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 |
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| 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 |