



CITY OF SAINT PAUL

Ricardo X. Cervantes, Director

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March 3, 2022

Victor Nenghimobo Clement
3931 Princeton Trl
Eagan MN 55123-2536

CORRECTION NOTICE - ORDER TO VACATE.

RE: 467 IVY AVE E
Ref. # 114098

Dear Property Representative:

A re-inspection was made on your building on March 3, 2022, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately.

A reinspection will be made on March 17, 2022 and the property vacated due to long term noncompliance. Failure to comply on February 18, 2022, and February 28, 2022.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. 1. SPLC Sec. 40.01. - Fire certificate of occupancy requirement

(a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public.

(b) Provisional fire certificate of occupancy. When an owner-occupied dwelling changes to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use.

Under SPLC 40.03, owner and owner-occupied is defined as:

An Equal Opportunity Employer

DURABLE POWER OF ATTORNEY

I, VICTOR NENGHIMOBO CLEMENT, Date of Birth 10/31/1964 who resides at 3931 PRINCETON TRAIL, EAGAN, MN. 55123, designate INIE COMORT CLEMENT, Date of Birth, 09/29/1958 as my Attorney In fact, and/or Agent, to act for me now and moving forward, just as I would present and acting. This document shall become effective immediately upon execution.

AUTHORITY TO ACT: This Power of Attorney is effective immediately upon execution. My agent is authorized to act as indicated below in my name, place, and stead in anyway which I myself could do if I were personally present, to the full extent that I am permitted by law to act through an agent.

1. **POWER OF AGENT.** The Agent shall have the full power and authority to manage and conduct all my personal affairs, including any and all businesses and financial affairs, and to exercise my legal rights and powers, including those rights and powers that I may acquire in the future, including the following:
 - a. **COLLECT AND MANAGE:** To collect, hold, maintain, improve, invest, or otherwise manage any and all my real or personal property or ant interest therein.
 - b. **BUY AND SELL:** To purchase, sell, mortgage, grant options, or otherwise deal in any way in any real or personal property, tangible or intangible, or any interest therein, upon such terms as the Agent considers proper, including the power to buy United States Treasury Bonds that may be redeemed at par to pay federal estate taxes and to sell or transfer Treasury securities.
 - c. **BORROW:** To borrow money, to execute promissory notes for borrowed money, and to secure any obligation by mortgage or pledge.
 - d. **BUSINESS AND BANKING:** To conduct and participate in any kind of lawful business of any nature or kind, including the right to sign business checks, and enter into partnership agreements, and continue, reorganize, merge, consolidate, recapitalize, close, liquidate, sell, or dissolve any business and to vote stock, including the exercise of any stock options and the carrying out of any buy-sell agreement; to receive and endorse checks and other negotiable paper, deposit and withdraw funds (by check or withdrawal slips) that I now have on deposit or to which I may be entitled in the future in or from any bank, savings and loan, or other financial institutions.
 - e. **TAX RETURNS AND REPORTS:** To prepare, sign, and file separate or joint income, gift, and other tax returns, and other government reports and documents; to consent to any gift; to file any claim for tax refund; and to represent me in all matters before the Internal Revenue Service and/or the Minnesota Department of Revenue.
 - f. **SAFE DEPOSIT BOXES:** To have access to any safety deposit box registered in my name alone or jointly with others, and to remove any property or papers located therein.

- g. **PROXY RIGHTS**: To act as my Agent or proxy for any stocks, bonds, shares, or other investments, rights, or otherwise investments, rights, or interests I may now or hereafter hold.
 - h. **LEGAL AND ADMINISTRATIVE PROCEEDINGS**: To engage in any administrative or legal proceedings or lawsuits in connection with any matter herein.
 - i. **TRANSFERS IN TRUST**: To transfer any interest I may have in property, whether real or personal, tangible or intangible, to the trustee of any trust that I have created for my benefit.
 - j. **DELEGATION OF AUTHORITY**: To engage and dismiss agents, counsel, and employees, in connection with any matter, upon such terms as my Agent determines.
 - k. **OTHER MATTERS**: Any and all matters that may arise in my absence, disability or legal incapacity.
2. **DURABILITY**: The agent shall be under no duty to act on my behalf, and shall incur no liability to me or to my estate for failing to take any action under this Power of Attorney before receiving written notice from two licensed physicians that, because of either disability or incapacity, I am unable to attend to financial matters, in which case the agent shall immediately begin to act for me.
3. **RELIANCE BY THIRD PARTIES**: Third parties may rely upon the representation of the Agent as to all matters regarding powers granted to the Agent. No person who acts in reliance on the representations of the Agent or the authority granted under this Power of Attorney shall incur any liability to me or to my estate for permitting the Agent to exercise any power prior to actual knowledge that the Power of Attorney has been revoked or terminated by operation of law or otherwise.
4. **INDEMNIFICATION OF AGENT**: No agent named or substituted in this power shall incur any liability to me for acting or refraining from acting under this power, except for such agent's own misconduct or negligence.
5. **ORIGINAL COUNTERPARTS**: Photocopies of this signed Power of Attorney shall be treated as original counterparts.
6. **REVOCATION**: I hereby revoke any previous Power of Attorney that I may have given to deal with my property and affairs as set forth herein.
7. **COMPENSATION**: The Agent shall be reimbursed for reasonable expenses incurred while acting as Agent and may receive reasonable compensation for acting as Agent.

8. **SUBSTITUTE AGENT:** If INIE COMFORT CLEMENT is, at any time unable or unwilling to act on my behalf, then I appoint my daughter AYIBAITARIWORIO STELLA CLEMENT, Date of Birth 06/22/1999, presently residing at 3650 LONG LAKE DRIVE, DOUGLASVILLE, GA. 30135, as my Agent to serve with the same powers enumerated above.

9. **APPOINTMENT OF GUARDIAN OR CONSERVATOR:** In the event that a court decides that it is necessary to appoint a guardian or conservator for me, I hereby nominate AYIBAITARIWORIO STELLA CLEMENT residing at 3650 LONG LAKE DRIVE, DOUGLASVILLE, GA. 30135, to be considered by the court for appointment to serve as my Guardian or Conservator, or in any similar representative capacity.

10. **CHOICE OF LAW:** All questions concerning the validity and construction of this Durable Power of Attorney shall be determined under the laws of the State of Minnesota.

Dated: 10/09/2021

Victor Nenghimobo Clement
VICTOR NENGHIMOBO CLEMENT

Dated: 10/09/2021

Seiyefa Augustine Akpan
SEIYEFA AUGUSTINE AKPAN (WITNESS)

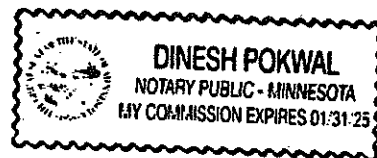
NOTARIZATION

State of Minnesota)

County of Ramsey)

On October 09 2021, **VICTOR NENGHIMOBO CLEMENT**, appeared before me and proved to my satisfaction that he is the person whose name is subscribed to this Power of Attorney, and acknowledged the due execution of the foregoing instrument.

NOTARY PUBLIC: *Dinesh Pokwal*



On October 09 2021, **SEIYEFA AUGUSTINE AKPAN**, appeared before me and proved to my satisfaction that he is the person whose name is subscribed as witness to this Power of Attorney.

NOTARY PUBLIC: *Dinesh Pokwal*

