AFFIDAVIT OF FINANCIAL ABILITY

1649 Ross Avenue St. Paul, Minnesota

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

I, James B. Gasperini, being duly sworn, state:

- 1. I am an attorney licensed to practice law in the State of Minnesota.
- 2. I represent Eleanor Hammes, individually, Eleanor Hammes as Personal Representative of the Estate of William Hammes, Eleanor Hammes as Attorney-in-Fact for Leo Hammes and Edward Kuhlman as Personal Representative of the Estate of Earl Hammes, each representing a onefifth ownership interest in 1649 Ross Avenue, St. Paul, Minnesota.
- 3. I represent the above parties relative to a number of real estate transactions in which the parties are receiving substantial funds well in excess of the cost of repairing and/or replacing 1649 Ross Avenue.
- 4. I represent that Eleanor Hammes and Edward Kuhlman, in their respective roles, shall take responsibility for and dedicate the necessary funds to completely renovate and repair 1649 Ross Avenue in accordance with Order to Abate Nuisance Building (September 24, 2013) and at the direction of City of St. Paul Inspectors and/or representatives.

AFTON LAW OFFICE, P.A.

James B. Gasperini, #17550X Attorney for Eleanor Hammes Attorney for Edward Kuhlman

3121 St. Croix Trail South

Afton, MN 55001

651-436-8656

Subscribed and sworn to before me this 15th day of January, 2014.

Notary Public

