

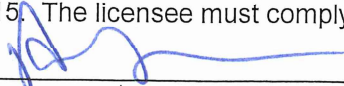


I agree to the following conditions being placed on the following license(s):

License #: 20220000890
Type of Business: Auto Repair Garage
Second Hand Dealer - Motor Vehicle
Applied for by: AAND M AUTO SALES INC
Doing Business As: AAND M AUTO
at: 845 ROBERT ST S
ST PAUL MN 55107

Conditions are as follows:

1. All vehicles must be parked according to the approved site plan on file with DSI dated 06/15/2022. Vehicles, associated with the business, may not be stored in or project into the public sidewalk or into the street.
2. A maximum of seventeen (17) vehicles may be parked on the property at any time. This includes fourteen (14) for-sale vehicle parking spaces, and three (3) customer/employee vehicle parking spaces.
3. The following areas labeled on the approved site plan on file with DSI dated 06/15/2022 shall be striped and maintained in accordance with the plan: the "no parking" area in the southeast corner, five (5) "inventory" parking spaces fronting on Robert St, and the three (3) "cust/empl" parking spaces (one (1) on the south side of the building, and two (2) on the north side).
4. Street access and internal traffic maneuvering lanes must remain unobstructed, as shown on the site plan, to allow safe vehicular access to the site. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street and/or sidewalk is prohibited.
5. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster.
6. The auto repair operation shall be an accessory use to the used car dealership.
7. The repair of any vehicle outdoors is prohibited. All repair work shall be conducted within an enclosed building.
8. Storage and handling of hazardous waste shall be in accordance with the Ramsey County Hazardous Waste regulations.
9. Licensee shall monitor noise of equipment required for servicing vehicles. Overhead doors shall be kept closed when using noise producing tools.
10. Vehicle salvage is not permitted. All vehicles parked outdoors on the lot must be completely assembled with no parts missing.
11. Auto body work and painting is not permitted.
12. For-sale, and/or customer vehicles awaiting repair or that have been repaired and awaiting pick-up shall not be parked or stored on the street, sidewalk, alley, and/or public right-of-way. Vehicles throughout the lot must stay completely within the lot. Vehicles must not encroach upon the right-of way.
13. Prior written approval and the necessary permit(s) shall be obtained from DSI before the installation of any signage. This shall include both permanent and temporary signage.
14. It shall be the responsibility of the licensee to ensure that snow removed from the property is not placed on the sidewalk, street, alley, or public right-of-way.
15. The licensee must comply with all federal, state, and local laws.



Licensee

7-18-22

Date