SAINT PAUL
MINNESOTA

City of Saint Paul
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

License Condition Affidavit

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

Received
AUG 03 2026
City of Saint Paul - DSI

Business Name : EMR AUTO SALES LLC
DBA : EMR AUTO SALES
Location : 1414 ARCADE ST, SAINT PAUL, MN 55106
License Type : Second Hand Dealer - Motor Vehicle License
Number: DSIBLAUTO-002364-2026

Conditions are as follows :

1. CUP#95-133: The site must be maintained according to the approved site plan on file with DSI dated 10/3/08. Any changes to the site plan must be approved in writing by the DSI Zoning Administrator.
2. CUP#95-133: A maximum of fifteen (15) total vehicles may be parked outdoors on the property at any time: no more than twelve (12) for-sale vehicles may be displayed/parked, and at least three (3) customer/employee spaces shall be available on the property. All vehicles must be parked according to the approved site plan on file with DSI.
3. CUP#95-133: The permitted hours of operation shall be from 9:00 a.m. - 7:00 p.m. M-F and 9:00 a.m. - 6:00 p.m. Saturday. The business will be closed Sunday unless Minnesota state laws change to allow Sunday hours.
4. CUP#95-133: The applicant's site plan approval shall include and address a plan for snow removal, landscaping, lighting, fencing along the alley, the relationship of the site to the neighborhood traffic circulation, and striping and designation of parking spaces showing how parking is provided.
5. CUP#95-133: A six (6) foot high obscuring wood, composite, or other durable material (as determined through DSI Site Plan Review) privacy fence shall be maintained along the southern edge of the display area and along the alley, as shown on the approved site plan. The space between the bottom of the fence and the ground shall be no more than one (1) to two (2) inches. No barbed wire fending is permitted.
6. CUP#95-133: A forty (40) inch high ornamental metal fence must be maintained along Arcade Street from the building to the new driveway. Behind the fence a four (4) foot landscaped area, running the length of the fence, must be planted with hardy shrubs (such as Alpine Currant or Black Chokeberry) that are a minimum of 18" in height. All landscaping must be maintained and/or replaced as needed.
7. CUP#95-133: No lighting that adversely affects adjacent residential property shall be permitted.
8. All parking spaces on the property associated with the auto sales business shall be striped, clearly designated with signage, and maintained according to the approved site plan on file with DSI dated 10/3/08. Labeling of parking shall include the spaces for customer, employee, and for-sale vehicles.
9. 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. Storage of vehicle fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.
10. Auto repair is not permitted.
11. No vehicles under the control of the licensee can be parked or stored on the street, sidewalk, alley, and/or public right-of-way. This includes for-sale vehicles and/or sold vehicles awaiting pick-up by the customer.
12. 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.
13. No banners, pennants, and/or stringers shall be permitted.
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 canopy at the back of the lot must be painted in a neutral color, and the paint must be maintained in a good condition free of any chipping, peeling, rusting, etc.

Licensee

7-28-2026
Date

	A	B	C	D
1	OWNER	ADDRESS	CITY	PIN
2	1383 ARCADE STREET LLC	1346 ARCADE ST	SAINT PAUL MN 55106-1802	202922410087
3	2015 3 IH2 BORROWER LP	2525 FRYE RD STE 300	CHANDLER AZ 85224-6287	212922320056
4	AARON J LLOYD JODI LLOYD	842 SHERWOOD AVE	SAINT PAUL MN 55106-1814	212922320058
5	ALEX SORENSEN	868 WHEELOCK PKWY E	SAINT PAUL MN 55106-1816	212922320029
6	AMBER DOWLING ERIC DOWLING	862 WHEELOCK PKWY E	SAINT PAUL MN 55106-1816	212922320030
7	AMBER KUJAK	857 COTTAGE AVE E	SAINT PAUL MN 55106-1805	212922320069
8	ANDERSON FUNERAL HOME ST PAUL	1401 ARCADE ST	ST PAUL MN 55106-1803	202922410086
9	ARCADE PLAZA LLC	1774 SWITCHGRASS CIR	SHAKOPEE MN 55379-8533	212922320038
10	BILLIE STENSBY	855 SHERWOOD AVE	SAINT PAUL MN 55106-1813	212922320045
11	CHRISTOPHER SCHOEDINGER	843 COTTAGE AVE E	ST PAUL MN 55106-1805	212922320065
12	CHUE CHA LLC	1439 ARCADE ST	SAINT PAUL MN 55106-1800	202922410063
13	CHUE FENG VANG	793 SHERWOOD AVE	SAINT PAUL MN 55106-1716	202922410083
14	COLIN PETERS ELISE PETERS	798 WHEELOCK PKWY E	SAINT PAUL MN 55106-1721	202922410067
15	COREY D SCHMITZ JENNIFER N NELSON	789 SHERWOOD AVE	SAINT PAUL MN 55106-1716	202922410082
16	DAVID R WEISER	860 E SHERWOOD AVE	SAINT PAUL MN 55106-1814	212922320054
17	DAVINA THAO PAUL VANG	620 MCKNIGHT RD S	ST PAUL MN 55119-5672	202922410064
18	DIAMONE ALLEN PHILLIP FREYRE	836 WHEELOCK PKWY	SAINT PAUL MN 55106-1816	212922320037
19	ERIC KLEIN RACHEL KLEIN	841 SHERWOOD AVE	SAINT PAUL MN 55106-1813	212922320043
20	ERIC SINAKHONE KATE SINAKHONE	868 SHERWOOD AVE	SAINT PAUL MN 55106-1814	212922320052
21	HARVEY LITTLER ANJA ENGELHART	851 COTTAGE AVE E	SAINT PAUL MN 55106-1805	212922320067
22	HEATHER FRETTY JOSE EDUARDO ARELLANO DIAZ	796 SHERWOOD AVE	SAINT PAUL MN 55106-1717	202922410090
23	HOLIDAY STATIONSTORES INC	PO BOX 52085	PHOENIX AZ 85072-2085	212922320201
24	JERAMIE WADE PARENTEAU COSMIA WIRTANEN	797 SHERWOOD AVE	SAINT PAUL MN 55106-1716	202922410084
25	JOHN LUKKONEN JESSE OMER	865 SHERWOOD AVE	SAINT PAUL MN 55106-1813	212922320047
26	JUDITH R POSTER	833 COTTAGE AVE E	ST PAUL MN 55106-1805	212922320063
27	KIMBERLY M ISAACS MICHAEL C GUDIM	852 WHEELOCK PKWY E	SAINT PAUL MN 55106-1816	212922320033
28	LARS A SCHUBERT	848 WHEELOCK PKWY E	SAINT PAUL MN 55106-1816	212922320034
29	LAURA M SAHLBERG	834 SHERWOOD AVE	ST PAUL MN 55106-1814	212922320060
30	LAURA WHEELER KEVIN M WHEELER	844 WHEELOCK PKWY E	SAINT PAUL MN 55106-1816	212922320035
31	LAY LAY TAMALA PAW	801 SHERWOOD AVE E	SAINT PAUL MN 55106-1716	202922410085
32	LEE WEBER DAWN WEBER	839 SHERWOOD AVE	SAINT PAUL MN 55106-1813	212922320042

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33	LESLIE A YOUNG AARON YOUNG	846 SHERWOOD AVE	ST PAUL MN 55106-1814	212922320057
34	LINDSEY SMAKA	786 WHEELOCK PKWY E	SAINT PAUL MN 55106-1721	202922410069
35	LISA D HINICKLE	860 WHEELOCK PKWY E	ST PAUL MN 55106-1816	212922320031
36	MARGARITA M MASON	856 WHEELOCK PKWY E	ST PAUL MN 55106-1816	212922320032
37	MARK L SNELL	840 WHEELOCK PKWY E	SAINT PAUL MN 55106-1816	212922320036
38	MARY EDITH JOHNSON	856 SHERWOOD AVE	SAINT PAUL MN 55106-1814	212922320055
39	MAXWELL SILVER LINDA PARRANTO	837 COTTAGE AVE E	SAINT PAUL MN 55106-1805	212922320064
40	MICHAEL BROCKSEN JENNY BROCKSEN	855 COTTAGE AVE E	SAINT PAUL MN 55106-1805	212922320068
41	NACHIA VANG	801 COTTAGE AVE E	SAINT PAUL MN 55106-1710	202922410106
42	PATRICK D LAPINSKI	851 SHERWOOD AVE	SAINT PAUL MN 55106-1813	212922320044
43	PENG S YANG PAVA THAOSAYKAO	1585 ROSS AVE	SAINT PAUL MN 55106-4230	212922320059
44	PETER SCHMITZ	792 WHEELOCK PKWY	SAINT PAUL MN 55106-1721	202922410068
45	RENEE G HEUTMAKER TR	2114 ORANGE AVE E	SAINT PAUL MN 55119-3202	202922140145
46	ROBERT E CINDRICH	802 WHEELOCK PKWY E	SAINT PAUL MN 55106-1721	202922410066
47	SABRINA YANG STEVEN YANG	803 WHEELOCK PKWY E	SAINT PAUL MN 55106-1722	202922140146
48	SCOTT SWEDEEN VICTOR MACIAS-GONZALEZ	792 SHERWOOD AVE	SAINT PAUL MN 55106-1717	202922410091
49	SHAWNTEL CARLSON JOHN MCGRATH	800 SHERWOOD AVE	SAINT PAUL MN 55106-1717	202922410089
50	SJM PROPERTIES LLC	401 RIVER LN	ANOKA MN 55303-2787	212922320039
51	SMOKN OUTDOORS	2256 CRAIG PL	MAPLEWOOD MN 55109-2831	202922410065
52	STEPHAN RASTALL JENNIFER R SCHMIDT	845 COTTAGE AVE E	SAINT PAUL MN 55106-1805	212922320066
53	STEVEN D CARLSON	793 COTTAGE AVE E	ST PAUL MN 55106-1710	202922410105
54	STEWART SHELDON SAMANTHA ZIWICKI	804 SHERWOOD AVE	SAINT PAUL MN 55106-1717	202922410088
55	THOMAS R GREENLEE TR ADELE A GREENLEE TR	864 SHERWOOD AVE	SAINT PAUL MN 55106-1814	212922320053
56	TIMOTHY J EBERSOLD	861 SHERWOOD AVE	SAINT PAUL MN 55106-1813	212922320046
57				
58	OCCUPANT	ADDRESS	CITY	PIN
59	Current Resident	1445 ARCADE ST	SAINT PAUL MN 55106-1723	202922140145
60	Current Resident	1417 ARCADE ST	SAINT PAUL MN 55106-1822	202922410064
61	Current Resident	1409 ARCADE ST	SAINT PAUL MN 55106-1822	202922410065
62	Current Resident	1383 ARCADE ST	SAINT PAUL MN 55106-1803	202922410087
63	Current Resident	1000 WHEELOCK PKWY E	SAINT PAUL MN 55106-1888	212922230003
64	Current Resident	1440 ARCADE ST	SAINT PAUL MN 55106-1823	212922320038

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65	Current Resident	1412 ARCADE ST	SAINT PAUL MN 55106-1823	212922320039
66	Current Resident	1410 ARCADE ST	SAINT PAUL MN 55106-1823	212922320041
67	Current Resident	850 SHERWOOD AVE	SAINT PAUL MN 55106-1814	212922320056
68	Current Resident	838 SHERWOOD AVE	SAINT PAUL MN 55106-1814	212922320059
69	Current Resident	1400 ARCADE ST	SAINT PAUL MN 55106-1824	212922320201