022 via foreclosure proceedings, and,

WHEREAS, the Property has code compliance deficiencies as reported in the Code Compliance Inspection Report dated 1/5/2023.

Affiants hereby state the following to be true and correct:

Northern Value Group, LLC and its owners and officers intend to continue to cooperate with city officials and will remodel the property and correct all code compliance deficiencies using proper permits. The bid from the contractor to complete the code compliance issues is \$27,000. NVG has over \$200,000 of available liquid funds in its checking account "REHAB CHECKING" at Vermillion State Bank and it will allocate the necessary funds for the completion of this project and the property will be maintained during the course of the project.

Acknowledged by:

<p>Northern Value Group, LLC</p> <p>By: <u><i>Christopher Gleize</i></u> 01/16/23</p> <p>Christopher Gleize Its President</p>	<p>Northern Value Group, LLC</p> <p>By: <u><i>Douglas D Grimm</i></u> 01/16/23</p> <p>Doug Grimm Its CFO</p>
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