

957 Prosperity

MACDONALD

L A W F I R M

LLC

Mailing & Delivery
1069 So. Robert Street
W. St. Paul, MN 55118
Main: (651) 222-4400
Fax: (651) 222-1122

June 11, 2019

Wei Zhu & Julia Zhao
2830 Hillscourte South
Roseville MN 55113

Jintu Wang
2830 Hillscourte South
Roseville MN 55113

jim4home@yahoo.com

RECEIVED

JUN 17 2019

CITY CLERK

RE: Closing: 957 Prosperity Avenue, St. Paul, MN

Dear Wei Zhu, Julia Zhao & Jintu Wang:

This letter is to confirm your receipt of the attached letter from the City of St. Paul, Mai Vang, Legislative Hearing Coordinator, dated , May 31, 2019, a copy of which is attached for your reference. Specifically, paragraph 3 requests that

“ you provide a contractual agreement which must stipulate that the purchaser will be undertaking the rehabilitation of the property while the property is still owned by Wei Zhu and Julia Q Zhao, in order to be in compliance with City Codes pertaining to the transfer of nuisance/dangerous properties; “

By signatures below, the parties stipulate that Abdiranmon Adam, Libin, LLC the purchaser, will be undertaking the rehabilitation while the property is still owned by at Wei Zhu and Julia Q Zhao, in order to be in compliance with City Codes pertaining to the transfer of nuisance/dangerous properties.

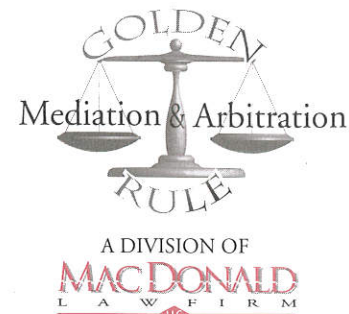
Very truly yours,

MACDONALD LAW FIRM, LLC



Michelle L. MacDonald
Attorney & Advisor

cc. Abdiranmon Adam (ccaafu5000@yahoo.com)



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

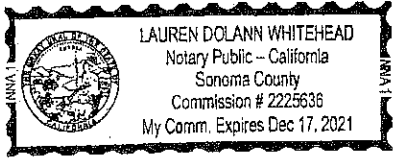
Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Sonoma

Subscribed and sworn to (or affirmed) before me
 on this 30th day of March, 2019
 by Date Month Year

(1) Wei Zhu
 (and (2) Kuan Chen),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Lauren Dolann Whitehead
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: POA Document Date: 3/30/19

Number of Pages: _____ Signer(s) Other Than Named Above: _____

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

Starting from 3/1/2019, I, Wei Zhu and Kuan Chen the wife and husband, hereinafter referred to as PRINCIPAL, in the County of Ramsey State of Minnesota, does appoint Jintu Wang as his true and lawful attorney.

In principal's name, and for principal's use and benefit, said attorney is authorized hereby;

- 1) To SELL REAL ESTATE properties in Minnesota as followings,
957 Prosperity Avenue St Paul MN 55106
- 2) To execute, acknowledge, and deliver purchase agreements, contracts of sale, escrow instructions, deeds,
- 3) All that said attorney shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved.

Signed by

Wei Zhu, Kuan Chen

Dated:

3/3/2019

Subscribed and sworn to before me this _____ of _____

Notary Public

**PLEASE SEE ATTACHED
CALIFORNIA JURAT FORM**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

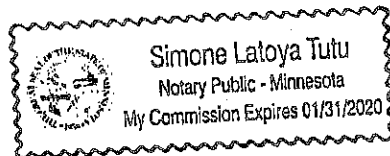
Starting from 3/1/2019, I, Julia Zhao, hereinafter referred to as PRINCIPAL, in the County of Ramsey State of Minnesota, does appoint Jintu Wang as his true and lawful attorney.

In principal's name, and for principal's use and benefit, said attorney is authorized hereby;

- 1) To SELL REAL ESTATE properties in Minnesota as followings,
957 Prosperity Avenue St Paul MN 55106
- 2) To execute, acknowledge, and deliver purchase agreements, contracts of sale, escrow instructions, deeds,
- 3) All that said attorney shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved.

Signed by Julia Zhao

Dated: 4/2/2019



Subscribed and sworn to before me this 2 of April 2019

STW
Notary Public

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

Starting from 3/1/2019, I, Wei Zhu and Kuan Chen the wife and husband, hereinafter referred to as PRINCIPAL, in the County of Ramsey State of Minnesota, does appoint Jintu Wang as his true and lawful attorney.

In principal's name, and for principal's use and benefit, said attorney is authorized hereby;

- 1) To SELL REAL ESTATE properties in Minnesota as followings,
957 Prosperity Avenue St Paul MN 55106
- 2) To execute, acknowledge, and deliver purchase agreements, contracts of sale, escrow instructions, deeds,
- 3) All that said attorney shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved.

Signed by Wei Zhu Kuan Chen

Dated: 3/3/2019

Subscribed and sworn to before me this _____ of _____

Notary Public

**PLEASE SEE ATTACHED
CALIFORNIA JURAT FORM**

POWER OF ATTORNEY

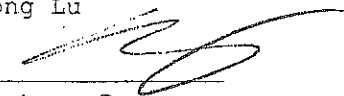
KNOW ALL MEN BY THESE PRESENTS:

Starting from 3/1/2019, I, Yong Lu and Xiaohong Qiu the husband and wife, hereinafter referred to as PRINCIPAL, in the County of Ramsey State of Minnesota, does appoint Jintu Wang as his true and lawful attorney.

In principal's name, and for principal's use and benefit, said attorney is authorized hereby;

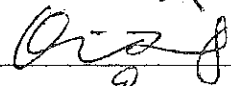
- 1) To SELL REAL ESTATE properties in Minnesota as followings,
957 Prosperity Avenue St Paul MN 55106
- 2) To execute, acknowledge, and deliver purchase agreements, contracts of sale, escrow instructions, deeds,
- 3) All that said attorney shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved.

Print Name: Yong Lu

Signed by 

Dated: 04/02/2019

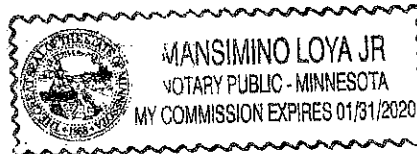
Print Name: Xiaohong Qiu

Signed by 

Dated: 04/2/19

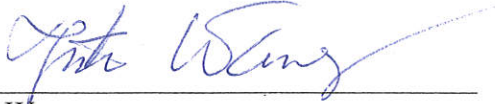
Subscribed and sworn to before me this 2nd of April


Notary Public



RE: Closing: 957 Prosperity Avenue, St. Paul, MN

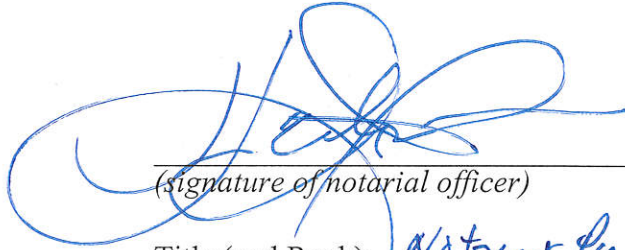
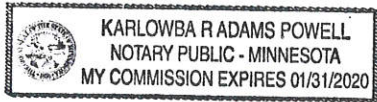
By signatures below, the parties stipulate that Abdiranmon Adam, Libin, LLC the purchaser, will be undertaking the rehabilitation while the property is still owned by at Wei Zhu and Julia Q Zhao, in order to be in compliance with City Codes pertaining to the transfer of nuisance/dangerous properties.



Jintu Wang

Signed and sworn to before me on 6/11/19, by Jintu Wang on behalf of himself and as Power of Attorney for Julia Zhao, Wei Zhu, Kuan Chen, Yong Lu, Xiaohong Qui.

(Stamp)



(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 1/31/20
(month/day/year)